

Modification of Development Consent

Section 4.55(2) 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.



Anthea Sargeant
Executive Director
Key Sites and Regional Assessments

Sydney

26 February 2021

SCHEDULE 1

Development consent:	SSD 8875 granted by the Minister of Planning and Public Spaces on 25 June 2019
For the following:	Concept Development Application for Pitt Street North Over Station Development including: • a maximum gross floor area of 50,310 m² (including station floor space) • a maximum building envelope, including street wall and setbacks for the over station development • a maximum building height of RL 188.74 • podium level car parking for a maximum of 50 parking spaces • conceptual land use for either one of a mixed use or commercial scheme (not both)
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 8875 MOD 1: Modification to amend building envelope, permit projections for sunshades and balustrades and increase maximum GFA from 50,310 m ² to 55,743 m ² .

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 1 – Development Consent is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

Development:

Concept Development Application for Pitt Street North Over Station Development including:

- a maximum gross floor area of ~~50,310~~ **55,743** m² (including station floor space)
- a maximum building envelope, including street wall and setbacks for the over station development
- a maximum building height of RL 188.74
- podium level car parking for a maximum of 50 parking spaces
- conceptual land use for either one of a mixed-use or commercial scheme (not both).

- (b) 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 Response to Submissions;
- (d) in accordance with the approved plans in the table below:

<u>Architectural Drawings – Building Envelope prepared by Architectus</u>		
<u>Dwg. No.</u>	<u>Name of Plan</u>	<u>Issue Number</u>
PE-01-01	Envelope – Ground Level	4
PE-01-02	Envelope – Level 01	4
PE-01-03	Envelope – Level 02	4
PE-01-04	Envelope – Level 03	4
PE-01-05	Envelope – Level 04	4
PE-01-06	Envelope – Podium	4
PE-01-07	Envelope – Tower	5
PE-01-08	Envelope – South Elevation	5
PE-01-09	Envelope – East Elevation	5
PE-01-10	Envelope – West Elevation	5
PE-01-11	Envelope – 3D Massing	2

Architectural Drawings - Building Envelope prepared by Foster & Partners			
Dwg. No.	Name of Plan	Rev.	Date
<u>SMCSWSPS-FOS-OSN-AT-DWG-900100</u>	<u>Envelope Ground Level</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900101</u>	<u>Envelope Level 01</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900102</u>	<u>Envelope Level 02</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900103</u>	<u>Envelope Level 03</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900104</u>	<u>Envelope Level 04</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900105</u>	<u>Envelope Podium Levels</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900106</u>	<u>Envelope Tower Levels</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900201</u>	<u>Envelope West Elevation – Pitt Street</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900202</u>	<u>Envelope South Elevation – Park Street</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900203</u>	<u>Envelope East Elevation – Castlereagh Street</u>	<u>01</u>	<u>14/04/20</u>
<u>SMCSWSPS-FOS-OSN-AT-DWG-900210</u>	<u>Envelope Axonometric Views</u>	<u>01</u>	<u>14/04/20</u>

- (c) Schedule 2 Part A – Terms of Consent, Condition A15 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A15. Future development application(s) for the development must demonstrate that the building is contained wholly within the approved building envelopes consistent with the plans listed in Condition A2 and as modified by this consent, **with the exception of sunshade and balustrade elements which may protrude beyond the building envelope by:**

(a) Podium:

- i. **a maximum 210mm projection from the eastern façade**
- ii. **a maximum 210mm projection from the western façade**
- iii. **a maximum 410mm projection from the southern façade**
- iv. **a maximum 600 mm projection above the podium height on level 10/11 terrace**

(b) Tower:

- i. **a maximum 460mm projection from the eastern façade**
- ii. **a maximum 200mm projection from the southern façade**

- (d) Schedule 2 Part A – Terms of Consent, Condition A17 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A17. The maximum achievable gross floor area for the site must not exceed ~~50,310~~ **55,743** m² and this amount will only be achieved subject to:

- (a) be wholly located within the approved building envelope
- (b) compliance with the conditions of this concept approval
- (c) demonstration of design excellence
- (d) consistency with the design guidelines (as amended by Condition A23)

- (e) built forms above the podium for a mixed-use scheme, must have floor plates with GFA no greater than 1,000 m² and the maximum horizontal dimension of the building façade (measured parallel to street frontages) is 40 m
- (f) built forms above the podium for a commercial scheme must:
 - i. articulate the tower to present as multiple forms, when viewed from both Town Hall and Hyde Park, with vertical expression along Park Street incorporating continuous elements of relief for the full height above the podium
 - ii. each tower form having its own unique roof
 - iii. have floor plates with GFA not greater than 1,400 m² at a building height above 140 m (measured at corner of Castlereagh and Park Streets)
 - iv. built forms above the podium must have maximum horizontal dimension of building façade parallel to street frontages of 65 m in a single plane.

End of modification

(SSD 8875 MOD 1)