



18 May 2018

Ms Carolyn McNally
Secretary
Department of Planning & Environment
PO Box 39
Sydney NSW 2001

Dear Ms McNally,

Concept State Significant Development Application – Victoria Cross Over Station Development

Reference is made to the request made by Transport for NSW on 1 November 2017 for issue of Secretary's environmental assessment requirements (SEARs) for the preparation of an Environment Impact Statement (EIS) to accompany a concept State Significant Development Application for the proposed over station development located above the approved Victoria Cross Station in North Sydney. The Secretary subsequently issued SEARs on 30 November 2017 for the project.

Transport for NSW has now prepared an EIS for the Victoria Cross Over Station Development (OSD) in accordance with the requirements of the SEARs, and is lodging the concept State Significant Development Application, supported by the EIS for exhibition and assessment by the Department of Planning and Environment.

Situated at the corner of Miller and Berry Streets, the new Victoria Cross OSD represents a unique opportunity to create a new precinct in the heart of North Sydney that has seamless access to retail, commercial offices and transport infrastructure.

The concept proposal for the Victoria Cross OSD is a 42-storey commercial tower above the station's southern entrance integrating retail opportunities and enhancing North Sydney as a thriving commercial, residential, retail and entertainment hub. Approval is being sought for a building envelope, maximum gross floor area, land uses, subdivision (if required) and general development strategies to inform the future detailed design of the OSD. The building envelope has been designed to allow a future commercial office building to sit above and be fully integrated with the Victoria Cross station, forming a single Integrated Station Development.

If you need further information or need to discuss the details of the concept State Significant Development Application, please do not hesitate to contact Sara Roach in the first instance on 0417 464 670 or Sara.Roach@transport.nsw.gov.au.

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Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tim Parker', with a stylized, cursive script.

Tim Parker
Project Director
Sydney Metro, City & Southwest