

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 own a unit at Princeton with my partner and also a unit at Century Tower.

The over development next door has made us very angry.

We BOTH STRONGLY OBJECT because:

- less sunlight for Hyde Park which means that the trees and plants won't get the energy they need. This is disrespectful because Hyde park is one of the oldest public parklands in Australia;
- we wish to protect our building from losing natural sunlight and warmth. Our heating bills will be more expensive meaning less sustainability;
- all units on the north side of our building will lose the majority of their sunlight and all units on the south side will lose scattered light;
- my partner and I are older and feel that sunlight is important to boost our immune system;
- we wish to protect our privacy which has not been adequately addressed. We will see into living rooms in the new development and they will see into our living rooms;
- the building next door will be far too close to our building;
- numerous floors in Princeton, bbq area, communal outdoor space and gym facilities will be immediately placed next to floors of plant and equipment with no separation;
- Century Tower will lose its precious views of St. Mary's Cathedral;
- the proposed build form is extremely ugly and over appointed with tiny apartments;
- build to rent is an untested model in Sydney, why test it on a prestige site?;
- concept approval stage 1 conditions have been blatantly ignored;
- proposed development doesn't even meet new building standards. Lack of solar access to new units shows inherent unsuitability of the site;
- the modification to the stage 1 consent proposed is to further reduce set backs and will event make the proposal non compliance with itself for minimum set backs to Princeton.

There is too much over development already in this area with the Greenland development to our left and the Castle Residences development at the corner of Bathurst and Castlereagh Street. There are too many ultra high towers in Sydney and this is not acceptable.

This pocket of the city will turn into a concrete jungle at this rate. All pedestrians walking on the streets will be walking in shadows.

The planning authorities should ensure that the development over the station is reasonable and not over developed for the sake of profit.

Overshadowing Hyde Park with the Sydney Metro building is disgusting because this is where a lot of CBD residents and tourists in Sydney go to enjoy the outside environment.

Stop this over development now. Over development causes loss of amenity and sunlight for so many residents.