

The Secretary
NSW Department of Planning, Industry and Environment
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Parramatta NSW 2150

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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 OBJECT TO THIS STATE SIGNIFICANT DEVELOPMENT APPLICATION.

I live at 308 Pitt Street which is a 42 level residential tower immediately next door to the proposed development.

Whilst I welcome the transportation improvements that Sydney Metro will bring to NSW, I do not agree with the overstation development in its current form. It is extremely unsightly, and over appointed with tiny apartments. It reminds me of an old jail cell with the vertical lines of the building and balustrades representing the bars of a prison. It is surprising that not only does it remove our precious amenity and access to sunlight it does not even comply itself with design guidelines. This alone should deem the application a failure.

Due to the importance of this project it is imperative that the application is independently reviewed and assessed because there are several valid grounds for objection to their application as outlined below.

1. Insufficient set backs;
2. Insufficient separation between Princeton and the overstation development as required under the Apartment Design Guidelines 2F;
3. Loss of solar access for the residents at Princeton;
4. Increased shadowing for the residents at Princeton and non compliance with overshadowing requirements under the Apartment Design Guidelines 3B;
5. Loss of views for the residents at Princeton, Greenland and Century Tower;
6. General loss of amenity for the residents at Princeton;
7. Non compliance of the development with Apartment Design Guidelines;
8. Loss of privacy with inadequate measures taken on southern boundary. No privacy louvres in living areas which are visible from Princeton apartments;
9. Non compliance with the conditions of consent at stage 1 on multiple grounds.

The weaselly way in which the applicant has downplayed many of their responses to non-compliance has truly angered and upset me. Also the manner in which they push their purported compliance with the (less than sufficient) 12m set back then at the same time apply for a modification for a 11.55m setback is outrageous.

This prestigious site should sett an example on following guidelines and complying with legislation. It should not be used to trial a build to rent model which is untested in the Sydney market. Over developing the site and cramming a large tower into a small space with insufficient setbacks and insufficient separation between the neighbouring buildings is reckless and irresponsible.

If the application proceeds in its current form, it will be devastating to neighbouring properties.