

The Secretary
NSW Department of Planning, Industry and Environment
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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.

My objection to the proposed over station development is based on a number of factors.

Firstly, the applicant has not complied with the Secretary's Environmental Assessment Requirements which include State Environmental Planning Policy No.65, Sydney Local Environmental Plan 2012 and the Apartment Design Guide.

Secondly, the applicant has failed to adequately address the privacy concerns to neighbouring residents.

Thirdly, the applicant has not sufficiently taken the requisite heritage impacts into account on the adjoining Edinburgh Castle Hotel site and Castlereagh Fire Station site.

Fourthly, the application is littered with false information and a baseless opinion, with supposed "expert" reports descending into mere conjecture and obvious bias.

Fifthly, the applicant has completely ignored and disregarded its own design quality guidelines and the requirements of the stage 1 consent.

We have been presented with a proposal which will have devastating impact on our amenity and been told that the applicant can simply proceed as the site someone is of extra significance as it is built on top of a metro station. If this poorly conceived development was proposed anywhere else I do not think it would even be considered.

If the application is approved in its current form the residents of neighbouring buildings will properly oppose it in every way possible. The applicant should be held accountable for their outrageous actions.

Numerous parts of the development application are incorrect and amount to nothing more than unfounded opinion. Assertions such as the proposed envelope being a slender form which is considered to be entirely reasonable are insulting. An apartment block of 234 small units with insufficient access to light with the appearance of a dated prison not even meeting its own key sustainability metrics is not a valuable addition to the heart of Sydney.

The application should be refused in its current form. The applicant needs to approach this development in a reasonable manner within established planning controls and take neighbouring resident's opinion and amenity into account.