

James Groundwater  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

By email: [james.groundwater@planning.nsw.gov.au](mailto:james.groundwater@planning.nsw.gov.au)

Dear Mr Groundwater

**Notice of Exhibition of application for Pitt Street (North) Over Station Development – MOD 1 (SSD 8875)**

Thank you for your referral dated 16 July 2020 inviting comments from the Heritage Council of NSW on the above State Significant Development Modification (SSD) proposal.

It is understood that this application modifies the concept building envelope of the OSD only. It does not seek approval for its detailed design, or any construction works.

The proposed modification to amend the Concept Approval SSD 8875 involves:

- Amending the concept building podium envelope at the Castlereagh St and Pitt St façade to improve the contextual relationship with the adjacent Masonic and National Buildings.
- protrusion beyond the building envelope for the purpose of sun shading elements, planted elements, balustrades and planter boxes.
- Increase in the total GFA to 55, 743sqm (including station floorspace).
- Reallocation of floor space between OSD and Station uses to maintain consistency.
- Amending design guidelines for podium heights and tower setbacks.

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 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).

The following reports were considered in our assessment:

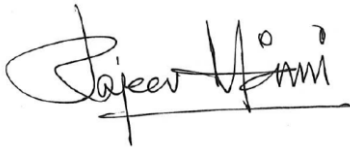
- *Pitt Street North Over Station Development (OSD) CONcpet SSD DA Section 4.55(2) Modification – Planning Report, prepared by URBIS dated 25 June 2020.*
- *Appendix C – Updated Concept Plans, dated 14 April 2020*
- *Appendix F – Section 4.55(2) Modification – Statement of Heritage Impact prepared by GBA Heritage dated 14 April 2020.*
- *Appendix H – Pitt Street North – Visual Impact Assessment prepared by URBIS dated June 2020.*

Based on the review, it is considered that the amended proposal is substantially the same as the original application. We note that the modification would not alter the impacts of the proposal to SHR items in the vicinity.

As mentioned in HNSW letter dated 10 September 2018, it is recommended that the detailed design is developed in line with the heritage recommendations noted within the EIS and Heritage Impact Assessment.

If you have any questions regarding the above advice, please contact Mariyam Nizam, Senior Heritage Assessment Officer at Heritage NSW on 8837 6375 or [Mariyam.Nizam@environment.nsw.gov.au](mailto:Mariam.Nizam@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

**Rajeev Maini**  
Senior Team Leader  
South Assessments,  
Heritage NSW  
Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
10 August 2020