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 strongly object to the design of the proposed over station development. The applicant does not appear to have met the requirements of the stage 1 concept approval.

I believe that the application for towers over the Pitt Street South station should not be approved. The towers will introduce significant shadowing on the Princeton building and Hyde Park in breach of Apartment Design Guidelines and environmental requirements.

Alarmingly 48 people's apartments in Princeon will lose their winter sunlight. Each one of those apartments represents a home to families that will be put in darkness by this development. This in itself raises mental health issues at a time were these issues are under close scrutiny.

This is an absolute disgrace. The applicant should be ashamed at the adverse impact they are leaving on the local community in respect of this irresponsible overdevelopment.

The design of the overstation development in its current form should be amended so that:

1. There are sufficient set backs;
2. There is a sufficient separation of 24m between Princeton (per Apartment Design Guidelines 2F);
3. More solar access for the residents at Princeton;
4. Less shadowing for the residents at Princeton by reducing the height and width of the proposed building so that it complies with overshadowing requirements under Apartment Design Guidelines 3B.

Squeezing a large tower into a small space with insufficient setbacks and insufficient separation between the neighbouring buildings is reckless.

If the application proceeds in its current form, it will represent a grossly over developed tower akin to a high rise residential slum.