



Princeton  
SYDNEY

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Ms Nellie O'Keeffe  
Project Director  
PITT STREET DEVELOPER NORTH PTY LTD  
Deutsche Bank Place, Level 19, Suite 19.02  
126 Phillip Street  
SYDNEY NSW 2000

8 March 2021

Dear Nellie,

I am writing to you on behalf of the Strata Committee for SP51077, representing the owners of Princeton Apartments, located at 304-308 Pitt Street, Sydney.

Princeton Apartments is to the immediate south of the site on which the Pitt Street South Over Station Development (OSD) is proposed.

Condition B3(e) of the approval issued in relation to the concept design for the OSD (SSD-8876) requires:

- (e) a varied setback from the Pitt Street boundary of the site, with the articulation of built forms be designed to minimise solar impacts to the living rooms of Princeton Apartments*

and condition B3(h) requires:

- (h) for a residential scheme, achieve compliance with the requirements of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and the accompanying Apartment Design Guide*

We have reviewed the material submitted in relation to SSD10376, being the Stage 2 detailed DA for the OSD, including the shadow diagrams and shadow analysis report. By all accounts, based on the current design, **there will be a significant impact on many apartments within the Princeton Building** if the development proceeds as currently proposed.

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It would be useful for us to understand what changes might need to be made to the OSD tower in order to improve the solar access outcomes for Princeton Apartments.

For example:

- if the SE corner of the OSD tower was 'shaved' off (chamfered), how might this impact on the solar access outcomes for Princeton Apartments?
- Or if changes to the setback along Pitt Street were factored in, how might this impact on apartments within the Princeton building?

Could you please advise if this modelling could be undertaken to better assist us in understanding the various outcomes for both the OSD development and Princeton Apartments.

Thank you in advance for your assistance in this matter.

Yours faithfully,

Frank N Lee

Secretary

SP 51077

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