

From [REDACTED]

I am a low to mid-level owner in the Greenland Centre on Bathurst St, under construction, due for completion 2020/21.

I object to development on the grounds that it is a complete overdevelopment the site.

The site previously had 4 smaller buildings. The new development should be in keeping with the scale, size, bulk and height of the previous buildings.

I am very concerned at the loss of amenity (solar, views, shadows, wind, liveability) and how badly this development will affect the living conditions for residents now living and soon to be living in the area (not only Greenland Centre, but also Princeton Apartments, in particular).

The development destroys views from the Greenland Centre looking east and north east. See Private View analysis. There is a complete blocking of views to the east of Greenland Centre.

There will adverse effects in terms of loss of sunlight, increased shadows, increased wind channels, along the streets. These effects must to be ameliorated, not overlooked or forgotten or explained away. The effect of shadowing, insufficient setbacks and height of the development on the apartments of Greenland Centre will result in a negative impact on environmental sustainability. It will require residents of Greenland Centre to use more artificial lighting, heating in winter and cause other unacceptable environmental outcomes.

The height of the development will also negatively impact on the public domain and, in particular, Hyde Park. It increases overshadowing of Hyde Park in winter. It is in breach of the access plane and should be rejected.

My submission is that the plan has to reduce the size, height and bulk of the development, and make it more in kind with the scale and use of the existing buildings in the area.

Sydney needs better planning. The interests of residents, workers, commuters and, indeed, the public of Sydney need to be taken into account and given proper consideration.

Thank you.