

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.

The proposed over station development as detailed in the application represents a breach of planning standards and controls. In particular it breaches the Secretary's Environmental Assessment Requirements, SEPP 65, Sydney LEP 2012, the Apartment Design Guide as well as the conditions of consent for the stage 1 concept approval.

The application brazenly breaches numerous standards in an apparent attempt to get some rogue details approved. It is alarming that without sufficient objections this application could avoid independent assessment. This is an abuse of the nature of state significant developments. The sheer volume of material exhibited during the busiest month of the year (end of financial year), confusing manner in which the information is presented and duplication of information is enough to confuse a sophisticated reader. I can image that the numerous non-English speaking neighbouring residents would have extreme difficulty even navigating basic information in the applicant's documents. There is little transparency and opportunity to properly engage with the information in the manner in which this has been presented.

The application must be independently reviewed on its objective merits. It is littered with subjective assertions, vague claims and false statements. The applicant admits that they simply will not comply with SEAR, stage 1 concept consent conditions and the associated planning requirements purely on the basis that we should expect the site will be developed blocking out all our sunlight, destroying our views, invading our privacy, disrespecting local heritage and overshadowing our building and Hyde Park. This is disgraceful.

Details of the numerous breaches can be provided however the applicant has done a good job of admitting to these breaches so I do not propose to repeat them here. Perhaps because they feel like there will be no repercussion as it is a state significant development notwithstanding the fact that the high rise residential slum being proposed has no apparent interaction with the metro station, apart from sharing a side entrance. Neighbouring residents and the public are to have their amenity forcefully removed to allow the trial of a new build to rent model which will see residents crammed into over-appointed dorm like facilities reminiscent in appearance and size of a prison cell block.

The application needs to be refused and the application amended to provide adequate separation to Princeton and the heritage buildings surrounding the site, a reduction in height within the Apartment Design Guide and in compliance with standards affecting overshadowing of Hyde Park and a reconsideration of the dimensions to protect privacy, loss of light and views. These are the minimum expectations of a building of this nature.