

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

SYDNEY METRO PITT STREET (SOUTH) OVER STATION DEVELOPMENT - MODIFICATION

Application No	SSD-8876-Mod-2
Location	125-129 & 131-135 Bathurst Street and 296-300 & 302 Pitt Street, Sydney
Applicant	Pitt Street Developer South Pty Ltd
Council Area	City of Sydney
Consent Authority	Minister for Planning and Public Spaces

Description of the development consent

Concept approval was granted for:

- A maximum building envelope, including street wall and setbacks for the over station development;
 - A maximum building height of RL 171.6 metres;
 - Podium-level car parking for a maximum of 34 parking spaces; and
 - Conceptual land use for either one of a residential or a commercial scheme (not both).
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Description of proposed modification

Proposed amendments to the Pitt Street South Over Station Development concept approval to:

- Permit the inclusion of 'retail premises' as an approved land use within the building podium; and
 - Amend Condition A15 to allow for protrusions beyond the approved building envelope for Architectural embellishments, awning and balustrade structures.
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Exhibition Details

The Modification Application and accompanying documents will be exhibited from **Thursday 4 June 2020** until **Wednesday 1 July 2020** and are accessible electronically on the Department's website (www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition).

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

Anyone can make a written submission about the modification application during the exhibition period.

If the application is approved, there is no right of appeal to the NSW Land and Environment Court by an objector.

Web submissions: To make an online submission, please go to the Department's Major Projects website at www.planningportal.nsw.gov.au/major-projects. Search for this project under www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition. On the modification's webpage, click 'Make a Submission'. You will be required to log in or create a user account. Follow the online instructions.

If you cannot lodge online, you can post your submission to the address below. If you want the Department to withhold your personal information before publication, please make this clear at the top of your cover letter and do not include personal details in your attached submission. If you post your submission, it needs to be received by the Department before the close of the exhibition period.

Your submission should include the following:

- Your name and address, at the top of the letter only;
- The name of the application and the application number;
- A statement on whether you 'support', 'object' to the proposal (or are only making a comment);
- The reasons why you support or object to the proposal; and
- A declaration of any reportable political donations you made in the previous two years.

Privacy statement: Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or call the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To find out what is reportable, and to access a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. The disclosure requirements apply to both postal and online submissions.

For more information: Contact (02) 8289 6778 or 1300 305 695

Address: Director Key Sites Assessments, Planning and Assessment, Department of Planning, Industry and Environment, Locked Bag 5022, PARRAMATTA NSW 2124.

NOT REQUIRED

[Use for SMH/DT GNB Adverts]

Projects on Exhibition

All applications for State significant development (**SSD**) and modification applications are listed in the table below and any accompanying documents such as an Environmental Impact Statement (**EIS**) can be accessed on the Department's website (<http://www.majorprojects.planning.nsw.gov.au/page/on-exhibition/>) during the exhibition period. A written submission can be lodged about an application during the relevant exhibition period by following the prompts on our website and if a submission is made by way of objection, the grounds of objection must be specified in the submission in accordance with clause 85(f) of the Environmental Planning and Assessment Regulation 2000 (**EP&A Reg**).

A person who makes a relevant public submission (which means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application) to the Minister or Planning Secretary in relation to any of the applications listed below is required to disclose all reportable political donations made in the previous two years (EP&A Act, s 10.4(3)(b)). To find out what is reportable, and to access a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or call 1300 305 695 for a copy.

Privacy statement: Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or call 1300 305 695 for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

[Use this table if there are no "controlled actions" under the *Environmental Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act)*]:

