

18 July 2018

Ms Carolyn McNally
The Secretary
Department of Planning and Environment
GPO Box 39 Sydney NSW 2001

Attention: Annie Leung

Dear Ms McNally

**CONFIRMATION OF SEARS FOR SSD 8875 –
PITT STREET NORTH OVER STATION DEVELOPMENT CONCEPT SSD APPLICATION
&
CONFIRMATION OF SEARS FOR SSD 8876 –
PITT STREET SOUTH OVER STATION DEVELOPMENT CONCEPT SSD APPLICATION**

Secretary's Environmental Assessment Requirements (SEARs) for the Pitt Street North & South Over Station Development (OSD) Concept SSD Applications (the concept proposals) were issued on 30 November 2017 as SSD 8875 & SSD 8876 respectively. Sydney Metro is seeking minor amendments to both concept proposals from what was provided in the Request for SEARs. These changes are a consequence of stakeholder consultation, industry engagement and design development that has occurred during the preparation of the Environmental Impact Statement (EIS) for both proposals.

The intent of this letter is threefold:

- to inform the Department of the proposed changes to the concept proposals since the request for SEARs;
- to confirm that the SEARs as issued remain applicable; and
- to allow additional requirements to be added, if required.

Pitt Street North OSD (SSD 8875)

The request for SEARs for the Pitt Street North OSD dated 1 November 2017 foreshadowed station entrances on Pitt and Castlereagh Streets, with access to the over station elements from Park Street. As a result of further design work and stakeholder consultation, the station entry is now proposed on Park Street, with access to the over station elements from Pitt and Castlereagh Streets. This configuration presents a number of advantages including enhanced station access and interchange convenience from bus services on Park Street, as well as effective separation of the station and OSD uses.

Pitt Street South OSD (SSD 8876)

The change to the concept proposal for Pitt Street South OSD as previously set out in the request for SEARs dated 1 November 2017 involves:

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- a substantial reduction of building envelope height to RL 173.6, in order to comply with the sun access plane provisions under Clause 6.17 the *Sydney Local Environment Plan 2012*; and
- the inclusion of an additional potential land use for commercial office purposes, such that approval is now being sought for a building envelope and the conceptual use of the OSD component of the envelope for the purposes of:
 - residential accommodation; OR
 - commercial premises

As this concept SSD Application is a staged development pursuant to section 4.22 of the EP&A Act, future approval would be sought for detailed design and construction of the OSD and to confirm the final use. Concept indicative designs, showing the reduced envelope height and indicative residential and commercial building forms that fit within this envelope, will be provided as part of the concept SSD Application. The full concept proposal description and an image of the proposed envelope are provided at Appendix 1.

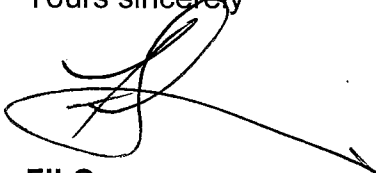
It is our view that the proposed height reduction and inclusion of a commercial land use option for the OSD does not introduce any additional assessment requirements, and that the current SEARs cover all the relevant matters for consideration.

Sydney Metro Establishment

A letter has been sent to you under separate cover advising of the recent establishment of Sydney Metro as an entity constituted pursuant to the *Transport Administration Act 1988* (NSW). SEARs for the two Pitt Street concept SSD applications were issued to TfNSW, not Sydney Metro.

This letter seeks your confirmation that no further changes are required to the SEARs for either proposals in light of the changes outlined above. We are currently preparing an EIS for both concept SSD Applications and would appreciate the Department of Planning and Environment's confirmation as soon as practicable. Should you have any queries about this matter, please do not hesitate to contact Anna Bradley on 0420 305 437.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fil Cerone', with a long horizontal stroke extending to the right.

