

12 September 2018

Pitt Street South Over Station Development

NSW Department of Planning and Environment
320 Pitt Street,
Sydney NSW 2000

To whom it may concern,

I am a Councillor at the City of Sydney and I am writing on behalf of the residents of The Princeton Building at 304-308 Pitt Street and Century Tower at 343-357 Pitt Street to express significant concerns and objection to the proposed Sydney Metro Concept DA – SSD 8876.

The proposed residential and/or commercial tower of 150 metres with 47-metre podium over the Sydney Metro Pitt Street south station fails to comply with the Hyde Park West Sun Access Plane and setback requirements in the Sydney Local Environmental Plan 2012 at its boundary with the Princeton Apartments

It is felt that the applicant has clearly decided not to address all Environmental Planning Instruments ("EPI") including, but not limited to SEPP 65 – Design Quality of Residential Flat Development and the Apartment Design Guide ("ADG") and Sydney LEP 2012.

Overshadowing and solar access

The application does not comply with section 3B of the ADG and contemplates huge, unacceptable overshadowing effects on Princeton and Century Towers. Solar access has clearly not been enhanced as required by clause 4.2.3 of the City of Sydney DCP 2012.

Separation Requirements

The application does not comply with part 2F of the ADG. Minimum separation requirements for up to 4 storeys are 12m between habitable rooms and 9m for non-habitable rooms. The proposed separation distance of 3m is well below requirements. Inadequate separation will lead to a range of undesirable issues including overshadowing, loss of privacy, loss of views, increased acoustic impacts, reduced access to airflow increasing reliance on artificial cooling, reduced sustainability and the risk of fires spreading.

Hyde Park Overshadowing

The Shadow Study provided by the applicant clearly shows additional overshadowing over Hyde Park as a direct result of the proposed development. In no circumstances should this be allowed and an independent study should be conducted to verify the extent of this overshadowing. Remaining access to sunlight must be protected especially in the vicinity of the ANZAC memorial where the proposed development casts all of the additional shadowing.

Heritage and history

The Edinburgh Castle Hotel has operated from the site from 1885. The development surrounds the corner site of the hotel and does not propose adequate setback from the boundaries of this heritage building. At a proposed 35 storeys the development dwarfs the 3-storey Edinburgh Castle Hotel, which will remove any visual historical impact the hotel currently offers.

Privacy

The applicant's Environmental Impact Statement ignores the issue of privacy, merely mentioning that privacy issues can be addressed at a later stage. This represents a major oversight and is non-compliant with clause 4.3.2 of the City of Sydney Development Control Plan 2012 ("DCP"). The only mention of privacy is a statement that existing homes in the Princeton Apartments can use "screens" to maintain it, reversing the onus for new development to protect existing privacy. Given the proposed non-compliant separation with the Princeton Apartments, it is unlikely that homes that border with the site will retain any privacy. The lack of transparency on this matter is a grave concern.

Conclusion

As illustrated above there are significant impacts on the surrounding residential buildings of Princeton and Crystal Tower as well as Hyde Park. The proposal presents issues with overdevelopment of the site, breaches planning standards and laws, and will cause significant impacts on residents in adjacent buildings.

I ask you to reject the proposal in its current form.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Chung', with a stylized, cursive script.

Councillor Craig Chung
City of Sydney