

Date: 30 June 2020

To: The Department of Planning, Industry and Environment.

Attn.: Mr. James Groundwater

I am an owner of one of the Princeton Apartments with the balcony facing the fire station.

The Department of Planning, Industry and Environment is planning Pitt Street South Over Station Development (OSD). I lodge an objection to the OSD for the following reasons: -

A.) Solar Access

Proposed impacts on homes in the Princeton Apartments are devastating. The proportion of apartments that would receive two hours of sun between 9am and 3pm during mid-winter would drop from 46.6% to 5.2%. This is in clear breach of the Apartment Design Guide Standards, and should be rejected.

B.) Separation

The Apartment Design Guide Standards require a minimum of 24 metres in separation between habitable rooms for development over 25 metres in height to protect amenity including visual and acoustic privacy, natural ventilation, sun light and daylight access and outlook. The OSD plans proposed are for 12 meters separation not 24 metres. This is in breach of the Apartment Design Guide Standards, and should be rejected.

C.) Privacy

Proposed louvres along the southern façade of the building fail to resolve privacy concerns for Princeton Apartment residents because the louvres do not extend across the living room windows of the southern elevation of the proposed tower. This is in breach of the Apartment Design Guide section on visual privacy(3F-1).

The proposed Over Station Development with devastating impacts on homes in the Princeton Apartments are unacceptable. I ask you to protect the residential amenity of the Princeton Apartments and reject the proposal.

I declare that I have not made any donations to political parties. I wish my contact details to be kept confidential.

Yours Sincerely

