

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.

I live in the adjacent Princeton building and my living amenity will be greatly affected through loss of solar light, privacy and substantial overshadowing of my living area and to the majority of other residents in the building;

THE APPLICANT MUST MAKE THE BUILDING SLIMMER AND SHORTER TO COMBAT VARIOUS AMENITY ISSUES FOR THE ADJOINING OWNERS AT PRINCETON TOWER.

I have summarised in bullet point format the main issues below as to why I OBJECT.

LOSS OF SUNLIGHT

- According to the applicant's solar access study if the development is approved 6 out of 116 apartments (5.2%) will receive the required access to direct sun as per the Apartment Design Guide;
- 48 people's homes will be substantially affected. A reduction in number of apartments with sun exposure (per 1m² of living room area between 9am to 3pm on 21 June) from 54 apartments to 6 apartments (41.4% reduction);
- Under Apartment Design Guide a proposed building of this nature should not reduce solar access to more than 20% of neighbouring properties. The applicant's proposal is more than double the maximum allowed under the Apartment Design Guide;
- The practical effect will include heating and lighting costs increasing thus increasing our carbon footprint;
- The application does not consider the impact of light scatter, which has resulted in a gross underestimation of the impact on Princeton;
- Also does not comply with the conditions of the stage 1 concept consent.

BUILDING SEPARATION

- Does not comply with requirement of part 2F Apartment Design Guide;
- Minimum separation is:
 - Up to 4 storeys - 12m between habitable rooms, 9m between habitable and non-habitable rooms. The proposed separation is 0m which is non-compliant;
 - 5-8 storeys - 18m between habitable rooms, 12m between habitable and non-habitable rooms. The proposed separation is 0m which is non-compliant;
 - Above 9 storeys - 24 metres required as habitable rooms are on the north boundary of Princeton and south boundary of proposed development floor plans. Again the proposal is non-compliant.
- Where existing, approved building in place a development must comply with minimum separation requirements which the applicant has failed to do;
- Apartment Design Guide states that separation between building contributes to the urban form of an area and the amenity within apartments and open space areas;

- Apartment Design Guide states this is a separation requirement, not a setback provision therefore the full minimum separation distances must be enforced;
- Inadequate separation also increases the risk of fires spreading;
- Reduced separation will result in increased acoustic impacts;
- The reduced separation will reduce opportunities for Princeton Apartments to access cooling north-easterly breezes leading to a greater reliance on artificial cooling and reduced sustainability;
- Proposes floors of plant and equipment immediately adjacent to apartments in Princeton, common outdoor areas and gym facilities. Also proposes outdoor communal area with no separation to apartment floors in Princeton.

LOSS OF VIEW

- Proposed development in current form would cause a significant loss of views to Princeton apartments and Century Tower in breach of planning controls and stage 1 conditions of consent;
- Units would lose all views to northern aspect;
- Additionally it would cause substantial loss of views from Greenland building including eastern aspect views to Hyde Park and Century Tower views of St Mary's Cathedral.

OVERSHADOWING OF HYDE PARK

- It is shocking that the applicant would propose to add additional overshadowing to Hyde Park as a direct result of the proposed development;
- In no circumstances should this be allowed and an independent study should be conducted to verify the extent of overshadowing;
- Hyde Park is an extremely precious inner city open space that is used greatly by residents and visitors;
- This park must be protected as it is increasingly common for cbd residential buildings to have no private open space;

Remaining access to sunlight must be protected especially in the vicinity of the ANZAC memorial, which the proposed development casts all of the additional shadowing.

It is also extremely surprising that the proposed development does not even comply with Apartment Design Guidelines. It appears like a large prison block with tiny cramped apartments which the applicant proposes to cram full. A new, ugly development which fails to meet design guidelines and places neighbouring buildings in shadow should not be approved.