

[REDACTED]

From: Ben Shepherd [REDACTED] >
Sent: Thursday, 1 April 2021 10:57 PM
To: IPCN Enquiries Mailbox
Subject: Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

I refer to the below email and write to provide my response to the developer's additional material.

The three additional documents provided by the developer can be summarised as follows:

1. The developer continues to ignore the rules and conditions applicable to them. It does not think it needs to improve the design of the building to meet planning controls;
2. It intends to bombard us with irrelevant information and opinion rather than conduct meaningful examination;
3. It considers that the amenity of the families living in Princeton does not deserve to be protected or even considered;
4. Chamfer proposal has been undermined or deliberately misunderstood.

The additional material cannot under any interpretation be taken to have met the developer's obligation to maximise solar access to Princeton and minimise impacts to amenity as required by the conditions of consent.

The developer has deliberately attempted to mislead the IPC on the chamfer proposal. It must have clearly understood the chamfer is to the building not to the garden element of the development.

The application cannot be approved as it currently stands.

From: Joscelyn Chan <Joscelyn.Chan@ipcn.nsw.gov.au> on behalf of IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au>
Sent: Monday, 29 March 2021 6:02 PM
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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