



Ms Genevieve Beard  
Pitt Street Developer North Pty Ltd  
123 Pitt Street  
Level 8, Angel Place  
SYDNEY NSW 2000

21/01/2022

Dear Ms Beard,

### **Pitt Street North Over Station Development Stage 2**

I refer to our recent meeting about confirmation of Heritage Floor Space (HFS) in accordance with Condition B11 of the above consent and the proposed modification application (SSD 10375 Mod 1).

The Department has reviewed the Applicant's submitted information and correspondence dated 7 October 2021 about the calculation of HFS. The Department confirms the calculated amount of HFS for the approved development is 23,125 sqm.

With regard to the proposed modification, the Department requests the following additional information:

- demonstrate the requirements of Sydney Local Environmental Plan 2012 (SLEP 2012) with respect to HFS can be met, in particular:
  - confirm the Applicant is seeking to fulfil the requisite HFS utilising an alternative heritage arrangement
  - if an alternative heritage arrangement is being pursued, demonstrate how the requirements of Clause 6.11A of the SLEP 2012 would be met, including:
    - evidence that the requisite amount of HFS that cannot be acquired on reasonable terms and within a reasonable period
    - a proposal for securing any alternative HFS arrangement, including timing and any monetary contribution offer
- any proposed modification to Condition B11 shall reflect any proposal to fulfil the HFS requirement utilising an alternative heritage arrangement
- review and ensure consistency between submitted plans and illustration on the proposed external façade changes.

Please provide the above information or notify us that the information will not be provided by **Friday 4 February 2022**. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

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

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A. Witherdin', with a stylized flourish at the end.

Anthony Witherdin  
Director  
Key Sites Assessments