



11 March 2021

Chris Carolan
Director, Planning and Design Excellence
Pitt Street Developer

via email: chriscarolan@grocon.com.au

Dear Mr Carolan

**Pitt Street South Over Station Development (SSD 8876 Mod 2 and SSD 10376)
Questions on Notice**

I refer to the above application and the meeting with the Independent Planning Commission (**Commission**) on 9 March 2021.

As discussed at the meeting, the Commission requests the Applicant provide the following information:

1. Solar Access: the investigations, analysis and quantification (including sensitivity analysis and assumptions) undertaken in consideration of additional building setbacks and any resulting benefit in solar access for the Princeton Apartment building and also for the apartments on the south side of the proposed over station development (**OSD**) tower.
2. Internal amenity: further information with respect to the consideration given to balancing the solidity of the façade and the OSD tower internal apartment amenity, with particular reference to the studies provided to the Sydney Metro Design Review Panel.

The Commission also notes you wish to provide a response to the Department's recommended Conditions of Consent. Please ensure that this response, along with the response to the above questions on notice, is provided by **Thursday, 18 March 2021**.

If you require any clarification in relation to the above, or wish to discuss further, please contact Ms Casey Joshua, casey.joshua@ipcn.nsw.gov.au or (02) 8289 6913.

Yours sincerely,

Stephen Barry
Planning Director