Application Number	Location & Council Area	Proponent/Applicant	Consent/Approval Authority	Project/Development Description	Exhibition/ Submission Period	Public Hearing ¹
SSD						
SSD-XXXX	[Address], within [LGA] Council Area	[Applicant]	Minister for Planning and Public Spaces or the Independent Planning Commission (IPC)	[Project Name] – involving [Description].	[Day] [XX] [Month] until [Day] [XX] [Month] [Year]	Yes/No
Modification applications for SSD under ss 4.55(2) or 4.56 of the EP&A Act						
SSD-8876-Mod-2	125 - 129 and 131 - 135 Bathurst Street and 296 - 300 and 302 Pitt Street Sydney New South Wales Australia 2000, within City of Sydney Council Area	PITT STREET DEVELOPER SOUTH PTY LTD	Minister for Planning and Public Spaces or IPC	Modification to [Name of original project] ([Original Application Number]) – . The modification involves Proposed amendments to include 'retail premises' as a permitted land use and to allow for protrusion beyond the approved Building Envelope.	Thu 04 June 2020 until Wed 01 July 2020	Yes/No
Modification applications for SSI under s 5.25 of the EP&A Act						
[Application Number]	[Address], within [LGA] Council Area	[Proponent]	Minister for Planning and Public Spaces	Modification to [Name of original project] ([Original Application Number]) – involving [Description of original project]. The modification involves [description of modification].	[Day] [XX] [Month] until [Day] [XX] [Month] [Year]	Yes/No

The Minister for Planning and Public Spaces may request the Independent Planning Commission to hold a public hearing into, amongst other things, development that is the subject of an SSD application, at the time of publication of this notice, or at any time in the future (EP&A Act, section 2.9(1)(d)).

[Alternatively, use the following table if there are “controlled actions” under the EPBC Act]:

Application Number	Location & Council Area	Proponent/Applicant	Consent/Approval Authority	Project/Development Description	Submission Period	Public Hearing ¹	Controlled Action ²	EPBC Act - Controlled Provisions
SSD								
SSD-XXXX	[Address], within [LGA] Council Area	[Applicant]	Minister for Planning and Public Spaces or the Independent Planning Commission (IPC)	[Project Name] – involving [Description].	[Day] [XX] [Month] until [Day] [XX] [Month] [Year]	Yes/No	Yes. Sought by [EPBC Applicant Name]	[EPBC PROJECT TITLE] ([EPBC Number]): <ul style="list-style-type: none"> [List provisions]
Modification applications for SSD under ss 4.55(2) or 4.56 of the EP&A Act								
SSD-8876-Mod-2	125 - 129 and 131 - 135 Bathurst Street and 296 - 300 and 302 Pitt Street Sydney New South Wales Australia 2000, within City of Sydney Council Area	PITT STREET DEVELOPER SOUTH PTY LTD	Minister for Planning and Public Spaces or IPC	Modification to [Name of original project] ([Original Application Number]) – . The modification involves Proposed amendments to include 'retail premises' as a permitted land use and to allow for protrusion beyond the approved Building Envelope.	Thu 04 June 2020 until Wed 01 July 2020	Yes/No	Yes. Sought by	():
Modification applications for SSI under s 5.25 of the EP&A Act								
[Application Number]	[Address], within [LGA] Council Area	[Proponent]	Minister for Planning and Public Spaces	Modification [Name of original project] ([Original Application Number]) – involving [Description of original project]. The modification involves [description of modification].	[Day] [XX] [Month] until [Day] [XX] [Month] [Year]	Yes/No	Yes. Sought by [EPBC Applicant Name]	[EPBC PROJECT TITLE] ([EPBC Number]): <ul style="list-style-type: none"> [List provisions]

The Minister for Planning and Public Spaces may request the Independent Planning Commission to hold a public hearing into, amongst other things, development that is the subject of an SSD application, at the time of publication of this notice, or at any time in the future (EP&A Act, section 2.9(1)(d)).

2 Controlled Action under Environmental Protection and Biodiversity Conservation (EPBC) Act (in accordance with provision 16.03 (2) of the EPBC Regulations): The Commonwealth Minister for the Environment and Energy has determined that these applications are a “controlled action” under the EPBC Act. These applications will be assessed under Part 4 of the EP&A Act. The assessment will be in accordance with the Bilateral Agreement between NSW and the Commonwealth, made under the EPBC Act. The assessment will be done in the manner specified in Schedule 1 of the Bilateral Agreement. The public notice for the project may be found at: www.environment.gov.au/epbc/public-notices