

[REDACTED]

From: Yuo Wang <[REDACTED]>
Sent: Friday, 2 April 2021 10:17 AM
To: IPCN Enquiries Mailbox; IPCN Enquiries Mailbox
Subject: Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

I was disappointed to read the new material provided by the developer as it did not address any of my concerns. The Chamfer material can be completely disregarded as it misses the basic premise that the chamfer should be applied to the building. I can't see any interpretation of the correspondence with the developer to date that would suggest a chamfer to the corner of the lot on the garden area is what is required. This defies logic.

Similarly the Solar Access and Amenity material does nothing to address the issues in question. We are not concerned with all the meritless studies the developer has apparently done but proposals to improve the poor result they have arrived at. It is infuriating to read the developer's ill informed and baseless accusations about how Princeton was not designed to get solar access or is not deserving of having its access to sunlight protected. The developer has approached this exercise with fundamentally the wrong mindset.

I remain fully supportive of the proposal to chamfer the south east corner of the proposed development (where the actual building is). I understand a reduction of a 6m by 16m corner would increase solar access considerably and only result in 5.8% GFA reduction for the development. This proposal would be an acceptable first step to actually considering the conditions of consent and planning controls. It seems that the developer must be compelled to specifically investigate this issue as it refuses to do so otherwise.

I remain hopeful that we can achieve a significant improvement if our input is considered and we are keen to work together with the developer to achieve this.

Thank you once again for considering my views and hope the application can be deferred so that we have the opportunity to assist the developer achieve a compliant development for the benefit of all concerned, and for the benefit of our wonderful city.

S Hou

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

From: IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au>
To: IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au>
Cc: Casey Joshua <Casey.Joshua@ipcn.nsw.gov.au>
Sent: Mon, Mar 29, 2021 6:02 pm
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,

Office of the Independent Planning Commission NSW

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