

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

By Email: james.groundwater@planning.nsw.gov.au

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 at Princeton Apartments at 308 Pitt Street and thoroughly object to another uninspired high-rise building with no redeeming features in this corner of the city.

The Applicant's proposal is unremarkable, unfriendly and ugly and shows no respect for the historical and cultural nature of this part of our city.

The old Sydney Water Board Building is just across the road from the Applicant's development, Edinburgh Castle hotel is immediately next door and the Castlereagh Fire Station is immediately behind. The Applicant's project is flanked on all sides with important historical and significant cultural sites of interest.

I and the majority of the neighbours at Princeton will stand up to protect this beautiful part of the city against poorly appointed buildings. We should be setting by building modern, classy and sustainable developments not high-rise slums.

This application in its current state must not be granted because:

- loss of views for all owners and tenants living on the northern side of our 42 level building
- loss of St. Mary's Cathedral views for Century which was a specific requirement of the stage 1 consent
- gross insufficient setbacks proposed
- unfair and reckless insufficient separations between the Sydney Metro proposed high rise tower and our 42 level building
- extreme increased shadowing caused to our 42 level building
- increased overshadowing to Hyde Park in the vicinity of the Anzac War Memorial
- considerable privacy concerns with living rooms on the south side of the development in clear view of apartments in Princeton. The proposed louvres do not extend to the living room areas which is a clear oversight
- Loss of sunlight and daylight into all of the apartments on the north side of our 42 level building. This is extremely frustrating given the Apartment Design Guidelines have not been complied with which was a condition of the stage 1 consent.

The solar access study undertaken by the applicant show that currently Princeton apartments has 54 out of 116 apartments achieving 2 hours of solar access between 9am and 3pm on the 21st

June. If the applicant's development proceeds, 48 apartments lose their 2 hours of solar access. This means that only 6 apartments out of 116 apartments of the building I live in will receive the required solar access as required by Apartment Design Guidelines 3B (overshadowing requirements during mid winter). THIS IS COMPLETELY UNACCEPTABLE.

Further the application to modify the stage 1 consent to allow the development to go beyond the envelope shows total disregard for the planning requirements placed on the applicant.