

09 December 2019

The General Manager
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

Dear Councillors,

Additional information for Planning Proposal at 294-298 New South Head Road and 2-10 Bay Street, Double Bay

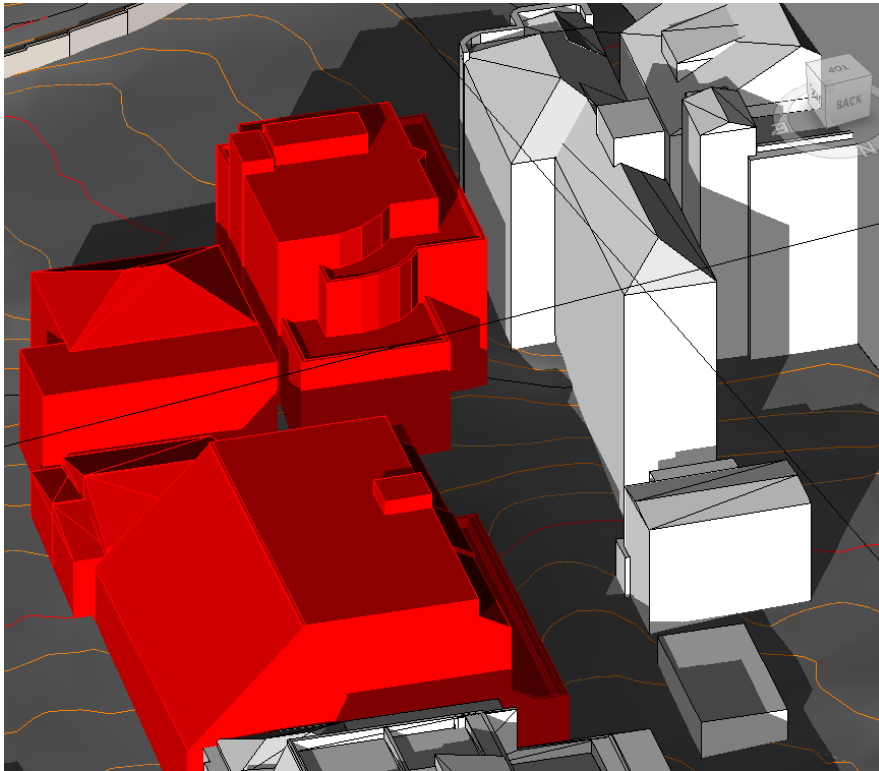
We write to provide additional information for you to consider at tonight's Council meeting in relation to the environmental impacts of the above Planning Proposal.

Overshadowing

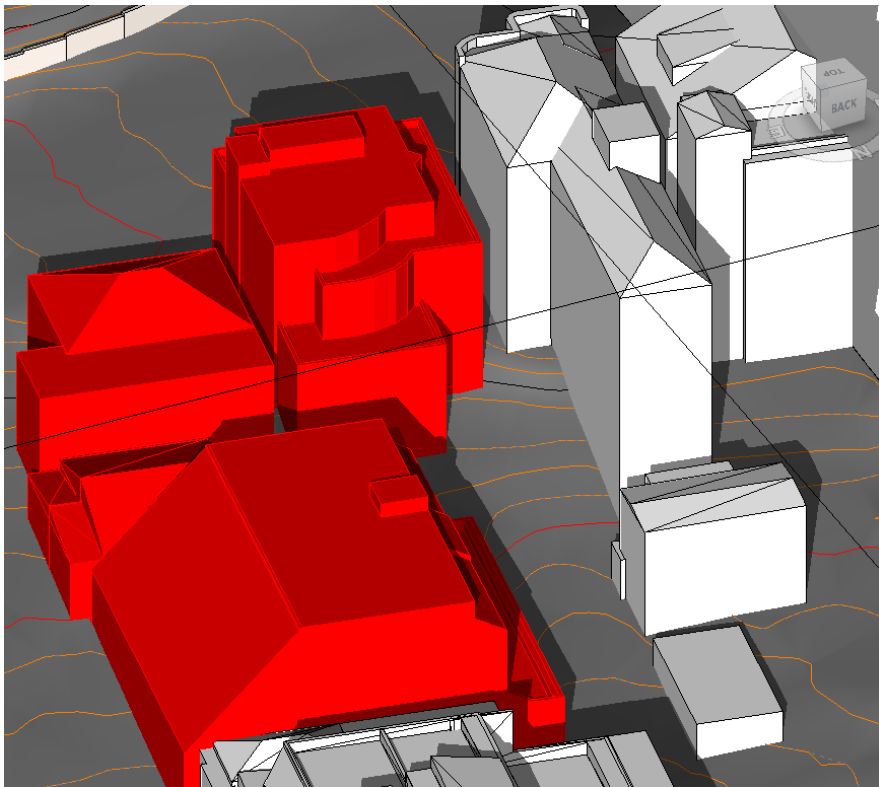
We consider that the additional overshadowing from the proposed concept scheme on surrounding properties is negligible. The shadow diagrams included in the Proposal clearly show that the vast majority of shadow falls onto New South Head Road.

