

[REDACTED]

From: Shawn Li [REDACTED] >
Sent: Thursday, 1 April 2021 11:23 PM
To: IPCN Enquiries Mailbox
Subject: Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

Thank you for your email and the invitation to respond to the additional material.

I have read the material and it fails to meet the many shortfalls in the application when taken as a whole. It does not demonstrate any real effort to consider improvements to meet the SSD 8876 consent conditions, SEPP 65 and the Apartment Design Guidelines.

We must continue to hold the applicant to account and measure its efforts against these requirements.

Nothing in the material relating to solar access shows the examination of options to actually improve this metric. There is no study of increased separation or reduction in GFA. The applicant clearly does not intend to change its development to save access to sunlight to the 48 families in Princeton affected.

The Chamfer material must be a joke. Does the applicant actually believe the proposal was to chamfer the corner of the boundary where the building is not located rather than the actual building? I do not think the applicant should be allowed to insult the IPC and planning process in this manner.

I propose that the development is slightly amended to allow more access to sunlight for our building. This can be easily achieved by reducing the GFA slightly and small amendments to the design which will have minimal impact on the financial viability of the development.

I thank you again for reading my response and hope my views will be taken into account.

From: Joscelyn Chan <Joscelyn.Chan@ipcn.nsw.gov.au> on behalf of IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au>
Sent: Monday, 29 March 2021 6:02 PM
To: IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au>
Cc: Casey Joshua <Casey.Joshua@ipcn.nsw.gov.au>
Subject: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

Dear Sir/Madam

You are receiving this email because our records show you have previously made a submission about the Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2, either to the Department of Planning, Industry and Environment (**Department**) or the Independent Planning Commission (**Commission**).

The Commission is re-opening public comment in relation to new information it has received from the Applicant on 26 March 2021. The new information includes the proponent's response to questions on notice at the public meeting on Chamfer (to the building envelope), Internal Amenity and Solar Access.

In accordance with the Commission's 'Additional Material' policy, the Panel considers that it would be assisted by public comment, via email only, on the following new material provided to the Commission:

- Applicant's Response to public meeting question on notice on Chamfer, dated 26 March 2021
- Applicant's Response to public meeting question on notice on Internal Amenity, dated 26 March 2021
- Applicant's Response to public meeting question on notice on Solar Access, dated 26 March 2021.

Please find a copy of this information on the Commission's website:

<https://www.ipcn.nsw.gov.au/projects/2021/02/pitt-street-south-over-station-development-ssd-10376-and-ssd-8876-mod-2>

Public comment must be received via email (ipcn@ipcn.nsw.gov.au) by 5pm AEST on Friday 2 April 2021.

This deadline will be strictly enforced, and late submissions will not be considered by the Panel nor uploaded to the Commission's website.

Yours sincerely,

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Independent Planning Commission

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