

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Annie Leung
Team Leader
Key Sites Assessments

Sydney

1 July 2022

SCHEDULE 1

Development consent:	SSD 10375 granted by the Minister of Planning and Public Spaces on 26 February 2021
For the following:	Construction of the Pitt Street North Over Station Development, including: <ul style="list-style-type: none">• a commercial office tower with a maximum building height of RL 176.8• a maximum gross floor area of 55,743 m² (including gross floor area approved under CSSI 7400)• staged stratum subdivision• signage zones• use of podium (approved under CSSI 7400) for:<ul style="list-style-type: none">○ commercial lobbies○ retail tenancies○ 200 bicycle storage and end of trip facilities○ 40 car parking spaces○ loading dock and associated facilities○ plant and circulation
Applicant:	Pitt Street Developer North Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	252 Pitt Street, Sydney Lot 20 DP1255509
Modification:	SSD 10375 MOD 1: Modification to door style and width on terrace levels 10 and 11, changes to materials and finishes on northern podium and tower elevation, clarification on corrugation details on eastern and western elevations, and internal changes to approved plant rooms.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Terms of Consent, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

TERMS OF CONSENT

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS, Response to Submissions and additional information;
- (d) **in accordance with Section 4.55(1A) Modification Application SSD-10375 MOD-1 Pitt Street North Over Station Development report, prepared by Urbis, dated 2 June 2022;**
- ~~(d)~~(e) in accordance with the approved plans in the table below (except where modified by the conditions of this consent):

Architectural drawings prepared by Foster + Partners			
Drawing Number	Rev	Name of Plan	Date
SMCSWSPS-FOS-OSN-AT-DWG-910013 <u>SMCSWSPS-COX-OSN-AT-DWG-910013</u>	D <u>F</u>	SITE PLAN	29.10.20 <u>13.05.22</u>
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 <u>SMCSWSPS-COX-OSN-AT-DWG-930513</u>	D <u>F</u>	LEVEL 05	29.10.20 <u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-930613 <u>SMCSWSPS-COX-OSN-AT-DWG-930613</u>	D <u>F</u>	LEVEL 06	29.10.20 <u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-930713 <u>SMCSWSPS-COX-OSN-AT-DWG-930713</u>	D <u>F</u>	LEVEL 07 - 08	29.10.20 <u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-930913	D <u>F</u>	LEVEL 09	29.10.20 <u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-931013 <u>SMCSWSPS-COX-OSN-AT-DWG-931013</u>	D <u>F</u>	LEVEL 10	29.10.20 <u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-931113 <u>SMCSWSPS-COX-OSN-AT-DWG-931113</u>	D <u>F</u>	LEVEL 11	29.10.20 <u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-931213	D	LEVEL 12	29.10.20
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 <u>SMCSWSPS-COX-OSN-AT-DWG-933513</u>	D <u>F</u>	LEVEL 35	29.10.20 <u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-933613 <u>SMCSWSPS-COX-OSN-AT-DWG-933613</u>	D <u>F</u>	LEVEL 36	29.10.20 <u>13.05.22</u>

SMCSWSPS-FOS-OSN-AT-DWG-933713	D	LEVEL 37	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-933813	D	LEVEL 38	29.10.20
<u>SMCSWSPS-COX-OSN-AT-DWG-933813</u>	<u>F</u>	<u>LEVEL 37</u>	<u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-934013	D	ROOF LEVEL - LEVEL 38	29.10.20
<u>SMCSWSPS-COX-OSN-AT-DWG-934013</u>	<u>F</u>	<u>ROOF LEVEL - LEVEL 38</u>	<u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-939513	D	BASEMENT 01 LEVEL	29.10.20
SMCSWSPS-FOS-OSN-AT-DWG-934013	D	SECTION A-A	29.10.20
<u>SMCSWSPS-COX-OSN-AT-DWG-950001</u>	<u>F</u>		<u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-950010	D	SECTION B-B	29.10.20
<u>SMCSWSPS-COX-OSN-AT-DWG-950010</u>	<u>F</u>		<u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-960001	D	WEST ELEVATION - PITT STREET	29.10.20
<u>SMCSWSPS-COX-OSN-AT-DWG-960001</u>	<u>F</u>		<u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-960002	D	SOUTH ELEVATION - PARK STREET	29.10.20
<u>SMCSWSPS-COX-OSN-AT-DWG-960002</u>	<u>F</u>		<u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-960003	D	EAST ELEVATION - CASTLEREAGH STREET	29.10.20
<u>SMCSWSPS-COX-OSN-AT-DWG-960003</u>	<u>F</u>		<u>13.05.22</u>
SMCSWSPS-FOS-OSN-AT-DWG-960004	D	NORTH ELEVATION	29.10.20
<u>SMCSWSPS-COX-OSN-AT-DWG-960004</u>	<u>F</u>		<u>13.05.22</u>
<u>SMSSWSPS-COX-OSN-AT-DWG-960005</u>	<u>B</u>	<u>WEST ELEVATION - ASHINGTON PLACE LIGHTWELL</u>	<u>13.05.22</u>
Draft Subdivision plans prepared by Mark John Andrew			
Drawing Number	Name of Plan		Date
Sheets 1 to 3 of 3 Sheets	Deposited Plan Administration Sheet		31.03.20
Sheet 1 of 10 Sheets	Basement Level 2 and Below		31.03.20
Sheet 2 of 10 Sheets	Basement Level 1		31.03.20
Sheet 3 of 10 Sheets	Ground Level		31.03.20
Sheet 4 of 10 Sheets	Ground Floor Mezzanine		31.03.20
Sheet 5 of 10 Sheets	Level 1		31.03.20
Sheet 6 of 10 Sheets	Level 2		31.03.20
Sheet 7 of 10 Sheets	Level 3		31.03.20
Sheet 8 of 10 Sheets	Level 4		31.03.20
Sheet 9 of 10 Sheets	Level 5 to 2 Metres Above Highest Point of Approved Building Envelope		31.03.20
Sheet 10 of 10 Sheets	2 Metres Above Highest Point of Approved Building Envelope and Above		31.03.20

**End of modification
(SSD 10375 MOD 1)**