



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

1 April 2021

Mr Chris Wilson  
Chair  
NSW Independent Planning Commission  
Level 3, 201 Elizabeth Street  
Sydney NSW 2000

Dear Chris,

## **RESPONSE TO IPC PUBLIC SUBMISSION - SSD 10376 AND SSD 8876 MOD 2**

This submission has been prepared by Urbis on behalf of our client, Pitt Street Developer (South) Pty Ltd, in response to a submission made by Ms Robertshaw dated Monday 29 March 2021. Some issues raised in that letter mis-represent actions of Pitt Street Developer (South) Pty Ltd which I seek to clarify.

A response to the items listed in her email are provided below, where relevant.

### **Issue 1:**

*The development scenarios tested by the applicant do not result in any substantive improvement to the solar access outcomes for residents of Princeton Apartments.*

#### Response

As has been demonstrated in documentation issued to the IPC, the proposal results in an improvement of 168 minutes across 19 apartments within Princeton Apartments, from that which would otherwise result from the approved Concept Envelope as outlined in the Department's Assessment Report.

### **Issue 2:**

*The applicant was requested to model a scenario which resulted on 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%.*

*... The attached letter was sent to the applicant requesting this modelling.*

#### Response

The IPC has not requested Pitt Street Developer (South) Pty Ltd provide such modelling in any of its correspondence.



The letter to Pitt Street Developer (South) Pty Ltd from Princeton Apartments Strata Committee, attached to Ms Robertshaw's email and to which Ms Robertshaw refers, requests the following:

*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?*

*Can 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.*

The request does not seek that scenario modelling be undertaken whereby the outcome does not reduce solar compliance of Princeton Apartments by more than 20%.

The statement by Ms Robertshaw is misleading and inaccurate.

Further, Pitt Street Developer (South) Pty Ltd has responded to the Princeton Strata Committee by way of response to the IPC requests for additional information on solar modelling.

### **Issue 3:**

*The solar access outcomes for residents of Princeton Apartments is (sic) unsatisfactory and contrary to the conditions of the concept plan approval which requires compliance with the ADG for a residential scheme.*

Response

This matter has been addressed numerous times by Pitt Street Developer (South) Pty Ltd. The proposal addresses the objectives of the ADG. This has been supported by DPIE and the City of Sydney.

### **Issue 4:**

*The modelling that has been undertaken is tokenistic at best.*

Response

The solar access modelling undertaken throughout the history of this project has been detailed and extremely thorough.

It has involved forensic assessment of impacts on the individual room types of Princeton Apartments, utilising detailed 3D building modelling by a professional solar access consultant. The level of assessment has gone to the quantum of minutes of solar access for specific apartments, a level of detail that is not usually required in assessment of solar impacts.

Pitt Street Developer (South) Pty Ltd has responded in a timely and collaborative manner to all requests for solar modelling throughout the assessment of the project to both DPIE and IPC. The quantum of solar assessment well exceeds industry standards and runs into hundreds of pages of



analysis, including the analysis of various options quantifying, down to the number of minutes, the relative benefit of different design scenarios.

Suggestion that the solar modelling undertaken by Pitt Street Developer (South) Pty Ltd is tokenistic, is misleading and inaccurate.

### Closing

I trust that the efforts of Pitt Street Developer (South) Pty Ltd to clearly demonstrate the extent and depth of solar analysis undertaken in relation to this proposal is understood by IPC.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Parker".

Jacqueline Parker  
Director  
+61 2 [REDACTED]  
[REDACTED]