

[REDACTED]

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**From:** Sherry Yu <[REDACTED]>  
**Sent:** Friday, 2 April 2021 4:26 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

Dear Sir/Madam,

Thank you for the opportunity to respond to the applicant's further material.

I continue to strongly object to the development application in its current form and the new material does not change this view, due to the fact that the applicant has failed to meet any of the conditions of consent. It remains a serious overdevelopment that does not comply with planning controls and drastically reduces the amenity in my building.

The additional material does not address the gaps between the conditions of consent and the proposed development. These gaps remain considerable.

I expected that the applicant would explore genuine options to increase solar access to Princeton as per conditions B3(e) and B3(h) of the conditions of consent. The solar access material does not contain any proposals to increase solar access, rather it revisits historic irrelevant considerations and attempts to excuse the applicant from compliance. There is no mention of any additional setback between Princeton and the proposed development or reduction to the building footprint. Either of these options would provide real benefit to solar access by increasing physical separation to allow sunlight to reach the northern side of Princeton.

The Chamfer material concludes that a chamfer would provide no benefit to Princeton as the applicant has modelled a chamfer to the lower level of the development at the southern boundary. A chamfer to the building would greatly benefit solar access to Princeton and was proposed to the applicant. The applicant appears to have ignored this request and instead decided to model a completely ineffective chamfer in an attempt to evade their obligation. I understand that representatives of Princeton proposed a 6m x 16m chamfer to the south east corner of the building and I was under the impression that the applicant was to provide modelling on this proposal.

In the absence of considering genuine legitimate options in relation to solar access, amenity and privacy the applicant cannot be said to have sought to maximise solar access and minimise impacts to the outlook and amenity of Princeton as required by the conditions of consent.

I genuinely support growth and sustainable development in this part of the city and would welcome the opportunity to review any further amendments to the application which take steps to make this a sensible and well-considered development application in line with planning requirements. I fully support the proposal to chamfer the building to allow more solar access and urge the IPC to encourage the applicant to engage meaningfully with us by deferring the decision until such time as necessary to investigate this option.

Regards,

S Yu

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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, March 29, 2021 7:02 AM  
**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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