



Our ref: DOC20/579829

Senders ref: SSD 8875 MOD 1(City of Sydney)

James Groundwater  
Key Sites Assessment  
Planning and Assessment Group  
Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Dear Mr Groundwater,

**Subject: Public exhibition of Pitt Street North OSD Concept SSD DA - Modification Application, at Lot 20 DP 1255509 Pitt Street, Sydney (SSD 8875)**

Thank you for your letter received 17 July 2020, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the public exhibition of Pitt Street North OSD Concept SSD DA - Modification Application at Lot 20 DP 1255509, Pitt Street, Sydney.

The modification application seeks to amend the following:

1. Amend the concept building envelope plans approved on 25 June 2019 by the Minister under application number SSD 8875 to modify the podium envelope,
  - at the Castlereagh Street façade to facilitate better built form relationship with the scale of the adjacent Masonic Building
  - at the Pitt Street façade to facilitate better built form relationship with the scale of the adjacent National Building
2. Amend conditions A15 and A17 to permit the protrusion beyond the building envelope for the purpose of sunshading elements, planted elements and balustrades
3. Increase the total GFA across the site to 55,743sqm (including station floorspace)
4. Replace Concept Approval plans to show interrelationship of proposed OSD floor space with station floor space and
5. Make minor amendments to the Design Guidelines in respect to podium heights and tower setbacks.

EES have reviewed the Modification Report prepared by Urbis dated 25 June 2020, and it is considered that the modification will not have any additional impacts on natural hazards compared to the previous proposal.

Please note from 1 July 2020 Aboriginal cultural heritage regulation, including advice on SSIs and SSDs, is now managed by Heritage NSW. Heritage NSW can be contacted at [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au).

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or [bronwyn.smith@environment.nsw.gov.au](mailto:bronwyn.smith@environment.nsw.gov.au)

Yours sincerely

28/07/20

Susan Harrison  
**Senior Team Leader Planning**  
**Greater Sydney Branch**  
**Climate Change and Sustainability**