



Ms Nellie O'Keeffe
Project Director
Deutsche Bank Place
Level 19, Suite 19.02
126 Phillip Street
Sydney NSW 2000

08/07/2020

Dear Ms O'Keeffe,

**Sydney Metro Pitt Street South OSD
Stage 1 Modification (SSD 8876 MOD 2) & Stage 2 (SSD 10376)**

The exhibition for the above applications ended on 01 July 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/34311>

<https://www.planningportal.nsw.gov.au/major-projects/project/25471>

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. In addition, the Department requests that you provide a response to the issues outlined in **Attachment A**. Please provide a Response to Submissions by 10 August 2020.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact James Groundwater, who can be contacted on 8289 6778 or at james.groundwater@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Witherdin'.

Anthony Witherdin
Director
Key Sites Assessments

as delegate for the Planning Secretary

Attachment A

1. Built Form

- a. Demonstrate compliance with Condition B3 of the Concept Approval, and provide detailed illustrations showing how the proposed built form satisfies the following subclauses:
 - (e) a varied setback from the Pitt Street boundary of the site, with the articulation of built forms be designed to minimise solar impacts to the living rooms of Princeton Apartments
 - (g) articulation of roof forms must consider opportunity to retain view to St Mary's Cathedral from Century Tower (343-357 Pitt Street, Sydney).
- b. Provide additional shadow analysis of the proposal's overshadowing impact on the Princeton Apartments. This must detail the amount of solar access (nil, 0-30 minutes, 30-60 minutes, 60-90 minutes, 90-120 minutes and >120 minutes) the dwellings within Princeton Apartments would receive between 9am and 3pm, 21 June (existing and proposed). Any discrepancies between the number of dwellings maintaining solar access between the Concept Approval assessment and the proposal must be clarified.
- c. Review the appropriateness of the proposed projections beyond the approved building envelope with respect to any additional impacts when compared to a complying development, including further consideration of any:
 - overshadowing impacts to adjoining residential properties
 - privacy and visual impacts resulting from further encroachments on minimum building separations
 - streetscape impacts
 - ongoing maintenance of boundary conditions.
- d. Demonstrate a reasonable level of privacy and amenity can be maintained between the proposed building and adjoining Princeton Apartments, including further consideration of:
 - the appropriateness of the location and design of the proposed communal open space adjacent to the Princeton Apartments on Level 6
 - any potential maintenance and acoustic issues from the proposed ventilation slots for south facing units
 - measures to mitigate impacts to the outlook and amenity of the adjoining Princeton Apartments, particularly along the common boundary.
- e. Review and revise the Design Integrity Report and Urban Design Report to address the Design Guidelines approved on 8 August 2019. Detail how the proposal is consistent with the Design Guidelines.
- f. Demonstrate consistency with Design Guidelines (clause 4 (Built Form above the Podium)), which requires the proposal to minimise overshadowing impacts on adjoining residential development and Hyde Park. This shall include illustration of design options considered and their potential benefits and impacts.

2. Residential Amenity

Review and revise the proposal with respect to compliance with SEPP 65 and the Apartment Design Guidelines (ADG) (as required by Condition B3(h) of the Concept Approval), including further consideration and illustration of:

- apartment design, size and density to meet solar access criteria

- how the proposed light-well, window and balcony designs will achieve adequate ventilation and natural cross-ventilation
- how the proposed lift configuration and associated layout will meet common circulation requirements.

The Applicant's response to the above must include appropriate modelling, drawings and specifications as necessary to demonstrate compliance with ADG.

3. Land use and Gross Floor Area

- a. Justify how the proposed retail tenancy is substantially the same development and consistent with the residential use approved under the Concept consent.
- b. Clarify discrepancies between the station floor area nominated in the EIS and the Urban Design Report.

4. Other Issues

- a. Submit a statement by a qualified designer prepared in accordance with clause 50 of the Environmental Planning and Assessment Regulation 2000.
- b. Illustrate safety and efficiency of the proposed arrangements for loading access and cyclists in response to TfNSW's and Council's submissions.
- c. Clarify the scope for which heritage and site suitability matters (such as flooding, contamination and stormwater) would be addressed by the proposed over station development and others that would address separately under the infrastructure approval (CSSI 7400).
- d. Submit amended architectural drawings confirming BASIX commitments.
- e. Include additional dimensions on the architectural drawings to confirm compliance with the required boundary setbacks.