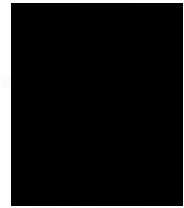




PCU074997



Key Sites Assessments

Department of Planning and Environment

GPO Box 39, Sydney NSW 2001

Sydney Metro Building, Miller St

North Sydney SSD 8874

I wish to make representation in regard to the above project as follows:

1. **Public Spaces.** The corner of Miller and Berry is one of the best public spaces available in North Sydney given it faces north and is unlikely to be adversely affected by over shadowing in the future. It would be preferable for this site to be a civic square providing much needed public space in North Sydney.

If this is considered not to be possible then the footprint of the building should be moved further to the south and east to enable a larger public space which also aligns with the setback of the MLC Centre. This could be further enhanced by lifting the building much like Deutsche Bank building in the City so that part of the public space is outside while the remainder is covered by the building.

2. **Proposed Metro Entry.** The main entry to the Metro on the corner of Miller and Berry is too small and looks like a thoroughfare rather than a public space. It needs good urban design to make it a place for people rather than a walk through.
3. **Connection to North Sydney station.** This needs to be incorporated into the building. The Metro brochures talk about integration but the building as proposed is not integrated well enough into its surrounds. There needs to be links provided to the existing North Sydney station and to the Council proposed Ward St Precinct. Linkages should be below grade to enable separation of pedestrian and vehicular traffic.
4. **Internal Building use.** The proposed building has high accessibility. Approval should be conditional on providing some of the public amenity lacking in North Sydney. Concert hall, exhibition centres, even sports facilities should form part of any development proposal.


20/6/18

