

[REDACTED]

From: tangtang888 <[REDACTED]>
Sent: Friday, 2 April 2021 4:37 PM
To: IPCN Enquiries Mailbox
Subject: Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2
- Additional Information

Thank you for the below email and the opportunity to respond.

I have reviewed the additional material and was disappointed to discover that the developer has not made any effort to propose meaningful options which would result in any additional solar access or improvements to amenity to Princeton. I understood that the developer was going to provide modelling and options showing modifications to the build form to improve the amount of sunlight reaching the northern side of Princeton. I did not see any mention of increasing setback to the required amount or reducing the footprint of the building element.

I do not understand why the developer has proposed a chamfer to the ground floor of the development. It is obvious that this will not result in any benefit to solar access. The chamfer was supposed to be made to the residential building element of the development. It is clear this is the only chamfer that would result in solar access benefit. The developer needs to revisit this exercise and comply with the request made to them.

The developer has clearly not sought to maximise solar access or minimised negative impacts to amenity to Princeton as it was required to do by the conditions of consent.

Please respect our amenity and assess the new material objectively. I thank you for taking my views into account.

Regards,
Hiro

Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Monday, 29 March 2021 6:02 PM, IPCN Enquiries Mailbox <ipcn@ipcn.nsw.gov.au> wrote:

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,

Office of the Independent Planning Commission NSW

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New South Wales Government
Independent Planning Commission

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