

[REDACTED]

From: Ben Shepherd [REDACTED]
Sent: Thursday, 1 April 2021 10:11 PM
To: IPCN Enquiries Mailbox
Cc: IPCN Enquiries Mailbox
Subject: Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Dear Sir/Madam,

Thank you for your email of 29 March 2021 and the opportunity to provide further comment on the applicant's additional material.

I had submitted a response to the applicant's additional material in relation to the Chamfer proposal as part of the initial round of public written submissions.

In short the additional material submitted by the applicant falls well short of addressing the failures in its application, nor does it address any of my concerns in relation to the obligations outlined in the conditions of consent. The additional material demonstrates an insulting level of examination and is littered with baseless opinion and conjecture.

The applicant is obliged to explore options to increase solar access to Princeton as per conditions B3(e) and B3(h) of the conditions of consent but has presented a small number of inadequate options which do not result in any substantive improvement to solar access. The applicant has not even modelled any additional setback from Princeton or reduction in building footprint.

The applicant's additional information in relation to Chamfer is a complete failure. They have modelled the proposed chamfer to the corner of the boundary of the lot and not to the building element. This is an absurd proposition as it was abundantly clear the proposed chamfer was to the building not the landscaped area near ground level. A chamfer to the ground level would obviously not affect solar access in any way. The location of proposed chamfer was made clear to the applicant on multiple occasions. I was present during the verbal discussion with the developer's representatives which occurred in my apartment during the Princeton site visit. It was made clear to them that the chamfer was proposed to the corner of the building. This conversation took place on my north eastern balcony and I observed our representative pointing to the area in question from my balcony on the 30th level.

I take issue with some specific assertions made by the developer in the additional material. On page 5 of the Solar Access material they allege that Princeton was not designed to maximise solar access. This is clearly false (and irrelevant) as we have floor to ceiling windows in living areas and bedrooms, have both enclosed and outdoor balconies (our 3 bedroom apartments have 3 enclosed balconies and 3 outdoor balconies) and have an abundance of north facing windows. I am also unsure why bedrooms being placed on the northern facade is evidence that the building was not designed to maximise solar access, and in any event the living areas also have north facing windows. And how would the applicant know the intention of Meriton when Princeton was built in or around 1995?

Similarly on page 6 of the Solar Access material the applicant alleges that the Princeton setbacks were not design to maximise solar access in the context of Sydney CBD planning controls. I am unsure if the applicant has even the base level of common sense to realise that Princeton was built in 1995 in accordance with the then current planning controls. Is the applicant alleging that Princeton did not comply with planning controls in 1995? It is difficult to wade through the factual inaccuracies and completely incompetent assertions in the material to attempt to decipher what the allegations actually mean.

In the absence of actually exploring and modelling legitimate options I cannot see how the applicant has sought to maximise solar access to Princeton and minimise the impacts to outlook and amenity as required by the conditions of consent. The applicant has once again shown a staggering level of incompetence and complete disregard for planning controls.

I trust that my comments will be taken into consideration.

Regards,

Ben Shepherd

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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Independent Planning Commission

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