

12 August 2020

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Our Ref: 2020/341813

James Groundwater
Planning Officer – Key Sites Assessment
Department of Planning, Industry and Environment

By upload to Major Projects portal:

Dear James

**City of Sydney submission on Pitt Street North Over Station Development (SSD 8875)
– MOD 1 – Modifying podium envelope and increasing GFA**

Thank you for your correspondence dated 16 July 2020 seeking the City of Sydney's comment on modifications to SSD 8875 (MOD 1). The modifications include:

- a) *Amend concept building envelope plans approved on 25 June 2019 to modify podium envelope at Castlereagh St and Pitt St façades*
- b) *Amend Conditions A15 and A17 to permit protrusion beyond building envelope for the purposes of sun-shading elements, planted elements and balustrades;*
- c) *Increase total GFA across the site to 55,743sqm (including station floorspace);*
- d) *Replace Concept Approval plans to show interrelationship of proposed OSD floor space with station floor space; and*
- e) *Make minor amendments to Design Guidelines in respect of podium heights and tower setbacks.*

The City supports the proposed changes detailed in the modification. The changes will facilitate an improved built form relationship with the scale of adjacent heritage buildings, achieve sustainability objectives, and improve the retail and commercial interface supporting the new station development and as such, no objection is raised.

Should you wish to speak with a Council officer about the above, please contact Amy-Grace Douglas, Specialist Planner, on 9265 9333 or at adouglas@cityofsydney.nsw.gov.au.

Yours sincerely,



Andrew Rees
Area Planning Manager