

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 strongly object to the gross overdevelopment as set out in the application for an over station development at Pitt Street South.

I question whether the applicant has the required competency to even comprehend the conditions of stage 1 consent and SEAR requirements. Either this or they are completely indifferent to non compliance and believe they should receive different treatment to any other developer in Sydney.

It's hard to believe that without residents taking action against this application it could potentially be rubber stamped and decided without independent panel consideration. Is this merely because it is being built on top of a metro station with no real direct relationship to the station? It is baffling how planning rules are being side stepped in this manner. I wonder how the developers have leverage on this process and question the independency.

This is disgraceful and needs to be brought to light for the broader public and determined independently.

The application needs to be rejected in its current form. It fails to comply with the SEAR, the ADG, conditions of stage 1 consent, various other planning controls and the Sydney Metro's design guidelines. Further the modification proposed to increase the encroachment outside the approved envelope to an unacceptable extent.

We have an opportunity to create a landmark, sustainable, suitable development on this prestige site please do not waste it for future generations.