

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, we modify the Project Approval referred to in Schedule 1, subject to the modified conditions in Schedule 2.



Chris Wilson
Member of Commission



Helen Lochhead
Member of Commission

Sydney

14 April 2021

File: SSD 8876 MOD 2

SCHEDULE 1

Development Consent:	SSD 8876 granted by the Minister for Planning on 25 June 2019
For the following:	Concept Development Application for Pitt Street South Over Station Development including: <ul style="list-style-type: none">• a maximum building envelope, including street wall and setbacks for the over station development• a maximum building height of RL 171.6 metres• podium level car parking for a maximum of 34 parking spaces• conceptual land use for either one of a residential or a commercial scheme (not both). Gross Floor Area does not form part of the application and is not approved by this consent
Applicant:	Sydney Metro
Approval Authority:	Minister for Planning and Public Spaces
The Land:	125-129 Bathurst Street Lot 1 DP 60293 131-135 Bathurst Street Lot 1 DP 59101 296-300 Pitt Street Lot 1 DP 436359 302 Pitt Street Lot 1 DP 62668
Modification:	SSD 8876 (MOD 2): permit architectural elements to protrude beyond the approved building envelope and clarify retail premises may be located within the podium.

SCHEDULE 2

The above approval is modified as follows:

1. Schedule 2 Part A – Administrative Conditions - Condition A15 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

BUILDING ENVELOPES AND MAXIMUM HEIGHT

- A15. Future development application(s) for the development must demonstrate that the building is contained within the building envelopes consistent with the plans listed in Condition A2 and as modified by this consent **with the exception of architectural façade features and elements, including balustrades, which, subject to remaining within the site, may protrude beyond the building envelope by up to 150 mm on the southern façade, by up to 200mm on the western façade and by up to 450 mm on the northern façade.**
2. Schedule 2 Part B – Conditions to be satisfied in Future Detailed Development Application(s) - Condition B6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

LAND USE

- B6. Future detailed development application(s) for the over station development must identify the proposed land use scheme being either a residential development or a commercial development (one or the other, not both), **not withstanding that retail premises may be located within the podium of the development.**

**End of modification
(SSD 8876 MOD 2)**