



File: SF18/62810  
Job ID: DOC18/572992  
Your Ref: SSD 8875

Ms Annie Leung  
Team Leader  
Key Sites Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

By email: [liza.miller@planning.nsw.gov.au](mailto:liza.miller@planning.nsw.gov.au)

Dear Ms Leung,

**RE: Heritage Council comments on Concept Application for Pitt Street (North) Over Station Development (SSD 8875)**

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Thank you for your invitation for Heritage Council of NSW input and advice on the above Over Station Development (OSD) - State Significant Development application (email 13 August 2018).

It is understood that this application is for the concept building envelope of the OSD only. It does not seek approval for its detailed design or any construction works. Key elements of the proposal include:

- a maximum building envelope for a tower and podium built form with tower height up to Reduced Level (RL) 189 (approximately 43 storeys) and podium height of RL 68 (approximately 12 storeys)
- a maximum gross floor area (GFA) of 50,310m<sup>2</sup> (including the proposed over station development and station floorspace)
- conceptual use of the building envelope for residential accommodation and/or hotel and/or office. The mix of land uses is subject to future detailed application
- a maximum of 50 car parking spaces

There are no State Heritage Register (SHR) listed places within the proposed development site. However, there are three SHR listed items in the immediate vicinity, the Sydney School of Arts (SHR 00366), Great Synagogue (SHR 01710) and Pitt Street Uniting Church (SHR 00022). In addition, Hyde Park (SHR 01871) is located 90 metres to the east of the OSD proposal site. There are also several locally listed heritage places adjacent to the site (Sydney Local Environmental Plan 2012).

Our comments are based on the review of the following documents.

- Environmental Impact Statement (EIS), *Pitt Street North Over Station Development* prepared by Transport for NSW, 8 August 2018.
- *Appendix R Pitt Street North Over Station Development - Heritage Impact Assessment*, prepared by GML Heritage, August 2018.

Based on our review, it is considered the documents comply with the Standard Secretary's Environmental Assessment Requirements (SEARs) for SSD 8875. The EIS includes an adequate heritage impact assessment and the recommendations and mitigation measures

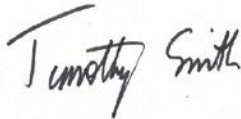
are considered appropriate and should be included as conditions of consent should approval be granted.

We understand the development for Pitt Street (North) OSD will be subject to the future detailed design, including the form, architectural detailing and materials. It is recommended that the detailed design is developed in line with the heritage recommendations noted within the EIS and Heritage Impact Assessment.

In addition to the above, it is recommended that you update the EIS wording to resolve incorrect references to the 'Heritage Impacts' section. There are several intext references to Chapter 8.9. However, the Heritage Impacts are presented in Chapter 9.9.

If you have any questions regarding the above matter please contact Alexander Timms, Senior Heritage Officer at the Heritage Division, Office of Environment and Heritage, on (02) 8837 6067 or at [alexander.timms@environment.nsw.gov.au](mailto:alexander.timms@environment.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive, slightly slanted style.

Tim Smith OAM  
Director Heritage operations  
Heritage Division, Office of Environment & Heritage  
**As Delegate of the Heritage Council of NSW**  
10 September 2018