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Nellie O'Keeffe  
Pitt Street Developer North Pty Ltd  
Level 19, Suite 19.02  
126 Phillip Street, Sydney  
NSW 2000

**Appendix E Section 4.55(2) Modification – Ecologically Sustainable  
Development Report Letter  
Revision B**

**Document Number: SMCSWSPS-CUN-OSN-EM-REP-000002**

**Prepared for: Pitt Street North Developer Pty Ltd  
Project: Pitt Street North Over Station Development**

**RE: Modification Application to SSDA DA 17\_8875 – Ecologically Sustainable Development  
Report Letter**

Dear Nellie,

This letter supports a modification to State Significant Development (SSD) Development Application (DA) 17\_8875 approved on 25 June 2019 by the Minister for Planning (Minister) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) on behalf of Pitt Street Developer North Pty Ltd.

**1. Introduction**

This Section 4.55(2) modification application proposes to amend the Concept Approval SSD-8875 for the Pitt Street North OSD in the following ways:

- 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 St façade to facilitate better built form relationship with the scale of the adjacent Masonic Building;
  - at the Pitt St façade to facilitate better built form relationship with the scale of the adjacent National Building;
- Amend condition A15 to permit the protrusion beyond the building envelope for the purpose of sunshading elements, planted elements, balustrades and planter boxes;
- Increase in the total GFA across the site to 55,743sqm (including station floorspace);
- Reallocate floorspace between OSD and station uses to maintain consistency with what is being delivered under CSSI; and

- Make minor amendments to the Design Guidelines in respect to podium heights and tower setbacks.

The proposed design which incorporates the additional GFA, the modified building envelope and sun shading devices has been supported through the design excellence process.

Accordingly, this letter provides an assessment of the Ecologically Sustainable Development (ESD) performance and targets for the modified concept proposal in comparison with the SSDA DA 17\_8875 Concept Approval dated 25 June 2019.

## **2. Background**

### **CSSI Approval (SSI 15\_7400)**

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest – Chatswood to Sydenham project as a Critical State Significant Infrastructure project (reference SSI 15\_7400) (**CSSI Approval**). The CSSI Approval granted consent for:

Construction and operation of a metro rail line, approximately 16.5 kilometres long (of which approximately 15.5 kilometres is located in underground rail tunnels) between Chatswood and Sydenham, including the construction of a tunnel under Sydney Harbour, links with the existing rail network, seven metro stations, and associated ancillary infrastructure.

The terms of the CSSI Approval include all works required to construct each of the Sydney Metro stations, including the Pitt Street Station. Except to the extent described in the EIS or Preferred Infrastructure Report (**PIR**) submitted with the CSSI application, any OSD buildings and uses do not form part of the CSSI Approval and are subject to this SSD DA.

### **Concept SSD DA (SSD\_8875)**

The Minister for Planning granted development consent to the Concept SSD (SSD-8875) on 25 June 2019. Concept Approval was granted for:

- A maximum building envelope, including street wall and setbacks for the over station development;
- A maximum building height of RL 188.74 metres;
- A maximum gross floor area of 50,310m<sup>2</sup> (including station floor space);
- Podium level car parking for a maximum of 50 parking spaces; and
- Conceptual land use for either one of a mixed-use or commercial scheme (not both).

### **SSDA DA 17\_8875 Concept Approval**

For the SSDA DA 17\_8875 Concept, LCI completed the ESD Report and Addendum No.1 for the proposed Pitt Street North Over Station Development.

The reports accompanying the SSDA DA 17\_8875 Concept submission and approval are available here:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8875](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8875)

## **Section 4.55 (2) Modification Details**

The changes proposed under this proposed 4.55(2) modification application have been assessed with reference to the approved SSDA DA 17\_8875 Concept and found to have negligible impact on the ESD performance targets for the Pitt Street North Over Station Development.

The envelope proposed under the 4.55(2) modification was reviewed and is deemed likely to have an equivalent ESD performance to the original SSDA DA 17\_8875 approved envelope. The original ESD performance targets have been maintained.

### **3. Conclusion**

Cundall has reviewed the envelope subject of the 4.55(2) modification to the approved Concept Approval for Pitt Street North OSD. Based on our assessment we are of the opinion that the ESD performance for the development site would be equivalent to the original assessment parameters of the subject of the SSD DA 17\_8875 Concept Approval, while maintaining the same ESD performance targets.

Should you require any further details please contact the undersigned.

Yours sincerely  
For and on behalf of  
Cundall Johnston and Partners Pty Ltd



**Kazi Hossain**  
**Principal ESD Consultant**  
Email: k.hossain@cundall.com  
Mobile: 0433 829 723