

The Secretary
NSW Department of Planning, Industry and Environment
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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.

I strongly oppose the over station development application in its current form.

The proposal is far too close to Princeton in breach of the ADG. The modification to the proposal puts the development in further breach. Sydney Metro state in their own design guidelines that the ADG are requirements must be complied with and this was also a condition of the stage 1 consent. Separation requirements need to be respected otherwise it will lead to a myriad of negative impacts on solar access, privacy, amenity and sustainability. The proposed form of the development is hideous and resembles a prison. In keeping with a prison it is proposed to be filled with hundreds of small apartments with insufficient access to light.

The development will overshadow Princeton to a devastating degree. It will also cast additional overshadowing to Hyde Park in the vicinity of the war memorial. Both neighbouring amenity and public amenity have been disregarded here in the pursuit of profit.

Princeton will lose the minimum required amount of solar access to 48 apartments. 48 families will lose sunlight because the applicant doesn't want to comply with planning controls. I can only imagine the detrimental affect on mental health this will have.

Princeton will also lose all northern views. In place we will see an ugly terracotta coloured concrete wall with vertical lines and metallic bars line prison jail cells crammed as close to our building as possible.

The application takes little account on the effect of the privacy of Princeton residents. Their attitude appears to be they will insert variable louvres on only the bedroom and not the living rooms which will have free sight into our apartments and vica versa. On our lower floors residents will look out their windows to zero separation between them and plant and equipment floors. Our communal bbq and gym areas will be immediately adjacent to plant and equipment floors. I am shocked to think of the acoustic and impacts to amenity this will have.

There is little respect shown to heritage buildings which surround the development site. Changing the colour of a new building to a dated, drab terracotta colour is not sufficiently addressing heritage impacts. Due to the proximity of Edinburgh Castle Hotel and Castlereagh Fire Station this demands that heritage regulations be followed. It is bad planning (and a lack of common sense) to place a 39-storey building over a 3-storey heritage building in circumstances where the development is "cut around" the heritage building and will loom over it to negate any heritage impact it might have.

Planning controls exist for a reason. They were designed to protect us from private developers exploiting building potential in our great city. Developers should be more accountable to residents

and visitors. A sensible, measured approach needs to replace the greed and disregard as is evident in this application.

The modification application to stage 1 concept consent should be rejected as the envelope is not a negotiable boundary which can be flaunted at will. The modification proposes to encroach a further 45cm toward Princeton, in addition to extended beyond other boundaries. So the 12m minimum separation is proposed to become 11.45m when it should be 24m in accordance with ADG which is a requirement of SEAR and stage 1 consent conditions.

I ask that you take my views into account and reject this application on this basis.