

Pitt Street South Over Station Development

30 June 2020

I wish to make this submission to object to the scale, height, and bulk of the proposal.

I am an owner in the Greenland Centre on Bathurst St, under construction, due for completion 2020/21. My apartment is lower to mid-level in the building.

I am concerned about the lack of sunlight and loss of views. **The proposal should be set back further from Bathurst St and lowered in height.** The Private View analysis shows the almost complete blocking of views to the east of Greenland Centre adversely affecting the lower and mid-levels of the Greenland Centre. This is a big loss of amenity to residents and also adversely affects environmental sustainability standards.

There will be significant loss of sunlight for Greenland low to mid level apartments and there is no analysis of this in the Solar Analysis.

Setbacks are insufficient along Bathurst St and increased setbacks could go some way to reducing the impacts of loss of solar and increased shadowing and loss of views.

A lower building height would also reduce the impact of the loss of solar and increased shadowing, helping with the health of residents.

Furthermore, the current planned building height imposes new **overshadowing of Hyde Park** in winter. This is valuable public space. Loss of amenity is critical for the people of Sydney. The height of the proposal should be rejected on this basis alone.

This proposed bulk and height of the building could cause dark, narrow, windswept corridors along Bathurst and Pitt Sts. This canyoning affect is detrimental to residents and workers in this area of Sydney.

It should be noted that the 4 previous buildings on the site, now being demolished, were much smaller in height and scale. There is currently sunlight, and breathability in the area. The proposal is a huge overdevelopment of the site.

There is also a failure to take into account the increased traffic congestion. The 4 current buildings, now to be demolished, had no parking. There will be increased traffic problems in the next block turning left from Pitt St into Park St, and along Bathurst St. The proposed parking and use of the building for proposed development will add to existing traffic congestion problems.

There are going to be streams of passengers and pedestrians in and out of the new Metro station. More traffic and more pedestrians means a greater likelihood of vehicular/pedestrian accidents. Safety must be paramount. The whole idea of the Metro is to reduce the need to use vehicles. The bulk of the development and need to provide additional parking on the site is bad planning.

My submission is that the proposal has to :

- **reduce the size,**
- **reduce the height,**
- **reduce the bulk of the development (setbacks and building separations),**
- **reduce the parking,**
- **and make it more in kind with the scale and use of the previous existing buildings.**

Sydney will be a better and more liveable city.

Thank you.

