

[REDACTED]

From: Zheng101 <[REDACTED]>
Sent: Friday, 2 April 2021 9:36 AM
To: IPCN Enquiries Mailbox
Subject: Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

I refer to the below email and wish to provide further comment in response to the applicant's new material.

First of all the Chamfer modelling is incorrect. I don't understand why the applicant has modelled a chamfer on the corner of the development lot rather than on the actual building itself. This delivers zero benefit to the amenity of Princeton which was the intended purpose of this exercise.

The applicant's discussion of proposed improvements to Solar Access again do not deliver any benefit to the amenity of Princeton which again was the intended purpose of this exercise. I find it difficult to comment when the applicant has not shown any effort and genuine options to improve the application. They intend to focus on what they have apparently done in the past to conclude that they cannot comply rather than propose workable solutions to their shortfalls.

The application still requires amendment to allow the required separation under the ADG at all levels, a reduction in height to remove excessive overshadowing onto Princeton and a reduction in size to comply with ADG and heritage requirements.

Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Monday, 29 March 2021 6:02 PM, IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au> wrote:

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,

Office of the Independent Planning Commission NSW

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New South Wales Government
Independent Planning Commission

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