

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 whole heartedly OBJECT to this development because it is a damaging proposal.

A private commercial developer should be made to follow all the planning requirements and guidelines so what makes the applicant think they can get away with not following same?

The development application admits to breaching the following instruments:

- Secretary's Environmental Assessment Requirements;
- Environmental Planning Instruments;
- State Environmental Planning Policy 65;
- The Apartment Design Guidelines;
- The Sydney Local Environmental Plan 2012.

The applicant must be sent back to the drawing board to come up with a better design so that it does not affect its adjoining neighbours so drastically. The form of design is one of the ugliest building I have seen and looks like a place to house prisoners. The building does not even meet design guidelines for residents' access to sunlight, how is this even possible for a state significant development?

Allowing this development to go ahead would be a terrible injustice and could open up the floodgates for even more unsightly skyscrapers to be built in Sydney CBD around Hyde Park and right next to residential towers with no regard to appropriate setback provisions and correct building separation distances.

This needs to be determined by an independent panel. Without this we can have no confidence in planning controls.

The applicant should have extra special regard for the quality of life of Sydney residents given the significance of this site. They have a duty not only to meet the requirements placed on them from the stage 1 concept approval but to build a sustainable development and address in detail local concerns.

It should be noted that the residents proposed to live in this development are the people who will be living in sub-standard cramped rented accommodation and walking through Hyde Park in shadow.

These same customers are also the ones who would not like to live 3 to 12 metres away looking directly into an overdeveloped overstation. Some neighbouring residents will look out their windows to be met with a point blank view of a solid wall housing plant and equipment on the other side.

The development proposal is too close Princeton and too large for the building envelope. Unless the building separations are at least 24 metres from Princeton, solar access is within the required metrics, overshadowing prevented to Hyde Park and privacy concerns properly addressed, the application cannot be approved.