

29th June 2020

The Secretary
NSW Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam

**RE: SSD 10376 Sydney Metro Pitt Street (South) Over the Station Development
– Stage 2 and SSD 8876 MOD 2**

I live in the Princeton apartments and want to OBJECT to the above mentioned development applications for the following reasons:

- The new building to going to exceed the maximum envelope previously approved so that they get more floor area. This will also make the building closer than the minimum 12 metres which is already having big impacts on our sun access and privacy.
- The new building will reduce solar access to living areas at Princeton apartments as at 21st June from 54 of 116 to 6 apartments out of 116. This is a large impact and the developer has not even tried to reduce the loss of sun light to our living rooms even though the SSD 8876 consent said that new development was to maximise solar access to Princeton apartments and also comply with the Apartment Design Guidelines. The developer has made no attempt to maximise solar access and comply with the Apartment Design Guidelines.
- The limited separation also will have impact of our privacy and again breaches the SEPP 65 and Apartment Design Guideline. The separation of buildings should be 24 metres when having habitable to habitable room over a height of 25 metres. 11.5 metres is clearly not enough and is the reason for lost sun light to our living areas.
- The loss of sun light will lead to greater heating costs throughout winter, whilst also leading to a less sustainable building.

The approving authority needs to ensure that the developer redesigns the buildings so as to ensure no impact to the Princeton apartments and that it complies with the Apartment Design Guidelines for solar access, building separation, privacy and the SSD 8876 consent conditions.

[REDACTED]