

12 September 2018

Director Key Sites Assessments
Department of Planning and Environment
GPO Box 39 Sydney NSW 2001

Dear Sir / Madam

Re: Sydney Metro Pitt Street Over Station Development

I write in connection with the State Significant Development Applications that have been lodged by Sydney Metro at Pitt Street North (Ref: SSD17_8875) and Pitt Street South (Ref: SSD17_8876), which are currently being exhibited by the Department.

Vicinity Centres (Vicinity) and GIC are joint owners of the Galleries Shopping Centre (Galleries) and the Queen Victoria Building (QVB), both of which situated within the Sydney CBD in close proximity to the proposed Pitt Street North over station development. This letter is prepared by Vicinity, with the full support from GIC, who agree with the position stated in the following paragraphs.

Vicinity are supportive of the Sydney Metro infrastructure project and recognise the economic and social benefits of bringing a new mass transit initiative into the City. Furthermore, the proposed over station development at Pitt Street will serve to revitalise this part of the CBD, attract new visitors into the City and help to boost the local economy.

It is noted that Sydney Metro received planning approval for Pitt Street Station in January 2017 and as part of the project, a pedestrian plaza opening onto Pitt and Parks Streets was proposed. Vicinity is keen to ensure that the pedestrian connections between the new station and over-station development with the rest of the CBD are well-considered, allowing ease of movement, efficient access and high levels of amenity to surrounding buildings and uses.

Vicinity would welcome the opportunity to work with the applicant to ensure that the future design of Pitt Street North station facilitates strong pedestrian connections with the Galleries and allows uncluttered ground level pedestrian movement between the sites.

In addition to this, Vicinity would like to investigate the potential for a below ground connection between the new station and the Galleries. This could be achieved given the proximity of the new station infrastructure and the Galleries and has the potential to provide a greater level of integration between the station and surrounding developments providing increased levels of amenity. It is also considered that the possibility to have greater links through the Galleries to both Town Hall Station and the QVB should also be explored.

In summary, Vicinity is supportive of the Sydney Metro project and the over station development scheme, but wish to ensure that the pedestrian connections between the proposed development and the existing

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joint owners' assets are thoroughly evaluated. In particular, the connections between Pitt Street North and the Galleries should be prioritised to promote pedestrian access, permeability and amenity.

As such, Vicinity would be grateful for the opportunity to collaborate further with both the applicant and the Department to ensure the future design of the station can be maximised to all parties' benefit.

I trust that the content of this letter is self-explanatory, and the above comments will be appropriately considered. We look forward to further engagement in the next stage of the process.

Yours sincerely,

Yours sincerely

A handwritten signature in black ink, appearing to read "Trent Delahunty". The signature is fluid and cursive, with the first name "Trent" being more prominent and the last name "Delahunty" written in a more compact, flowing style.

Trent Delahunty
Development Manager