



RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	Pitt Street South Over Station Development (PSSOSD) (SSD 10376 & SSD 8876 Mod 2)	
Location:	125 Bathurst Street, Sydney and surrounding area	
Date:	Thursday, 4 March 2021	
Time:	10am – 12:10pm	
ATTENDEES		
Commissioners:	Chris Wilson Professor Helen Lochhead	Panel Chair
Office of the IPC:	Casey Joshua Kate Moore	Principal Case Manager Principal Case Manager
Applicant:	Nellie O’Keeffe Chris Carolan Lucinda Mander-Jones Kirsten Evans Chris Devin Anthony Perrau Fil Cerone	Project Director, Pitt Street Developer Director, Planning & Design Excellence, Pitt Street Developer Senior Development Manager, Pitt Street Developer Construction Manager, CPB Contractors Site Engineer Delivery Director, Victoria Cross & Pitt St Station Developments, Sydney Metro Director, Environment, Sustainability & Planning, City & Southwest, Sydney Metro
Community Group Representatives:	Nigel Fox Frank Lee Joe Damjanovic	Princeton Apartments Princeton Apartments Princeton Apartments
LOCATIONS AND KEY OBSERVATIONS		
<p>The locations visited during the site inspection are listed below. In relation to each location the key observations are noted. Photographs taken during the site inspection, with reference to the locations visited are at Attachment A to this record of site inspection.</p> <ol style="list-style-type: none"> Level 3, 201 Elizabeth Street Sydney <ul style="list-style-type: none"> Sign in, temperature check, PPE distributed, site safety induction, introduction and opening statement by Panel Chair, Chris Wilson. Bathurst Street – Footpath in front of 134 Bathurst Street Sydney The Panel observed: <ul style="list-style-type: none"> The Project site’s eastern boundary with the adjacent Euro Tower, 137 – 139 Bathurst Street. The Project site’s adjoining boundary with the Edinburgh Castle Hotel, 294 Pitt Street Sydney. Pitt Street – western site frontage The Panel observed <ul style="list-style-type: none"> The proposed location of the Project’s Pitt Street residential entry, adjacent to the Edinburgh Castle Hotel and the location of the loading dock driveway on Pitt Street, shared with the Metro Station beneath. The location of the station box and tower relative to the site’s southern boundary with the Princeton Apartments. 		



4) Site – Southern Gantry

The Panel entered the site at Pitt Street ground level and observed from the southern gantry:

- The location of the Project's proposed tower and the Project's western set back from Pitt Street.
- The Project's eastern boundary, with the Euro Tower and northern boundary, adjacent to Bathurst Street.
- The Sydney Metro City & Southwest (CSSI 7400) ("Sydney Metro") works within the site below ground level

Discussion about the Project's separation from the adjacent Princeton Apartments, station box set back and the tower's Pitt Street frontage set back.

5) Site – Sydney Metro Project (beneath Project)

The Panel observed:

- The Sydney Metro tunnels, passenger journey tunnel and discussed the Sydney Metro project infrastructure.
- The context of the proposed Project, in relation to the Station Box situated beneath the proposed Project relative to adjacent buildings.
- The Project's site boundaries.

6) Sydney Metro Tunnels

The Panel walked in a northerly direction and observed:

- The Sydney Metro single directional tunnels.

7) Pitt Street North Construction Site (Corner of Pitt & Castlereagh Street)

The Panel exited the Site via the passenger hoist at the Sydney Metro Pitt Street North Station Box/Pitt Street North Over Station Development Stage 2 (SSD 10375) site.

8) Princeton Apartments, 308 Pitt Street Sydney

The Panel was provided access to three (3) apartments, on the northern side of the Princeton Apartment building at levels 13, 21 and 30 .

9) Princeton Apartments, Level 13, Apartment Number 19

The Panel observed:

- the Project site from Apartment 19's western enclosed balcony and the site's Pitt Street frontage.
- The interface between the Project's building and the Sydney Metro Station box beneath relative to Princeton Apartments.

Discussion about the Project in the context of surrounding buildings. The Applicant advised they would provide further detail at the Applicant's meeting with the Commissioners.