For further clarity, we have prepared detailed 3D images showing the extent of shadowing on the adjoining residential building at 290 New South Road.

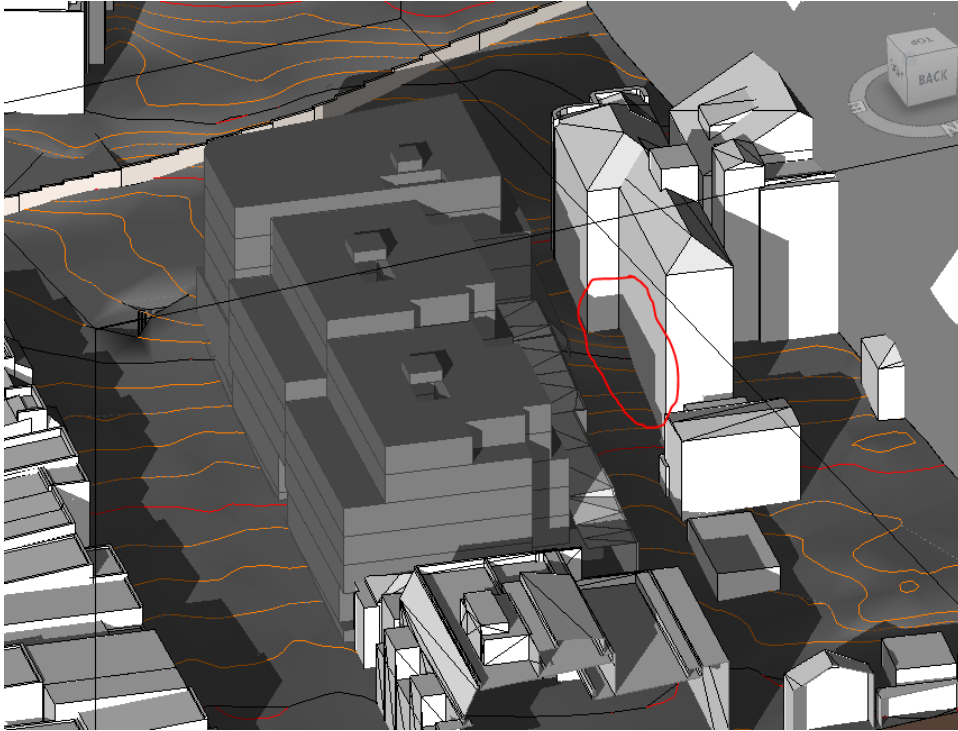
The following 3D images indicate shadows cast by the existing buildings (in red) at 9am and 10am, followed by the shadows cast by the concept scheme in the Planning Proposal at 9am, 9:30am and 10am.



