

28 January 2018

Karen Harragon
Director, Social and Other Infrastructure Assessments
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

Dear Ms Harragon,

Alexandria Park Community School Redevelopment, Park Road, Alexandria (SSD 8373) submission

Thank you for your letter dated 12 December 2017 notifying us of this proposal as a neighbouring landowner / occupier.

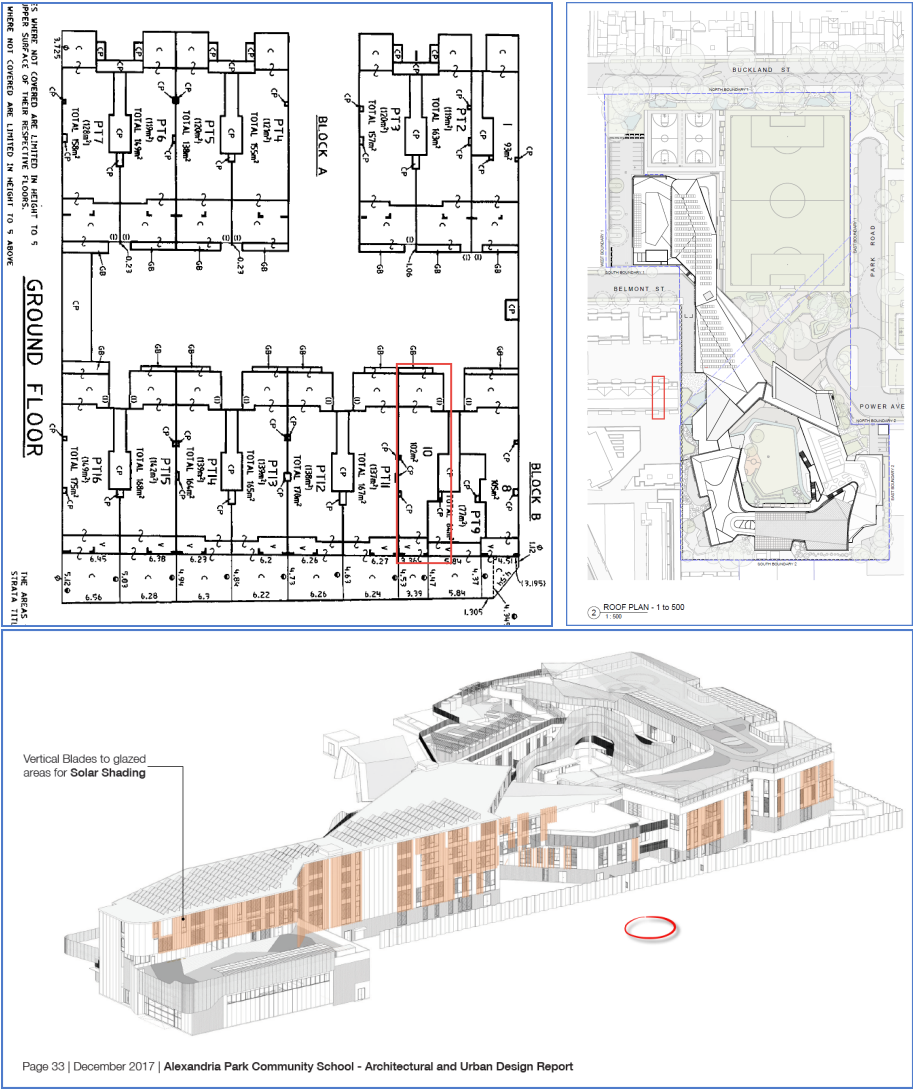
We are extremely concerned at the solar overshadowing the proposed 5 storey, 21 metre building will cause to our ground floor garden apartment Lot 10 of 44-58 Belmont Street, on the Western side of the school. From the shadow diagrams provided, our primary living area, dining room kitchen and front garden courtyard will lose approximately 50% or 4 hours of full sun light on the winter equinox from sunrise at 7.00am until approximately 11.00am. Our apartment again will lose sun due to overshadowing by existing buildings to the north of our apartment sometime mid afternoon. It is unclear how many hours of direct solar access we will have left if the proposed school building is built. Due to the design of our apartment, having only two points of solar access, a front sliding door facing north and a back door facing south, with no other windows on either the east or west of the apartment, we are heavily reliant on good solar access for light and warmth and wellbeing from these points. If hourly solar overshadowing diagrams could be provided as required they would assist to clarify the extent of overshadowing.

We respectfully suggest that consideration be given to exploring opportunities to reduce the extent of solar overshadowing on neighbouring residences on the western boundary of the school. A combination of the following may be considered:

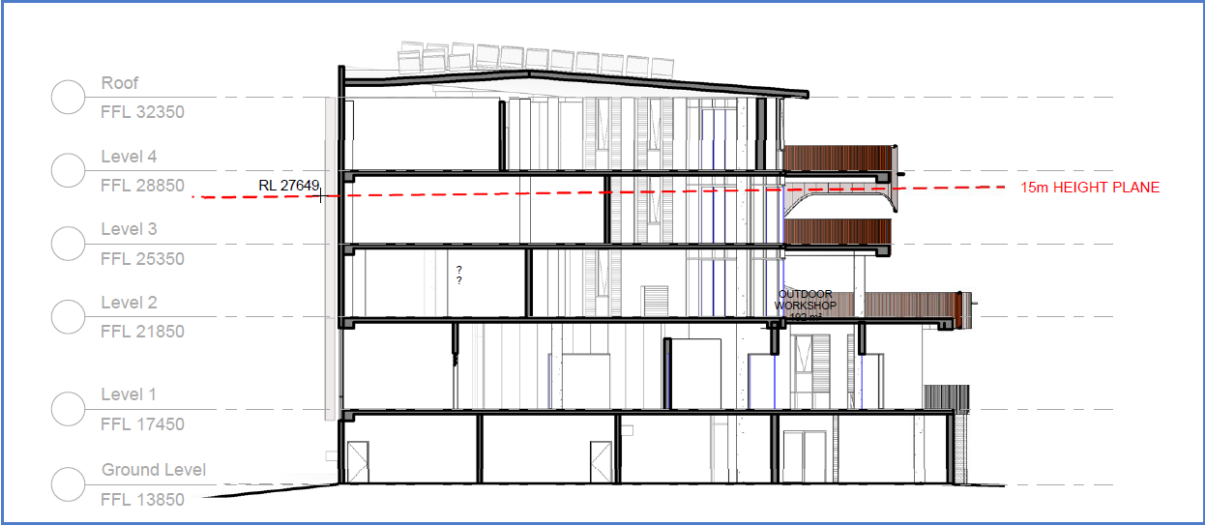
- Reducing the height of buildings which will overshadow neighbours on the western boundary to the current 15 m height limit for this site;
- Terracing the western facing upper floors back from the western boundary; and/or
- Moving buildings on the western boundary further away from neighbouring residences.

Attached are extracts from the exhibition to illustrate our concern.

Location of Apartment



Building height over site 15m height limit



Shadow Diagrams

