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Application: SYDNEY METRO PITT STREET (NORTH) OVER STATION DEVELOPMENT.

Application No: SSD 8875

Date: 11th September 2018

Attention: **Director – Key Sites Assessments**  
Annie Leung  
Marcus Jennejohn

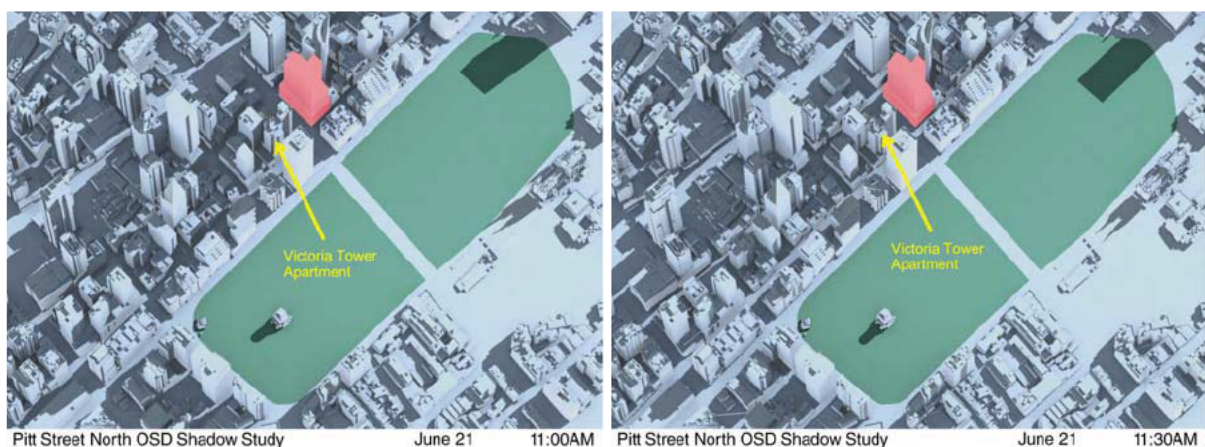
**Department of Planning and Environment**  
GPO Box 39  
SYDNEY NSW 2001

**RE: OBJECTION TO THE PROPOSED SYDNEY METRO PITT STREET (NORTH) DEVELOPMENT**

We are a family living in the lower levels of Victoria Tower apartment at 197 Castlereagh St. which is located directly south of the proposed Metro Pitt St (North) development. Our apartment currently has a north-easterly aspect with the living room, bedroom and balcony facing north. The proposed development impacts our amenity and therefore we strongly object to the proposal due to the following reasons:

**1. Loss of Sunlight.**

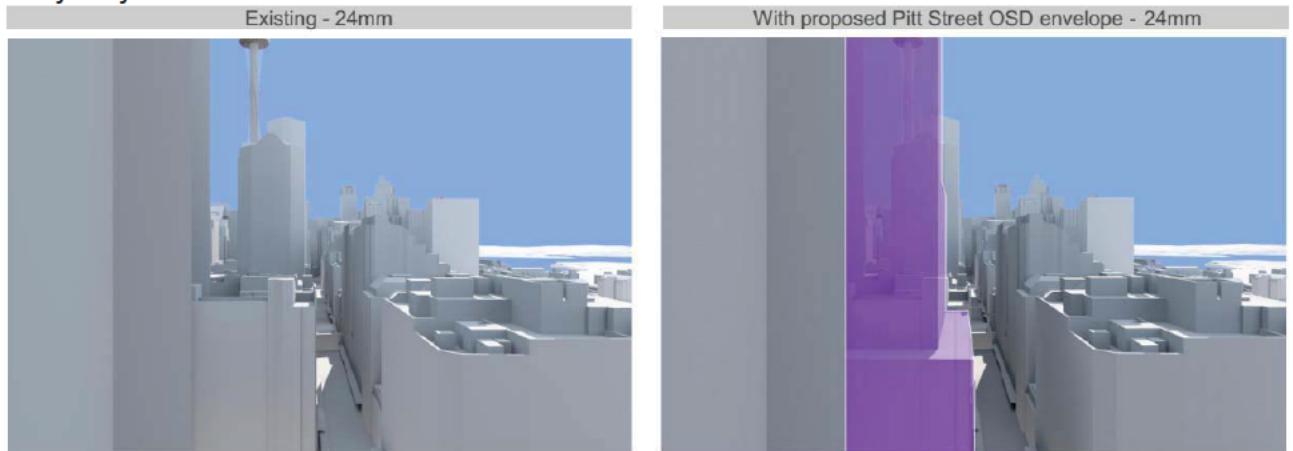
Currently, we have access to sunlight from 8am to 12pm to our living areas. However, earlier this year, the City of Sydney have just approved a 50 storey mixed use development on the corner of Park and Elizabeth Street known as 201 Elizabeth St. Sydney D/2017/349 (SSD 8105). This approved development meant that our access to sunlight is now restricted from 10am to 12pm. According to the shadow study submitted by Sydney Metro for June 21<sup>st</sup>, it seems that between 11am and 11.30am we will be shadowed from the proposed Metro tower. This means we will now get less than 2 hours of sunlight from 10am to 11/ 11.30am.



We are not the only ones impacted by this. About 20% of the residents in Victoria Tower are affected by the massing of the proposed Metro tower. It should be scaled back or setback further so that residents can still gain sunlight into their living and outdoor spaces.

## 2. Loss of Iconic Views.

Due to the approval of 201 Elizabeth St., we have lost iconic views of Hyde Park, St. Marys Cathedral. With this Metro proposal, we will also lose another iconic view of the Sydney Tower as submitted in Appendix U - Private View Analysis report by Sydney Metro. The report is inconclusive and does not offer any solution to resolve a 'view sharing' policy as stated in Sydney LEP.



## 3. Overshadowing of Hyde Park.

The Shadow Study report submitted by Sydney Metro does not take into account of the approved DA at 201 Elizabeth St. which was a requirement stated under section 6 Amenity of SEARS. The proposed Metro Tower will add more shadows into Hyde Park which seems to ignore the principle to reduce overshadowing of Hyde Park under Sydney's LEP.

### 6. Amenity

The EIS shall:

- include a preliminary assessment demonstrating how the proposal will achieve a high level of environmental amenity for future residents consistent with the provisions of SEPP 65 and the recommendations of the Apartment Design Guide
- include a solar access and overshadowing analysis outlining the impacts on adjoining developments and the public domain, including design options to minimise impacts with particular regard to Hyde Park and the sun access planes in Sydney Local Environmental Plan 2012, as defined in clause 6.17(10). The analysis is to include consideration of the implications of application SSD 8105 currently under assessment

The current Shadow Study report should also be viewed from the north or in plan. The report seems to be manipulated to show the least impact. If the analysis were viewed from the north, there would appear to be more yellow areas on the page.

## 4. Excessive FSR.

The proposal seeks a Clause 4.6 variation to increase the current FSR by 2.16:1 which equates to a 15.6% increase or 7500m<sup>2</sup> in floor area. This is too excessive and it should be scaled back to address all the above issues of sunlight and overshadowing.

We urge The Department of Planning & Environment to reconsider the current Proposal. The Proposal does not fully appreciate that there are currently more than 500 residents living on the southern side of the site. It does not appropriately address the loss of sunlight access onto neighbouring residential buildings, loss of iconic views and overshadowing of Hyde Park. We hope the Department will do the right thing and not ignore the people who live in the city of Sydney.

  
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