

## Objection to Pitt Street South ODS

The proposed Over Station Development (OSD) is seriously and blatantly flawed in respect of its impact on Princeton Apartments, to the point where the decision process should be delegated to an independent panel.

With reference to the concept DA consent, the OSD breaches parts of Condition A24 in respect of solar access, and parts of Condition B3 in respect of Princeton's outlook, amenity, solar access, and compliance with the Apartment Design Guideline (ADG). The breaches relate to:

- The required minimum separation of 24m between habitable rooms, to achieve ... *visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook*
- The requirement that, given that Princeton is already below the 70% minimum for solar access in mid-winter ... *the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%*

Instead of 24m separation, the OSD provides for 12m. Instead of a 20% reduction in solar access in mid-winter, OSD will reduce Princeton's access from 46.6% to 5.2%. Princeton will also incur associated losses in privacy, ventilation, sustainability, acoustics, and use of air conditioning and artificial lighting.

We also note that:

- The reference to the Pitt Street boundary, in relevant parts of Condition A24 of the concept DA consent, makes no sense. The issue of solar access relates to the southern boundary.
- The OSD will further compromise the solar access of Hyde Park during winter.

Thank you for your consideration.

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