

The Secretary
NSW Department of Planning, Industry and Environment
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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.

Definitely no. There are 116 apartments at Princeton Tower right next door to the proposed project which will be stripped of essential amenity, privacy and views.

If this development application is approved then this will be a travesty to everyone living at Princeton. This is especially so for the neighbours on the north side because they will be directly facing the new building which in my view is far too large in size for the building footprint. The site is completely unsuitable for a high rise of this nature, a factor which is evident by the concessions taken by the applicant in design, features and essential amenity for its own residents. Mental health is a big issue at the moment and the sudden loss of access to light will have a huge effect on resident's well being.

Every single unit on the north side of Princeton will completely lose their view (including water views) and by consequence their privacy, sense of security and amenity. Privacy louvres on only the bedrooms is not sufficient.

234 new apartments in a site that small with the practical limitations it has is ridiculous. It does not even achieve the ADG requirements for a new development. It is supposed to be a landmark state significant development in the heart of Sydney not short term backpacker/student accommodation. It will look and feel like a vertical prison and the build to rent model will be a costly experiment. I couldn't have imagined a worse design and colour and it will compare extremely poorly to Greenland and The Castle.

It is ridiculous and unlawful for this development application to proceed in its current form.

The applicant admits in its own application:

1. They will cause extra shadowing on Hyde Park
2. They have failed to obey the sun access regulations under the Sydney LEP 2012
3. They have failed to obey part 3B of the Apartment Design Guidelines
4. They have failed to obey to give Princeton the required levels of sunshine into the living areas as required by the Apartment Design Guidelines.
5. In relation to sunlight, Sydney Metro have admitted that only 5.2% of apartments at Princeton will get the required levels of sunshine into the living areas as required by the Apartment Design Guidelines once their development is built.
6. This means 48 apartments which currently enjoy the required levels of sunshine into their living areas under the Apartment Design Guidelines will lose the solar access as recommended under the Apartment Design Guidelines.
7. They have failed to obey part 2F of the Apartment Design Guidelines because they only want to leave 0 – 12 m building separation between Princeton Tower and their monstrosity.

8. Sustainability should be a priority. This fails in respect of the new development and its effect on Princeton.

As per the Apartment Design Guidelines Part 2F, Sydney Metro should ensure that they have a 24 metre building separation because their building has over 9 storeys. They should comply with the stage 1 consent conditions, SEARS and the Sydney Metro's design requirements. This should be an absolute minimum. The application must be determined by an independent panel, as the design process to date has clearly shown the shortcomings of the person involved to date. The application is fundamentally flawed on multiple factors, that when taken separately should be reason enough for its refusal.