



David Shoebridge MLC
Member of the NSW Legislative Council

The Greens NSW
Submission
18 March 2015

The General Manager
Sydney City Council
GPO Box 1591
Sydney NSW 2001

Dear General Manager,

Re: D/2014/1955, 103-105 Palmer Street Woolloomooloo NSW - proposed redevelopment for a residential flat development.

Thank you for the opportunity to respond to the proposed DA for 103-105 Palmer Street, Woolloomooloo for a residential flat building.

My office has received correspondence from concerned residents about the proposed development, and I have reviewed the proposal. While I do not object to the proposal in principle I am concerned that the detailed design of the application constitutes overdevelopment.

Among the concerns identified with the proposal are the following:

- FSR – there is question as to whether the FSR has been calculated correctly – this should be reviewed and established to be correct by council. However, even as currently calculated by the applicant the proposed FSR exceeds the development standard of 3:1;
- Height – the statutory maximum height control is 22m which is exceeded by the development. In addition the heights required on the Faucett Lane frontage are non-compliant with Council requirements; and
- The mix of apartment sizes is not consistent with the Council's DCP.

The exceedances of the planning standards have two main implications. The first is that the non-compliance with the FSR and height standards together creates unreasonable impacts on surrounding residents through view loss and over shadowing etc. The second is that there does not appear to be a compelling reason to justify a variation of the development standards. The Council should be cautious about granting flexibility in a way that will create a precedent which will undermine the future application of such crucially important development standards as FSR and height. There are low scale and low density buildings close to the development site and great care is needed to avoid tacit encouragement of unjustified overdevelopment should these sites be redeveloped.

Beyond these arguments, I am of the view that people affected by any development proposal have a legitimate expectation that development applications will comply with the planning



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regime. A creeping approach to maximizing development by pushing the limits of development standards must be strenuously resisted.

Thank you for the opportunity to comment on the proposed developments, if you have any questions or require further information please don't hesitate to contact our office on 9230 3030 or at david.shoebidge@parliament.nsw.gov.au.

Regards,

A handwritten signature in black ink, appearing to read 'David Shoebridge', is written over a faint, light-colored circular stamp.

David Shoebridge
Greens NSW MP
Spokesperson for Planning