

27th June 2020

The Secretary
NSW Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir

RE: SSD 10376 Sydney Metro Pitt Street (South) Over the Station Development – Stage 2 and SSD 8876 MOD 2

I am an owner in the Princeton and refer to the above Development Applications and want to express my strongest objection.

The applicant (developer) clearly does not care about its neighbours and the development should be refused as they have blatantly disregarded the consent conditions contained in SSD 8876 and the planning controls such as SEPP 65 and the Apartment Design Guidelines.

The SSD 8876 consent conditions A24 clearly state that the development is to Maximise the solar access to the Princeton Apartments which clearly does not given that apartments receiving 2 hours of solar access to their Living room between 9am and 3pm as at 21st June will reduce from 56 apartments to 6. Representing a 41.4% reduction.

Condition B3 then states that any residential scheme being considered on the site will need to comply with SEPP 65 and the Apartment Design Guidelines (ADG). Again the developer has failed to comply with the ADG as they have reduced solar access to apartments by 41.4%, where the ADG only allows a maximum reduction of 20% for apartment complexes not already meeting the required 70% solar access as outlined in 3B-2 of the ADG. Further the building separation has been reduced to 11.5 metres when the ADG part 2F says that separation between habitable to habitable rooms should be 24 metres on building heights greater than 25 metres – another clear breach of the ADG. This reduced separation will also have a significant impact of our privacy.

The new development will also cast additional shadows over the Heritage Listed Hyde Park. Hyde Park should be protected for any further overshadowing as it is one of the limited places for city residents to go enjoy open space and sun light.

The new development also significantly over dominates the Edinburgh Hotel which is a heritage building. It is not sympathetic in design, material and colour.

The developer clearly does not have any regard for the impacts on the Princeton apartments, Hyde Park, Heritage buildings or any other neighbours, and specifically

they obviously don't have any concerns in breaching planning controls or consent conditions which is a very big concern.

The government needs to ensure that the developer redesigns the buildings so as to ensure no impact to the Princeton apartments and that it complies with the ADG for solar access, building separation, privacy and the SSD 8876 consent conditions.

Regards

A black rectangular redaction box covering the signature of the sender.