



Ms Nellie O'Keeffe  
Project Director  
Deutsche Bank Place  
Level 19, Suite 19.02  
126 Phillip Street  
SYDNEY New South Wales 2000

26/08/2020

Dear Ms O'Keeffe

**Sydney Metro Pitt Street North OSD  
Stage 1 Modification (SSD 8875 MOD 1) & Stage 2 (SSD-10375)**

The exhibition of the above applications ended on 19 August 2020. All submissions received by the Department during the exhibition are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/35891>

<https://www.planningportal.nsw.gov.au/major-projects/project/25466>

The Department requires you to provide a response to the issues raised in those submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000. In addition, the Department requests that you provide a response to the issues outlined in **Attachment A**. Please provide a Response to Submissions by **30 October 2020**.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact James Groundwater, who can be contacted on 8289 6778 or at [james.groundwater@planning.nsw.gov.au](mailto:james.groundwater@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Witherdin'.

Anthony Witherdin  
Director  
Key Sites Assessments

**as delegate for the Planning Secretary**

## Attachment A

### 1. Floor Space Ratio

- a. Clarify the proposed Floor Space Ratio (FSR) with respect to the FSR standard in the Sydney Local Environmental Plan (SLEP) 2012. This shall include clarifications on:
  - i. floor space approved under separate infrastructure approval CSSI 7400
  - ii. proposed floor space for the over station development
  - iii. base floor space
  - iv. accommodation floor space
  - v. the applicability of any design excellence floor space which is subject to competitive design process
  - vi. extent of variation above the development standard and Concept Approval SSD 8875.
- b. Review the distribution of floor space to minimise external impacts and satisfy the following Design Guidelines requirements:
  - *(6.b) Maximise solar access to the public domain, through responding to the reduced shadow cast by the redevelopment of 201 Elizabeth Street on Hyde Park on June 21st, between 12pm and 2pm - Sydney Metro preliminary design work propose an angled offset of the north eastern corner of 4.1m to achieve this outcome.*
  - *(9.c) Minimise overshadowing impacts to surrounding residences, including private residences at 27 Park Street (Park Regis).*
- c. Provide further justification for the proposed floor space and outline the potential for additional public benefits that could be provided as part of the proposal.

### 2. Heritage Floor Space

Clarify how the Heritage Floor Space requirements under Clause 6.11 of the SLEP 2012 will be satisfied by the proposal. This must include:

- a. calculation of Heritage Floor Space
- b. any request for alternative heritage floor space arrangements under Clause 6.11A and if so, supporting evidence to demonstrate compliance with the relevant policy requirements.

### 3. Design Guidelines

Clarify how the proposal addressed with the following Design Guidelines and any proposed modifications:

- a. *1.a) Treatment of the podium/street wall to incorporate a high proportion of masonry compared to window glazing, strong visual depth, a high degree of architectural modelling, articulation and detail, and high-quality materials that reflect the building composition of heritage items in the vicinity. Window glazing to be deeply recessed.*
- b. *2. Compliance with City of Sydney LEP 2012 street setbacks of 8m to Pitt, Castlereagh and Park Street, with potential to provide an averaged setback along Park Street to align with the station structure.*
- c. *2.b) Providing space for customers in a busy pedestrian environment by recessing station entries to widen the pavement and provision of uncluttered movement corridors, including minimum footpath width requirements from the building line to the back of kerb line of 3.3m on Pitt Street and Castlereagh Street, and 10.5m on Park Street.*