

[REDACTED]

From: Clement Lee [REDACTED]
Sent: Thursday, 1 April 2021 10:50 PM
To: IPCN Enquiries Mailbox
Subject: Pitt Street South Over Station Development - Objection to new material from Applicant/Developer
Attachments: Objection to Applicant's Solar Access response.pdf

Dear honourable Commissioner and the Panel,

I am one of the resident owners from Princeton Apartments and has made previous submission against NSW Department of Planning, Industry & Environment's decision in favour of Applicant (named Pitt Street South Developer Pty Ltd) for SSD-8876 MOD2 & SSD-10376. My main concern, similar to many other Princeton's residents, has been the significant reduction of solar access and intrusion of privacy to our apartments.

After seeing the Applicant's additional material submitted to the Commissioner on 26th March, I am disappointed of the Applicant's inaction to execute a complete study as promised. Both *Responses to public meeting question on notice Solar Access* and *Chamfer* still do not model all of the possible solar access reduction to Princeton. The five study of impact analysis just listed by the Applicant on the response "Solar Access" pages 23 to 34 do not even reflect a solution of "Telstra Chamfer - Reverse Mirror to Princeton".

I here attach a picture for your attention. To achieve the so-called Chamfer effect, the living room area on the Applicant proposed tower's south east corner must be further reduced and return more sunlight to Princeton's northern face. I wonder if the Applicant has analysed this scenario and willing to provide its detailed study to the Panel. This is just an example to substantiate that the Applicant hasn't seriously addressed the issue of Solar Access impact to neighbouring apartments.

Thank you for your consideration.

Best regards,
Clement Lee
Owner - Princeton Apartments
308 Pitt Street, Sydney

Study 4 – Remove balcony to south east corner

Eastern Setback (Pitt Street) increase:

- Remove balcony to south east corner apartment

Further study: this area to be removed

