

## **SYDNEY METRO VICTORIA CROSS OVERSTATION DEVELOPMENT (SSD 17\_8874)**

I object to the proposed concept in its current form for the following reasons.

### **Excessive building height**

At RL 230, the proposed building envelope exceeds the current height limit in the North Sydney Local Environmental Plan by 110m, and the proposed height limit in ungazetted Planning Proposal 2/17 by 29m.

The building envelope height should be limited to the that in the Local Environmental Plan, to comply with relevant legislation and to demonstrate that the applicant is a model developer.

### **Insufficient setback from Miller Street**

Below RL 118, the proposed building envelope setback from Miller Street is only 6m. Above RL 190, the proposed building envelope setback is only 1.5m.

The building envelope should be set back at least 6m from Miller Street, and preferably aligned with the MLC building to the south, to provide consistency with other buildings along Miller Street and minimise adverse visual impacts along Miller Street.

### **Inadequate setback from Berry Street**

Initial concept drawings for the site indicated a deep setback at ground level from Berry Street. The proposed building envelope shows a setback from Berry Street of approximately 4m. The adjoining 65 Berry Street building has a setback of approximately 14m.

The building envelope at ground level should be set back 14m from Berry Street, in order to provide public domain continuity and minimise adverse visual impacts along Berry Street.

### **Poor public domain outcomes along Miller Street**

The café to the south of the site creates a pinch point for pedestrian traffic to and from the concept building entrances.

The applicant should acquire the café site and develop an integrated design that would provide a more pedestrian-friendly environment along Miller Street.

### **Loss of public open space**

The proposed building envelope does not compensate for the loss of the Tower Square public open space which had good solar access.

The applicant should provide public open space with solar access, in order to minimise adverse impacts on the community.