

4 September 2018

The Hon. Anthony Roberts MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Dear Minister

Sydney Metro Pitt Street (North) Over Station Development

I object to the proposed redevelopment for a mixed use tower over the planned Pitt Street north metro station. In its current form, the proposal does not comply with planning standards and instruments and represents a gross overdevelopment of the site that will result in unacceptable impacts, particularly on Hyde Park and adjacent homes.

The proposed residential, hotel and/or commercial office tower of 166 metres with 46-metre podium over the Sydney Metro Pitt Street north station fails to comply with Sydney Local Environmental Plan 2012 including the Hyde Park West sun access plane, floor space ratio and overshadowing. It also fails to comply with its own claimed Over Station Development Design Guidelines whose objectives stated in the environmental impact statement aim to "minimise privacy and solar access impacts on the surrounding residential uses".

Hyde Park Overshadowing

Hyde Park provides very rare inner city open space, which is heavily used by residents, workers and visitors. A growing number of residential apartments are being built in the central business district, all of which have no private open space, making it more vital than ever that we protect Hyde Park's amenity to ensure the 500,000 daily visitors and local residents have nearby space for respite and passive recreation. This requires protecting sun in the colder months.

The purpose of the Hyde Park West sun access plane is to end the progressive shadow creep from higher buildings that has occurred over the years and to retain the park's remaining direct sunlight. Approval of any additional shadowing of Hyde Park in breach of the access plane on the grounds that it is only small sets a precedent for the cumulative loss of all winter sun from multiple developments over time.

The proposed development would increase shadows on Hyde Park between April and November to degrees that the application describes as varying from negligible to moderate. Around both equinoxes, particularly in September, new shadowing would be substantial and across the afternoon.



Introducing new shadowing of Hyde Park, particularly over the colder months, is in breach of the access plane and unacceptable, and must be rejected.

Town Hall Square

I am concerned that there is inadequate information about shadowing impacts on Town Hall Square. This space has been set aside as part of upgrades to George Street for the planned CBD Light Rail service. The square will only become an attractive place for the public to congregate and linger if it has sun during the colder months. The environmental impact statement merely states that solar access is maintained during “key periods”. Further investigation is needed to ensure the solar access plane is protected.

Residential Overshadowing

Proposed overshadowing of adjacent homes at 27 Park Street is devastating, in breach of planning standards and completely unacceptable. Sunlight in 53 homes during winter would drop to below two hours between 9am and 3pm. This will significantly affect quality of life. Winter sunlight reduces the need for heating and lighting, helps plants grow and reduces dampness and mould.

If residential amenity in the central business can be severely and easily compromised by new developments, then inner city living will become unattractive with residential investment highly risky. If residential amenity in homes can be erased to promote profit and outcomes at other site, this supports the development of ghettos, undermining the need for planning controls or environmental protections and flying in the face of all good planning principles.

The environmental impact statement does not provide any further information on sunlight impacts in adjacent homes. It is unclear what extent of loss these homes, or other homes that may already have less than two hours of sunlight or that would retain at least two hours of sunlight, would suffer. This lacks transparency.

No attempt appears to have been made to protect sunlight in adjacent properties. ***The proposal must be redesigned to ensure neighbours do not lose their winter sun.***

Private Views

Apartment residents live with no private open space and views help connect inside their homes to the outside world and create a sense of space.

I am concerned that outlooks from homes at 27 Park Street and 197 Castlereagh Street will be significantly reduced with a large portion blocked by a building wall, which could reduce indoor light and brightness.

Heritage

The impact on the heritage values of the Masonic Club building is unclear. The heritage report implies that there will be minimal impacts yet no setback is proposed with the 12-storey podium located at the boundary of this heritage 12-storey building. There is no information on how light and brightness, or views and outlooks will be affected. This lacks transparency and needs to be investigated further to protect the heritage values of the building.

The proposed Pitt Street South Over Station Development breaches planning standards and laws, and will cause significant impacts on residents in adjacent buildings.

I ask you to protect Hyde Park, the residential amenity of adjacent homes and the Masonic Club building and reject the proposal in its current form.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'AG', with a long horizontal stroke extending to the right.

Alex Greenwich

Member for Sydney

Copy: Department of Planning and Environment