

[REDACTED]

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**From:** Chong Tan <[REDACTED]>  
**Sent:** Friday, 2 April 2021 4:48 PM  
**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 email received on 29 March and write in response to the request for further comments to the applicant's additional material.

The additional material does not in any way address the shortfalls of the application and does not meet my concerns. It contains a number of factual inaccuracies and subjective opinions.

Solar Access materials do not explore any options to actually increase solar access as required by conditions B3(e) and B3(h) of the conditions of consent. There is no mention of changes to setback or reduction in building form.

The Chamfer material is flawed in that it does not model a chamfer to the actual building but instead the landscaped lower level on the boundary. This will clearly not result in any solar access benefit and should be determined inadequate on this basis.

The applicant has failed once again to maximise solar access and minimise impacts to the outlook and amenity of adjoining Princeton Apartment as specifically required to do under the conditions of consent.

As I had previously mentioned we have a great opportunity to create something special for this corner of Sydney. Even with the challenges of this site we can have a sensible development that does not devastate all its neighbours and is built within sustainable and approved planning rules. To allow otherwise is to disregard precedent and common sense in the pursuit of greed and uncertainty.

Regards,

Pin

On Monday, 29 March 2021, 06:06:27 pm AEDT, 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](mailto: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

Level 3, 201 Elizabeth Street Sydney NSW 2000

e: [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au) p: +61 2 9383 2100 [www.ipcn.nsw.gov.au](http://www.ipcn.nsw.gov.au)



**New South Wales Government**  
Independent Planning Commission

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