

[REDACTED]

From: Nigel Tee <[REDACTED]>
Sent: Friday, 2 April 2021 9:50 AM
To: IPCN Enquiries Mailbox; IPCN Enquiries Mailbox
Subject: Re: Pitt Street South Over Station Development - SSD 10376 and SSD 8876 MOD 2 - Additional Information

Thank you for your email inviting further comment to the developer's additional material.

The new material does not change my view on the application nor does it in any way affect the issues contained in my previous submission to IPC.

The new material contains more unsubstantiated opinion and groundless claims that the applicant relies on to conclude they will not meet any of the conditions placed upon them through planning controls, conditions of consent or the ADG.

Solar access is not proposed to be improved in any way. Instead we have more rhetoric on what they have supposedly considered to date. If the developer intended to do their job and propose actual benefits they have the means and tools available to do so. But they have chosen to provide more propaganda on supposed minor improvements made in the past. In my view they were supposed to provide further modelling to show proposed improvements not reiterate the inadequate considerations they have made previously.

The Chamfer material can be disregarded as the developer has failed to understand the basic concept of the chamfer. A chamfer to the corner of the lot has absolutely no benefit and needs to be located to the actual building. This should be an obvious proposition.

The developer has demonstrated no interest in working to improve their design by listening to our opinions. Our proposal to remove a 6x16m corner from the south east side which would drastically improve the solar access to Princeton and result in only a 5.8% reduction in gross floor area has not been considered. The stage 1 consent provided us with a little hope that the developer would do the right thing but we are left disappointed that they have made zero effort to comply with the conditions of consent. I urge the IPC to defer the application pending proper consideration of how the conditions of consent can actually be met.

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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