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**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.

It is 30 June 2020 the deadline for lodgement of submissions and I am unable to register an account on the planning website to lodge my submission. I have been trying to lodge a submission for 4 days with no success. My neighbour has been informed by the Senior Planning Officer that an alternative method will be provided to us to allow us to lodge submissions but here we are at the last day with no available method to lodge submissions online. This is very unfair. It seems this issue combined with the timing of the exhibition period in the busiest month of the year and sheer volumes of material submitted by the applicant, a lot of which is repetition and unnecessary, is a scheme against the public to stifle their voice.

The issues against the application are many. I defer to DFP Planning Consultants' submission which sets out the applicant's failures in detail.

My objection to the development of a 39 storey, 234 apartment block above the metro station next door is that it is inhumane. It is far too close to Princeton and too wide. I can see the developer wants to build an "L" shaped building with the longest edge completely blocking out Princeton. This seems to me because it has to build around Edinburgh Castle Hotel and wants to fit in as many units as it can into the build form. The site is not suitable for a building of this nature. Corner blocks are desirable for development but I struggle to think of a comparable modern development which has such devastating effects on the amenity of its neighbours. If the applicant has been sold the opportunity to trial a build to rent model in Sydney it should be done in a more suitable location, not one bound by heritage items all around and blocking views and light to multiple apartment blocks.

It is amazing that all surrounding apartment blocks will be negatively affected. Century Tower will lose their St. Mary's Cathedral views, Greenland will lose Hyde Park views and Princeton will lose all northerly views, solar access, privacy, sustainability, the list goes on.

Even public amenity at Hyde Park does not escape this development, overshadowed near Anzac Memorial. This is not what new development should represent.

I also struggle to understand the state significance of 234 build to rent apartments. How does this relate to the metro station below or the state? Does state significance mean poor design, breach of planning regulations and the opportunity for the government to make quick money supporting residential slums in Sydney? Does it mean no independent review so the process is opaque and the public are denied access to fair planning processes?

We have a great opportunity here to create something special for this corner of Sydney. Even with the challenges of this site we can have a sensible development that does not devastate all its neighbours and is built within sustainable and approved planning rules. To allow otherwise is to disregard precedent and common sense in the pursuit of greed and uncertainty.