

Attachment E

Submission

From: City of Sydney <council@cityofsydney.nsw.gov.au> on behalf of City of Sydney <council@cityofsydney.nsw.gov.au> <City of Sydney <council@cityofsydney.nsw.gov.au>>
Sent on: Thursday, February 15, 2024 3:36:17 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: SP 57612 - 26-44 Kippax Street, Surry Hills | Reference: D/2023/1162
Attachments: Ltr to Council - DA submission of Objection .pdf (95.98 KB)

From: Elise Pitcher [REDACTED]
Sent: Monday, February 12, 2024 10:37 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Cc: Claire Wilson [REDACTED]
Subject: SP 57612 - 26-44 Kippax Street, Surry Hills | Reference: D/2023/1162

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Dear Sir/Madam,

Please find attached notice at today's date, for your kind attention and reference (Reference: D/2023/1162).

Kind Regards,

Elise Pitcher
Licensed Strata Managing Agent



Dynamic Property Services
Level 27, 66-68 Goulburn Street, Sydney, NSW 2000
Locked Bag 22, Haymarket, NSW 1240
Phone: (02) 9267 6334
E-mail: [REDACTED] [u](mailto:[REDACTED])
Website: <http://www.dynamicproperty.com.au>

Please note that I will be on annual leave from COB, 18 January 2024 due to return to the office on 23 January 2024 at 9:00am.

Please consider the environment before printing this e-mail.

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Dynamic Property Services

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12 February 2024

City of Sydney
GPO Box 1591
Sydney 2001

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

Dear Sir/Madam,

RE: STRATA PLAN 57612 | 8-24 Kippax St, Surry Hills NSW 2010

Reference: D/2023/1162

We write on behalf of the Strata Committee of 26-44 Kippax St, Surry Hills. Our property is located immediately to the east of 8-24 Kippax St. We wish for the council to consider the following points in considering the development application:

- Although an existing building, the building's proposed height of 36.85m exceeds the 22m zoning limit
- Whilst the proposed development is slightly lower than the current building height of 39m, the proposed design appears to significantly increase the volume of the rooftop installation and shifts this structure to the far eastern edge of the property thereby increasing the shading on 26-44 Kippax St (Figures 2 & 3, Annex E)
- The application shows that there will be an increase in shading of our building's rooftop (Figure 5, Annex E)
- In December 2023 our strata committee engaged an architect to facilitate redevelopment of our rooftop including the installation of solar panels.
- Increased shadowing of our rooftop will likely:
 - Negatively influence the return on investment of solar panels and any battery storage system;
 - Limit where we are able to install solar panels (see photos in Appendix A of potential installation sites provided by a solar energy company in 2023)
 - Limit the system size we are able to install
 - Limit the orientation of panels (shading from 8-24 Kippax St may limit the number and location of, or prohibit, westerly facing panels that capture afternoon sunlight)
 - Limit other rooftop design options due to restrictions on where solar panels can be placed.

We request the council consider the above issues when assessing the development application and would welcome the opportunity to discuss any matters related to the development application.

Claire Wilson behalf of the Owners – Strata Plan 57612