



22 March 2021

Chris Carolan  
Director, Planning and Design Excellence  
Pitt Street Developer

via email: [chriscarolan@grocon.com.au](mailto:chriscarolan@grocon.com.au)

Dear Mr Carolan

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

I refer to the Public Meeting held by the Independent Planning Commission (**Commission**) for the above application on 22 March 2021.

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

1. Graphic or visual modelling to support the analysis provided to the Commission by the Applicant on 18 March 2021 with respect to the following:
  - (a) the scenarios tested for the various depths (250, 325 and 400mm) of the façade GRC elements and the potential impacts on the internal unit amenity; and
  - (b) the scenarios tested for floor plate amendments and the potential solar access benefits and impacts to the Princeton Apartment building of the various options.
2. Clarification of the definitions used in relation to '*compliance*' on page 6 of the Applicant's response to the question on notice, dated 18 March 2021, regarding solar access following the Applicant's meeting with the Commission.
3. At the public meeting a number of residents of the Princeton Apartment building and a consultant planner made reference to a design option that had been explored by the Applicant, which included a chamfer to the south east corner of the proposed OSD tower. Could you please provide further details on this design and any potential benefits on solar access to the Princeton Apartment building and reasons why it was not progressed.

Please provide the above information by **Friday, 26 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](mailto:casey.joshua@ipcn.nsw.gov.au) or (02) 8289 6913.

Yours sincerely,

Stephen Barry  
Planning Director