

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

2 June 2022

Mr Anthony Witherdin
Director - Key Sites
NSW Department of Planning and Environment

Dear Anthony,

SECTION 37 REQUEST TO AMEND SSD-10375 MOD-1 PITT STREET NORTH OVER STATION DEVELOPMENT

On behalf of Pitt Street Developer North Pty Ltd (**the Applicant**), formal amendment of SSD-10375 MOD 1 is sought in accordance with s37 of the *Environmental Planning and Assessment Regulation 2021*. The amendments to the proposal have arisen as a result of the detailed assessment of the proposal and feedback received by the applicant from the Department of Planning and Environment (**the Department**).

The changes requested to the modification application are set out below. A thorough description and assessment of the changes is undertaken in the Amended Section 4.55(1A) Modification Report dated 10 May 2022 which has been issued with updated Architectural Plans.

Amended Modification Description

The Section 4.55(1A) modification description is updated to reflect the following:

“This modification seeks a number of minor modifications and materiality clarifications to the approved PSN OSD SSDA (SSD-10375). These include clarification of and minor amendments to the podium and tower façades, deletion of the plant rooms previously located on level 37, widening of the podium door openings and miscellaneous drawing corrections and amendments.”

The modification to allow for air terminals on the roof via an amendment to Condition B9 along with the modification to the wording of Condition B11 relating to Heritage Floor Space have been removed from the scope of SSD-10375 MOD 1.

Updated Plan References

Amendments to Condition A2 Architectural Drawings are outlined in the following table.

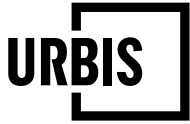
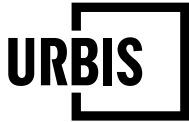
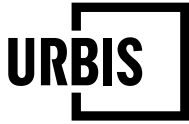


Table 2 Architectural Drawings by Foster + Partners and Cox Architects

Drawing number	Rev	Name of Plan	Date
SMCSWSPS-FOS-OSN-AT-DWG-910013	D	SITE PLAN	29.10.20
SMCSWSPS-COX-OSN-AT-DWG-910013	F		13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-910014	D	PUBLIC DOMAIN	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-930013	D	GROUND LEVEL	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-930014	D	GROUND FLOOR MEZZANINE LEVEL	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-930113	D	LEVEL 01	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-930213	D	LEVEL 02	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-930313	D	LEVEL 03	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-930413	D	LEVEL 04	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-930513	D F	LEVEL 05	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-930613	D F	LEVEL 06	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-930713	D F	LEVEL 07 – 08	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-930913	D F	LEVEL 09	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-931013	D F	LEVEL 10	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-931113	D F	LEVEL 11	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-931213	D	LEVEL 12	29.10.20



Drawing number	Rev	Name of Plan	Date
SMCSWSPS-FOS-OSN-AT-DWG-931313	D	LEVEL 13-20	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-932113	D	LEVEL 21	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-932213	D	LEVEL 22	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-932313	D	LEVEL 23-33	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-933413	D	LEVEL 34	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-933513 SMCSWSPS-COX-OSN-AT-DWG-933513	D F	LEVEL 35	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-933613 SMCSWSPS-COX-OSN-AT-DWG-933613	D F	LEVEL 36	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-933713 DRAWING DELETED	D	LEVEL 37	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-933813 SMCSWSPS-COX-OSN-AT-DWG-933813	D F	LEVEL 38 Level 37	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-934013 SMCSWSPS-COX-OSN-AT-DWG-934013	D F	ROOF LEVEL – Level 38	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-939513	D	BASEMENT 01 LEVEL	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-950001 SMCSWSPS-COX-OSN-AT-DWG-950001	D F	SECTION A-A	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-950010 SMCSWSPS-COX-OSN-AT-DWG-950010	D F	SECTION B-B	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-960001 SMCSWSPS-COX-OSN-AT-DWG-960001	D F	WEST ELEVATION – PITT STREET	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-960002 SMCSWSPS-COX-OSN-AT-DWG-960002	D F	SOUTH ELEVATION – PARK STREET	29.10.20 13.05.22



Drawing number	Rev	Name of Plan	Date
SMCSWSPS-FOS-OSN-AT-DWG-960003 SMCSWSPS-COX-OSN-AT-DWG-960003	D F	EAST ELEVATION – CASTLEREAGH STREET	29.10.20 13.05.22
SMCSWSPS-FOS-OSN-AT-DWG-960004 SMCSWSPS-COX-OSN-AT-DWG-960004	D F	NORTH ELEVATION	29.10.20 13.05.22
SMCSWSPS-COX-OSN-AT-DWG-960005	B	WEST ELEVATION - ASHINGTON PLACE LIGHTWELL	13.05.22

Closing

Pitt Street North Developer Pty Ltd trust that the amendments outlined in this s37 letter are supported by the DPE in its finalisation of the assessment of SSD-10375 MOD 1. As mentioned above, assessment of these elements is undertaken in the amended SSD-10375 MOD 1 s4.55(1A) Modification Report dated 2 June 2022.

Should you have any questions or require clarification please contact me on the details below.

Yours faithfully,

Jacqueline Parker
Director
+61 2 8233 9969
jparker@urbis.com.au