

28th June 2020

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

Dear James

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

I strongly OBJECT to the above development applications for the following reasons:

- The SSD 8876 MOD 2 wants the new building to exceed the maximum envelope previously approved so that they get more floor area.
- The new building will reduce solar access to living areas at Princeton apartments as at 21st June from 54 of 116 to 6 apartments out of 116. This is a clear breach of the SEPP 65 Apartment Design Guidelines. The SSD 8876 consent specifically said in condition 3B “ *(h) for a residential scheme, achieve compliance with the requirements of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and the accompanying Apartment Design Guide*”
- The new building is only 11.5 metres away from the Princeton apartments northern boundary which is also another breach of the SEPP 65 Apartment Design Guideline.
- The limited separation also will have impact of our privacy and again breaches the SEPP 65 and Apartment Design Guideline.
- Further overshadowing to the Heritage listed Hyde Park.

The consent authority should either reject this application or seek substantial amendments so as to reduce the impacts to the owners and residents of the Princeton Apartments.

Sincerely

A solid black rectangular box used to redact the signature of the sender.