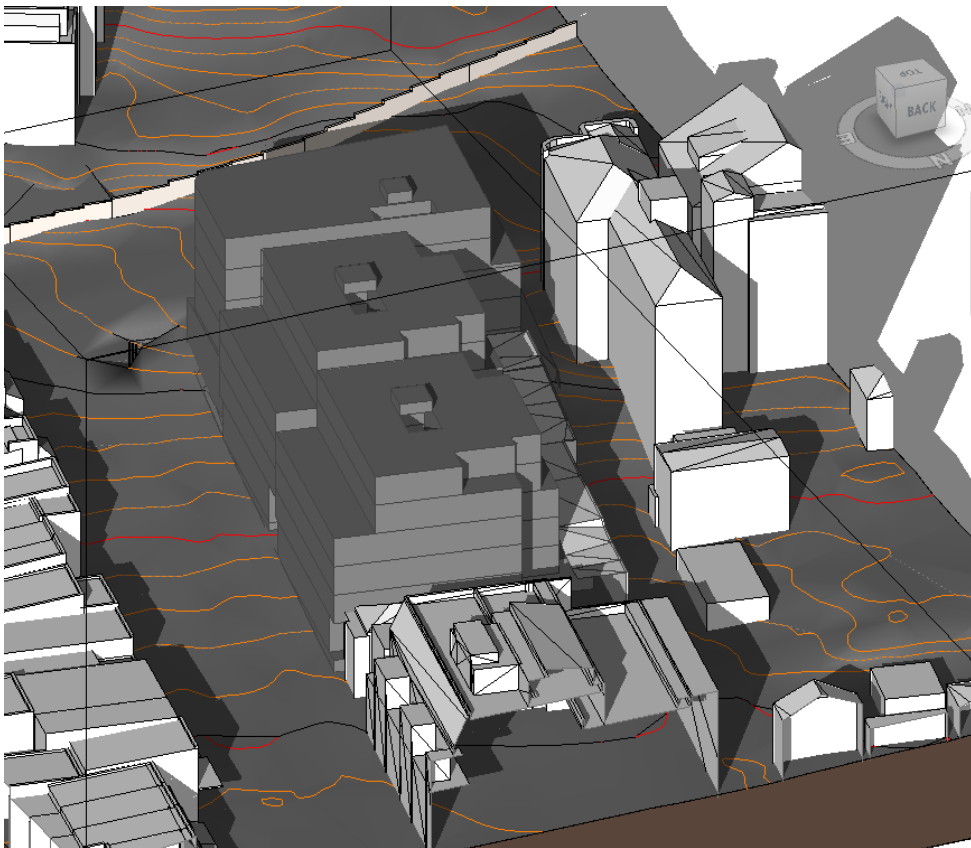
Existing 9am



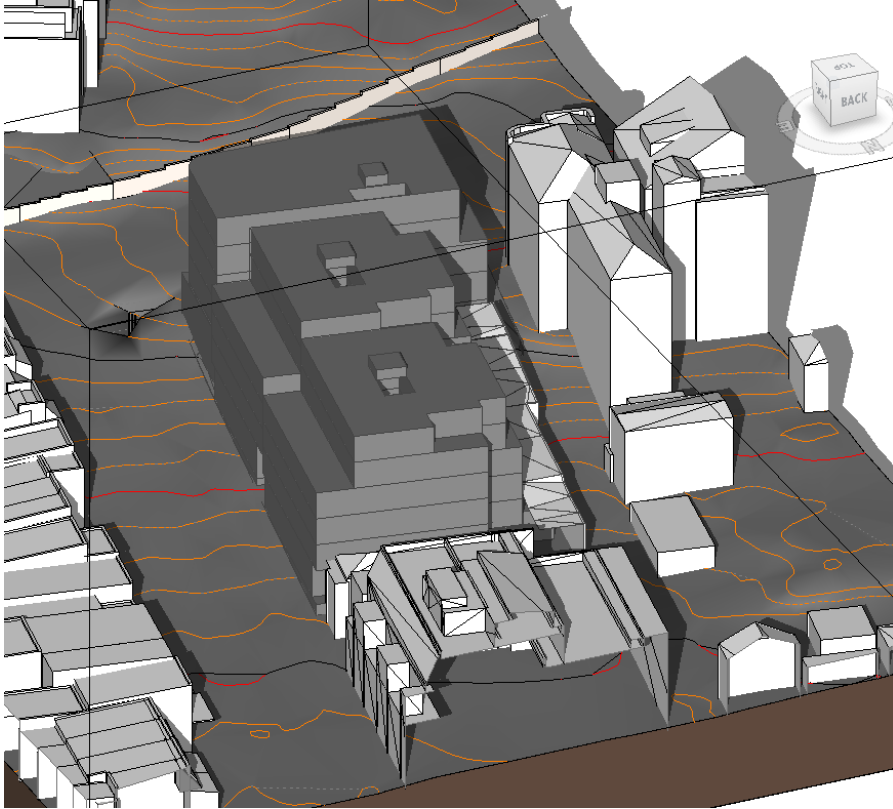
Existing 10am



Proposed 9am – additional shadow circled in red



Proposed 9:30am



Proposed 10:00am

It can clearly be seen that the additional shadow is limited to a small section of the base of the building (that is predominantly garage doors) for no more than half an hour at 9am in mid winter – the shortest day of the year when shadows are the longest.

The area impacted is indicated in the photo below, showing the garage doors.



It is clear that the extent of potential overshadowing is minimal. Furthermore, it is important to note that the concept scheme is only an example of what may be possible under the proposed changes to the LEP and DCP controls, and that any future DA would need to include a detailed study to ensure that any shadow impacts have been adequately addressed. We consider that there is no reason to vote against the Planning Proposal on the basis of overshadowing of adjacent residential properties at 290 New South Head Rd.

Privacy Impacts

It is important to note that the existing building on our property at 294 New South Head Road is built right to the boundary of 290 New South Road. It is presently a solid blank wall for the first two storeys, with a continuous balcony along the entire edge of the boundary on the third floor, as well as a balcony at the rear of the second floor, both of which look directly into windows of the building at 290 New South Head Road, as shown on the photos below:





It is clear that there is minimal privacy current afforded to existing residents of 290 New South Head Road from these balconies. The planning proposal currently incorporates a new 3m setback from this common boundary which will allow for *better* privacy, and more light, than the existing buildings. In this regard, privacy to residents will actually be improved compared to the existing buildings. Furthermore, the planning proposal is also compliant with the minimum setbacks contained in SEPP 65 across the laneway. We consider there is no reason to vote against the Planning Proposal on the basis of privacy impacts of adjacent residential properties at 290 New South Head Road.

