

From: [Ellen Robertshaw](#)
To: [IPCN Enquiries Mailbox](#)
Subject: SSDA 10376 and SSD 8876 MOD 2 - Supplementary information provided by applicant
Date: Monday, 29 March 2021 6:09:54 PM
Attachments: [OSD letter.pdf](#)
[PSS Letter to Princeton Apartments 17 March 2021.pdf](#)

LATE SUBMISSION

Good afternoon

Further to other submissions we have prepared on behalf of the Owners Corporation of Princeton Apartments (being the residential apartment building directly adjoining the Pitt Street South OSD site to the south), and the IPC public meeting held on 22 March 2021, we make the following submission in response to the additional information which was provided by the applicant at the request of the IPC:

- The development scenarios tested by the applicant do not result in any substantive improvement to the solar access outcomes for residents of Princeton Apartments.
- The applicant was requested to model a scenario which resulted an outcome for Princeton Apartments that satisfied the design guidance criteria of Objective 3B-2 of the ADG which states the following:

Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.

As demonstrated in the information provided by the applicant, the Princeton Apartments does not currently meet the 70% of apartments receiving 2 hours of solar access between 9am and 3pm in mid-winter with only 54 of the 116 apartments (46.6%) complying. The attached letter was sent the applicant requesting this modelling. The applicant's response to that request is also attached for the Commission's information.

- The solar access outcomes for residents of Princeton Apartments is unsatisfactory and contrary to the conditions of the concept plan approval which requires compliance with the ADG for a residential scheme.
- There is the potential that solar access would be improved by an increased building separation and/or modifications to the building envelope for the OSD tower.
- The modelling that has been undertaken is tokenistic at best.

With respect to the request that modelling that tests what the outcomes might be if the SE corner of the OSD tower was chamfered, we make the following observations:

- The cadastral boundaries of the site on which the Telstra tower is located have not been correctly notated on the applicant's supplementary submission. The chamfered Telstra tower has significant setbacks to its property boundaries.
- By contrast, the applicant has 'modelled' an outcome which considers a chamfered corner immediately adjacent to the SE of the OSD development site; not the tower element. It is anticipated that such an outcome (i.e. – a chamfered SE corner of the OSD tower) could have significant benefits in terms of solar access to Princeton Apartments.

We appreciate the opportunity provided to us by IPC to participate in this process.

Should you please any questions regarding this or our previous submissions, please do not hesitate to contact me.

Regards

Ellen Robertshaw | Director

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Princeton
SYDNEY

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.

Princeton

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Princeton
SYDNEY

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

Princeton

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March 17, 2021

Mr. Frank Lee
Secretary SP 51077
Princeton Apartments
304-308 Pitt Street
Sydney NSW 2000

Dear Mr Lee,

I write in response to your letter dated 8 March 2021 requesting that additional information and studies be prepared and provided to Strata Committee for SP 51007 to identify what changes might need to be made to the Pitt Street South OSD tower in order to improve the solar access outcomes for Princeton Apartments.

The Pitt Street Developer (South) Project Team has undertaken extensive analysis of solar impact to Princeton Apartments that would result from the proposed development, which is available via the Major Projects website at

<https://www.planningportal.nsw.gov.au/major-projects/project/25471>

Additional information regarding solar access outcomes will shortly be provided to the Independent Planning Commission (IPC) and will subsequently be made publicly available via the IPC website www.ipcn.nsw.gov.au. Princeton residents and others will have an opportunity to review this documentation.

We trust this information will adequately respond to your request.

Yours sincerely,

Oxford Properties Group



Nellie O'Keeffe

Director, Development

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