



Professor Mary O'Kane AC
Chair
Independent Planning Commission
GPO Box 3415
Sydney NSW 2001

Dear Professor O'Kane,

**Pitt Street South Over Station Development
(SSD 8876 MOD 2 & SSD 10376)**

The Department has completed its assessment of an application to modify Pitt Street South Over Station Development Concept Approval (SSD 8876 MOD 2) and a State significant development (SSD) application (SSD 10376) for the construction of a residential tower above the southern entrance of the Pitt Street Metro station.

In accordance with clause 8A(1) of State Environmental Planning Policy (State and Regional Development) 2011, the Independent Planning Commission is the declared consent authority for the Stage 2 SSD as more than 50 unique public submissions objecting to the development were received within the public exhibition period.

As the two applications have been assessed concurrently, the Commission may also determine the Section 4.55(2) modification application accompanying the SSD application, in accordance with the then Minister for Planning's delegation dated 14 September 2011.

Based on its assessment, the Department is satisfied that the proposals are approvable subject conditions.

I have attached a copy of the Department's assessment report, recommended consent and all other relevant documents for the Commission's consideration. Further information about the project can be found on the Department's Major Projects website:

<https://www.planningportal.nsw.gov.au/major-projects/project/34311>

<https://www.planningportal.nsw.gov.au/major-projects/project/25471>

For any further information or to arrange a briefing, please contact Anthony Witherdin, Director Key Sites Assessments, on (02) 9274 6173 or via email at anthony.witherdin@planning.nsw.gov.au

Yours sincerely

17/02/2021

Anthea Sargeant
A/Deputy Secretary
Assessment and System Performance