View loss

Below are some photos from our property looking south across New South Head Road towards the Overthorpe building showing the extent of heritage listed gardens that obscure views towards our property. The first photo is taken from 294 New South Head Road. The second photo is taken from eastern edge of 4-10 Bay Street.





As can be seen, we believe there is limited view loss associated with our proposal, which is consistent with the opinion of Dr Richard Lamb who has carried out a preliminary assessment that was included in the Planning Proposal. We are very willing to carry out a detailed view analysis from any affected property if access is granted in order to take existing photos. This exercise can be carried out post the gateway stage, or at DA stage, and should not be a reason to vote against the Planning Proposal at this stage.

Summary

This site has strategic planning merit, and is unique in Double Bay in terms of its ability to accommodate additional height and floorspace with minimal environmental impact. Importantly, it is also unique in its ability to accommodate a minimum 1.3:1 non-residential floorspace ratio that is commercially viable - due to having two different street frontages and being able to provide underground parking without intercepting the ground water table.

We urge Councillors to vote for the Planning Proposal in order to permit a high quality, new mixed use building, designed by award winning architects, at the gateway to Double Bay that will provide improvements to the public domain, high quality retail, and maintain employment generating floorspace in the Double Bay town centre.

Regards,

Rob Turchini

General Manager

Loftex Commercial Pty Ltd
