

The Secretary  
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**Submission: SSD 10376 Sydney Metro Pitt Street (South) Over Station Development – Stage 2 and SSD 8876 MOD 2**

This submission should be taken as an objection to both SSD-10376 and the modification SSD-8876 MOD 2.

I strongly object to the development application in its current form. It is a serious overdevelopment that does not comply with planning controls and drastically reduces the amenity in my building.

The overshadowing effect of the proposed development on the Princeton building is severe. I understand it is non-compliant with the Apartment Design Guide and according to the applicant's own Solar Access Impact report will cause 57 apartments in Princeton to lose the required amount of sun exposure. This in itself should be grounds for the application to be rejected.

In addition to overshadowing Princeton and causing a massive loss of solar access I understand the proposed development will add additional overshadowing to Hyde Park in the vicinity of the ANZAC memorial during 6 months of the year. I do not understand how the applicant as a public body could even be allowed to propose this. The proposed envelope should be reduced to remove any additional overshadowing of Hyde Park which is a precious inner city open space for residents and tourists.

The applicant clearly understands and acknowledges that they require to comply with separation requirements but has simply elected not to do so while falsely stating that Princeton is a non-complying development despite the building being approved from a planning perspective and built 20 years before the separation requirements came into force. I understand the minimum separation should be in the region of 18m up to 9 storeys and 24m above 9 storeys between habitable rooms. The applicant has proposed 3m up to 9 storeys and 12 m above 9 storeys which is woefully inadequate. Inadequate separation combined with the excessive height of the proposed envelope will mean next to no privacy, complete overshadowing and loss of view to many apartments in Princeton.

The applicant has also failed to include any meaningful privacy analysis in their proposal. Privacy is a huge factor for residents of Princeton which is a wholly residential building with northern facing windows looking into main living areas and bedrooms.

Heritage considerations have also mostly been ignored. The proposed envelope surrounds the beautiful Edinburgh Castle Hotel building on two sides and looms over it dwarfing any heritage impact it once had. This is another example of inconsiderate planning.

Please consider my objection to the development application on the grounds mentioned above. Planning regulations and requirements should be mandatory for public bodies especially considering the massive impact this will have to the detriment of our building if approved. I was shocked to discover that the applicant's own Design Quality Guidelines that were meant to apply to all over station developments were blatantly ignored. Separation limits, solar access effects, overshadowing limits and privacy concerns should be addressed adequately by the applicant before any approval is given. We need a sensible approach to inner city planning to safeguard our beautiful city.