

[REDACTED]

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**From:** Christine Wang <[REDACTED]>  
**Sent:** Friday, 2 April 2021 10:03 AM  
**To:** IPCN Enquiries Mailbox  
**Subject:** Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

Dear Sir/Madam,

I refer to your email of 29 March regarding the applicant's new material. It has been a challenge to review this new material in such a short timeframe but I provide the following comments.

The new material is bloated and seems considerable at first glance but upon reading it contains nothing of real merit. More baseless excuses by the applicant on why it should not be made to comply rather than genuine efforts to model and consider further solutions.

The Chamfer material is a great example of the applicant's attitude throughout this process. A deliberate misunderstanding of the task they were asked to complete. There is no doubt the applicant knew that a chamfer was proposed to the building element of their development and not to the corner of the lot where no building will exist. I feel like our time has been wasted yet again having to read and respond to this obvious failure. I hope the applicant can be directed to actually comply with the request given to it by the IPC at the next opportunity.

The Solar Access material is full of inadequencies and does not in any way address the basic problem that the development as it currently is proposed does not meet the conditions of consent and does not maximised solar access and minimised impacts to outlook and amenity of Princeton. Instead we have more reading on why the applicant thinks they should not have to comply and a summary of the token gestures made to date which do not result in any real improvement to situation.

The application remains fundamentally flawed on multiple factors that should be reason enough for its refusal.

Regards,

C Wang

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**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](mailto: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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