



Our ref: DOC20/578436

James Groundwater
Department of Planning, Industry and Environment
GOP Box 39
SYDNEY NSW 2001

By email: james.groundwater@planning.nsw.gov.au

Dear Mr Groundwater

Notice of Exhibition of application for Pitt Street North Over Station Development Stage 2 - SSD 10375

Thank you for your referral dated 16 July 2020 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

We note that this SSD provides a detailed design for approved Concept SSD – 8875. The proposed detailed design includes the following:

- Construction of a new commercial tower with a maximum building height of RL 175.8m (approximately 38 storeys).
- The tower includes a maximum GFA of approximately 55,601m²sqm, excluding floor space approved in the CSSI.
- Integration with the approved CSSI proposal including though not limited to:
 - Structures, mechanical and electronic systems, and services; and
 - Vertical transfers.
 - Use of spaces within the CSSI ‘metro box’ building envelope for the purposes of:
 - Retail tenancies;
 - Commercial lobby and commercial amenities;
 - 45 car parking spaces within the podium for the purposes of the commercial premises; and
 - Loading and services access.
- Utilities and services provision; and
- Stratum subdivision (staged).

There are no State Heritage Register (SHR) listed places within the proposed development site. However, there are three SHR listed items in the immediate vicinity, the Sydney School of Arts (SHR 00366), Great Synagogue (SHR 01710) and Pitt Street Uniting Church (SHR 00022). In addition, Hyde Park (SHR 01871) is located to the east of the OSD proposal site. There are also several locally listed heritage places adjacent to the site (Sydney Local Environmental Plan 2012).

The following reports were considered in our assessment:

- *Pitt Street North Metro Over Station Development – Environmental Impact Statement, prepared by URBIS, dated 25 June 2020;*
- *Appendix A – Planning Secretary’s Environmental Assessments Requirements;*
- *Appendix D – Architectural Plans, prepared by Fosters + Partners, dated 25 May 2020;*
- *Appendix L – Statement of Heritage Impact, prepared by GBA Heritage, dated 30 June 2020;*

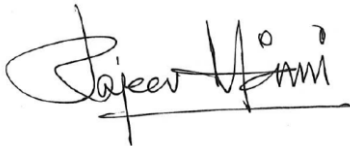
- *Appendix M* – Heritage Interpretation Plan – Issue C, prepared by GBA Heritage, dated 30 June 2020; and
- *Appendix W* – Visual Impact Assessment, prepared by URBIS, dated June 2020.

Based on our review, it is considered the documents comply with the Standard Secretary's Environmental Assessment Requirements (SEARs) for SSD 10375. The recommendations and mitigation measures included in the EIS are considered appropriate.

As the site is in the vicinity of other local items, advice should also be sought from the relevant local council.

If you have any questions regarding the above advice, please contact Mariyam Nizam, Senior Heritage Assessment Officer at Heritage NSW on 8837 6375 or [Mariyam.Nizam@environment.nsw.gov.au](mailto:Mariam.Nizam@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

Rajeev Maini
Senior Team Leader
South Assessments,
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
12 August 2020