

30 June 2020

Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

To whom it may concern,

RE: Sydney Metro City & Southwest – Pitts Street (South) Concept Development application for Over Station Development – SSD 8876

I am a Councillor at the City of Sydney and I am writing on behalf of the residents of Princeton Apartments at 304-308 Pitt Street to express significant concerns and objection to the proposed Sydney Metro City & Southwest – Pitt Street (South) Concept DA – SSD 8876.

The proposed concept development which is currently on exhibition is a gross over development that will impact the living amenity of the tenants of the Princeton Apartments building through the loss of privacy and solar light with substantial overshadowing.

It is felt that the applicant has clearly decided not address all of the Environmental Planning Instruments (EPI) despite the Secretary's Environmental Assessment Requirements ("SEAR") clearly outlining that the applicant was to address all EPI including, but not limited to SEPP 65 – Design Quality of Residential Flat Development and the Apartment Design Guide ("ADG") and the Sydney LEP 2012 which is informed by the City of Sydney DCP 2012, or concluded they will simply not comply.

Overshadowing and solar access

The applicant does not comply with section 3B of the Apartment Design Guide despite being a requirement and this will have a huge overshadowing effect on Princeton Apartments. According to Applicant's Shadow Analysis Report only 6 out of 116 apartments will receive the required access to direct sun as per ADG causing a 41.4% reduction in number of apartments with sun exposure. The applicant does not comply with ADG and consent condition A24(c) that the design must seek to maximise retention of solar access to living room of Princeton apartments between 9am - 3pm at midwinter.

The loss of solar access and daylight will increase reliance on artificial lighting and heating in winter leading to increased power costs and reduced sustainability. This development will negate the opportunity for Princeton to install solar panels as an alternative source of power generation, which was being considered prior to this application.

Separation Requirements

The application does not comply with part 2F of the ADG which is a requirement of SEARS and concept consent. Where existing, approved building in place a development must comply with minimum separation requirements which the applicant has failed to do.
Minimum separation requirements under ADG:

- for up to 4 storeys are 12m between habitable rooms and 9m for non-habitable rooms. The proposed separation distance of 0 is non-compliant.
- 5-8 storeys - 18m between habitable rooms, 12m between habitable and non-habitable rooms. The proposed separation is 0 up to level 6 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. Proposed separation of 12m is non-compliant.

Inadequate separation will lead to a range of undesirable issues including overshadowing, loss of privacy, loss of views, increased acoustic impacts, reduced access to airflow increasing reliance on artificial cooling, reduced sustainability and the risk of fires spreading.

Hyde Park Overshadowing

The Shadow Analysis Report provided by the applicant confirms significant overshadowing over 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 this overshadowing. Remaining access to sunlight must be protected especially in the vicinity of the ANZAC memorial where the proposed development casts all of the additional shadowing. This overshadowing will cause considerable detrimental impact on public amenity.

Heritage and history

The development is surrounded by heritage buildings such as the Edinburgh Castle Hotel, Castlereagh Street fire station and the Sydney Water Board building. The impacts on the heritage significance of the surrounding buildings will be adverse and entirely unnecessary. At a proposed 39 storeys, the development dwarfs the 3-storey Edinburgh Castle Hotel, which will remove any visual historical impact the hotel currently offers.

Privacy

Given the proposed non-compliant separation with the Princeton Apartments, it is unlikely that homes that border with the site will retain any privacy. The applicant's proposed louvres along southern façade do not extend across living room windows therefore fail to address any privacy concerns which are generally greater in living areas than bedrooms with a higher threshold for livable space.

Conclusion

As illustrated above there are significant impacts on the surrounding building of Princeton, Edinburgh Castle as well as Hyde Park. The proposal presents issues with overdevelopment of the site, non-compliant separation, breaches planning standards and laws, and will cause significant impacts on residents in adjacent buildings.

I ask you to reject the proposal in its current form.

Yours Sincerely,



Councillor Craig Chung
City of Sydney