Fil Cerone
Director
Sustainability, Environment & Planning

Appendix 1: Pitt Street South OSD Concept SSD Application – Draft Project Description

The concept SSD Application will seek concept approval in accordance with section 4.22 of the EP&A Act for the OSD above the approved Pitt Street Station (southern portal). The application will establish the planning framework and strategies to inform the detailed design of the future OSD and will seek planning approval for:

- a building envelope as illustrated at Figure 1
- a maximum envelope height of approximately Relative Level (RL 173.6) which equates to approximately 35 storeys, including the podium height of RL 71 which equates to approximately 8 storeys above ground
- conceptual use of the OSD component of the development for the purposes of (subject to further detailed applications):
 - residential accommodation; or
 - commercial premises
- use of the conceptual OSD space provisioning within the footprint of the CSSI Approval (both above and below ground), including the OSD lobby areas, podium car parking, storage facilities, services and back-of-house facilities
- car parking for a maximum of 34 spaces located across three levels of the podium
- loading, vehicular and pedestrian access arrangements from Pitt Street
- strategies for utilities and service provision
- strategies for the management of stormwater and drainage
- a strategy for the achievement of ecologically sustainable development
- a strategy for public art
- a design excellence framework
- the future subdivision of parts of the OSD footprint (if required)

As the concept proposal is a staged development application pursuant to section 4.22 of the EP&A Act, future approval would be sought for detailed design and construction of the OSD. Concept indicative designs, showing potential residential and commercial building forms and layouts, will be provided as part of the concept SSD Application. An axonometric diagram of the proposed building envelope for which planning approval will be sought is provided below in Figure 1.

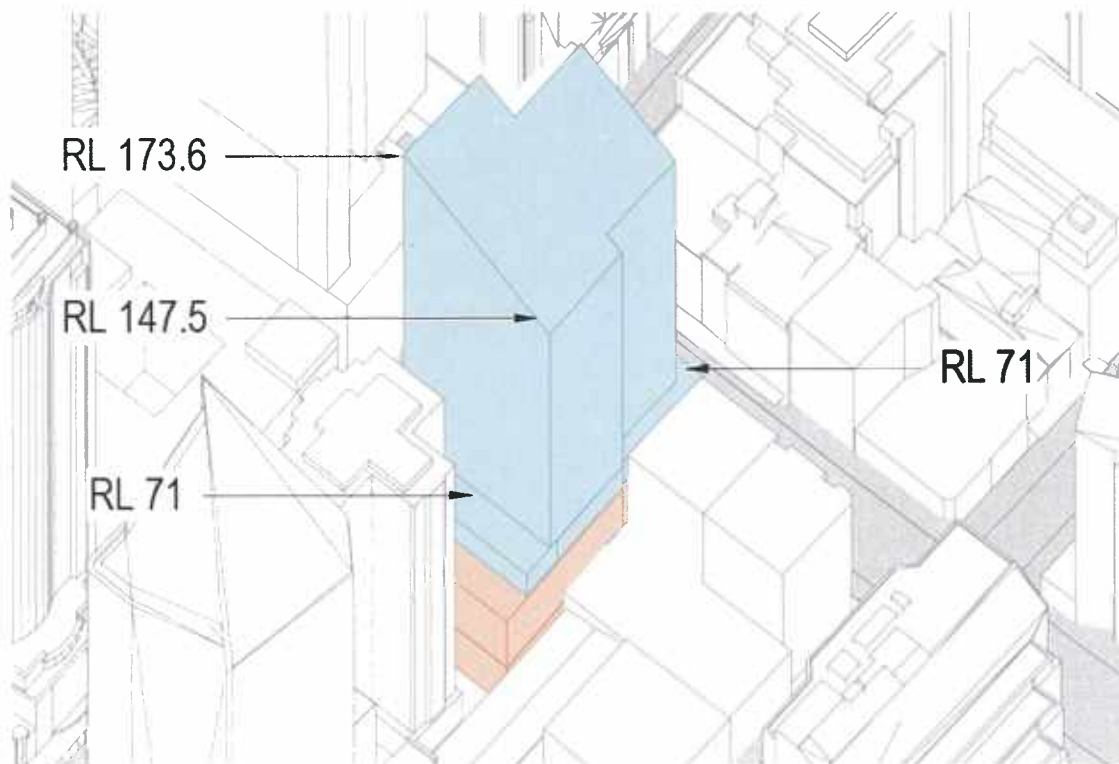


Figure 1 – Proposed Pitt Street South OSD building envelope (axonometric diagram from southeast).