

[REDACTED]

From: Stephen Lu [REDACTED] >
Sent: Friday, 2 April 2021 10:46 AM
To: IPCN Enquiries Mailbox
Subject: Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

Thank you for the opportunity to respond to the applicant's further material and I hope my views will be read and taken into account.

I formally object to the development application including the new material provided as it still represents gross over development of the site and completely disregards the conditions of consent. I am disgusted to see no effort being made to rectify massive loss of amenity to Princeton apartments.

The material does not add anything in the way of proposals to better the situation just merely goes over old ground of the apparent attempts the developer has undertaken before. I too could list all the efforts I have made in the past to fail to achieve my goals and embellish more detail on how much I tried to succeed but ultimately failed. That is exactly what the developer has done here.

Chamfer material is a complete disgrace and an insult to this process. A chamfer to the ground level at the boundary is not what was proposed. The chamfer needs to be modelled to the building. It is quite unbelievable we have to mention this.

Solar access is not proposed to be improved one bit by the new material. Nothing in the material actually proposes to improve solar access. The developer seems happy with removing solar access to 48 families in Princeton and to build half of its apartments with insufficient solar access. This is disgraceful.

The developer in no way has achieved the task of exploring legitimate options to maximise solar access and minimise impacts to amenity and outlook to Princeton, which is what it is required to do pursuant to the conditions of consent.

I truly hope the IPC can assess this new material and the application objectively on its merits. Our building wishes to cooperate with the developer to improve many of the shortfalls such as increased separation, more solar access, better privacy and heritage impacts. I welcome more information on proper chamfer discussions and believe the application should be deferred until we have explored this option properly.

Regards,

S Lu

From: Joscelyn Chan <Joscelyn.Chan@ipcn.nsw.gov.au> on behalf of IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au>
Sent: Monday, March 29, 2021 7:02 AM
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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New South Wales Government
Independent Planning Commission

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