
From: Jorge Uzabeaga <[REDACTED]>

Sent: Monday, 22 March 2021 12:01 PM

To: IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au>; Nina Harrison <Nina.Harrison@ipcn.nsw.gov.au>

Subject: RE: IPC Public Meeting - Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2

To Whom it may concern,

As requested today during the meeting, please see below my letter (read today by my secretary, Tara Geisler).

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Presentation

Hi my name is Jorge Uzabeaga. I own apartment 115 which adjoins the north boundary of the Pitt street South Over the Station Development.

I have lived in the Princeton for over 5 years. I purchased the apartment for it's ample sunlight and great views.

Let me start by saying that there are a lot of people in the building who would have liked to present today, however they have work commitments, language challengers or are of an age that they do not feel comfortable presenting in public. My understanding is that many will submit their presentation in writing for your consideration.

I am here today to OBJECT to the proposed Pitt Street South Over the station development in its current form.

I am not anti-development, I live in the CBD so I understand the constant requirement for improvements, however I do OBJECT to poor development that impacts peoples lives which is not in the community's benefit.

There are many aspects to this proposed development that need further consideration prior to the IPC giving consent, but none more important than the Solar Impact that the proposed

development will have on the Princeton apartments.

The Loss of solar access to the Princeton is significant.

Currently 54 out of 116 apartments (46.6%) (mostly those with a north facing orientation) receive the minimum 2 hours of solar access to their living rooms between 9am and 3pm in mid winter as required under the Apartment Design Guideline.

If the Pitt Street South Over the Station Development is approved then ONLY 6 apartments out of a total of 116 (that being 5.2%) will receive the minimum 2 hours solar access to their living rooms between 9am and 3pm in mid winter as required under the Apartment Design Guideline.

Therefore 48 apartments will be significantly impacted through loss of solar access to their living areas.

We as a building collectively and individually have engaged with the Developer regarding the impact that the proposed development will have on the solar access to our apartments.

BUT they have done nothing to reduce this impact.

NO attempt has been made by the developer to maximise the solar access to our apartments as outlined in the Stage 1 DA consent or comply with the Apartment Design Guidelines.

The development in its current form will significantly reduce the amount of solar access to my apartment, which I am concerned will impact my families health and wellbeing.

Given the impact I will have no option than to sell and move to another place that provides solar access to my living area.

Having been involved with this approval process over the last 2 years and can't explain how disappointed I am that the government has not intervened as yet.

Governments have planning rules and guidelines that should be there to ensure good development and protect residents near by from any potential impacts.

This is NOT the case at all.

The government seems to pick and choose the rules that should apply and the ones that don't. And in our situation it appears that the right to solar access does not need to apply because that would impact the amount of money that the developer and government will get.

The planning rules should be here to protect us, however this does not seem to be the case in this instance.

Who is going to protect us? The citizens that have been living here for over 20 + Years.

I strongly appeal to the IPC to reject the DA in its current form and to have the developer reconsider it's design, so that it significantly improves the solar access to the Princeton apartments.

I thank you for your time.



Jorge Uzabeaga

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From: Nina Harrison [[mailto:\[REDACTED\]](mailto:[REDACTED])] **On Behalf Of** IPCN Enquiries Mailbox

Sent: Thursday, 18 March 2021 11:08 AM

Subject: IPC Public Meeting - Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2

Good morning

Thank you for registering your interest to speak at the Independent Planning Commission's forthcoming electronic Public Meeting for the Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2.

This public meeting will commence at 10am AEDT on Monday 22 March 2021.

I'm pleased to advise that your application to present to the Panel has been accepted. **Please check the attached speaker schedule for the day, time and how long you have been allocated to speak.**

Registered speakers should familiarise themselves with the Commission's [Public Meeting Guidelines](#), [COVID-19 Addendum to the Independent Planning Commission's Public Hearing Guidelines](#), [Public Meeting Guidelines and Site Inspection & Locality Tour Guidelines](#), and the associated [Fact Sheet](#), prior to presenting at the electronic Public Meeting.

[Participating in the Public Meeting](#)

Participating by phone

You have nominated to participate in this Public Meeting by telephone. As such, the Commission will call you on the mobile or landline telephone number you provided in the registration form 15 minutes prior to your scheduled speaking time. This is to ensure that you are queued up and ready to present to the Panel when it's your turn.

Please ensure your phone is switched on and you're available to speak at your scheduled time.

Watching the electronic Public Meeting

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This electronic Public Meeting will be broadcast live on the Commission's website:
www.ipcn.nsw.gov.au/livestream

If you have no or limited internet access, you'll be able to listen to a live audio stream of proceedings by **dialling 1800 093 431** and entering the following **PIN: 21523511#**

Transcript

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In the interests of openness and transparency, a transcript of this electronic Public Meeting will be published on our website: <https://www.ipcn.nsw.gov.au/projects/2021/02/pitt-street-south-over-station-development-ssd-10376-and-ssd-8876-mod-2>

If you have any further questions, please contact the Office of the Independent Planning Commission on (02) 9383 2100 or email: ipcn@ipcn.nsw.gov.au.

Thank you;

Regards

Nina Harrison | Communications and Engagement Co-ordinator

Office of the Independent Planning Commission NSW

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