

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 oppose the proposed Overstation Development application as it presently stands. The grounds for my objection should be no surprise to the applicant as they have acknowledged the various blatant breaches of planning controls and failures to address certain items in the SEAR and stage 1 consent in their application. Their blatant disregard for neighbouring buildings, planning process and heritage is a disgrace.

I am extremely disappointed in the lazy attitude of the applicant displayed throughout the application. They acknowledge that separation requirements, privacy concerns, solar access, overshadowing, heritage requirements have all been significantly breached. Their justification for doing so? Incorrect assertions of the development can be reasonably expected in the city (no evidence provided in support), changing required metrics of compliance (ADG solar access measurements), describing the envelope being a slender form to name a few.

The Sydney Metro Pitt Street South Over Station Development Design Guidelines and Sydney Metro Design Excellence Strategy have been set out and consequently completely ignored. They refer to the Apartment Design Guide as a “requirement” then in another part of the application states that they will not comply with the ADG and that they shouldn’t have to. Even their own proposed building does not meet fundamental requirements of ADG in relation to its residents! It appears they wish to build a substandard high rise slum block which is marketed toward overseas students in the heart of our city.

The sheer volume of inconsistencies in the application is staggering. The applicant appears to be of the view that due to the length of the documents and amount of information provided no-one will actually properly consider the contents or fact check the assertions made.

The application needs to be amended to allow the required separation under the ADG at all levels, a reduction in height to remove excessive overshadowing onto Princeton and onto Hyde Park, a reduction in size to comply with ADG and heritage requirements. The applicant also needs to engage properly with the community and take their concerns into account.