10) Princeton Apartments, Level 21, Apartment Number 51

The Panel observed:

- The apartment's solar access from the two (2) northern windows in each of the bedrooms, and the eastern window in the rear bedroom.



11) Princeton Apartments, Level 30, Apartment Number 82

The Panel observed:

- The Project site from the apartment's rear eastern balcony and the location of the proposed Project tower relative to apartment 82.
- The apartment's solar access from the apartment's northern boundary living room window and bedroom converted into a gym window.

12) Primus Hotel, Sydney

Following the site inspection, the Panel observed the Project site from Level 7 (rooftop) of the Primus Hotel at 339 Pitt Street Sydney.

The Panel observed the proposed Project, in the context of it's surrounding buildings, in particular in relation to the Site's southern boundary with the Princeton Apartments.

Site Inspection closed at: 12:10pm

Location 2 Bathurst Street – Footpath in front of 134 Bathurst Street Sydney



Location 3 – Pitt Street site frontage





SITE INSPECTION PHOTOS

4 March 2021

Location 4 – Site – Southern Gantry





SITE INSPECTION PHOTOS

4 March 2021

Location 5 – Sydney Metro City & Southwest (CSS) 7400) (beneath Project)



Location 6 – Tunnels





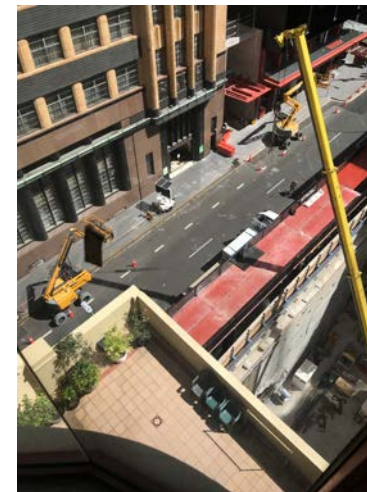
SITE INSPECTION PHOTOS

4 March 2021

Location 7 – Pitt Street North Construction Site (Corner of Pitt Street and Castlereagh Street)



Location 9 – Princeton Apartments, 308 Pitt Street Sydney – Level 13, Apartment Number 19

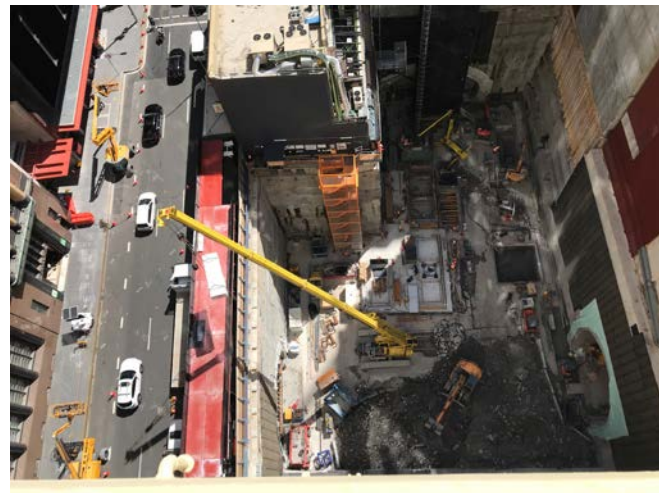
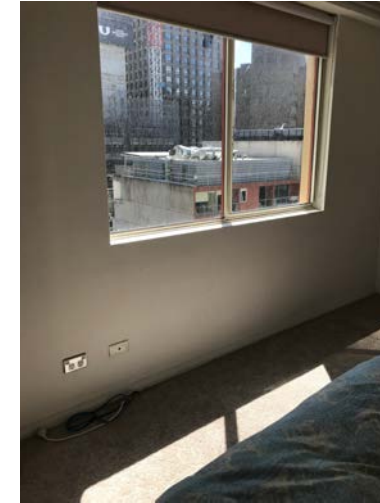




SITE INSPECTION PHOTOS

4 March 2021

Location 10 – Princeton Apartments, Level 21, Apartment Number 51

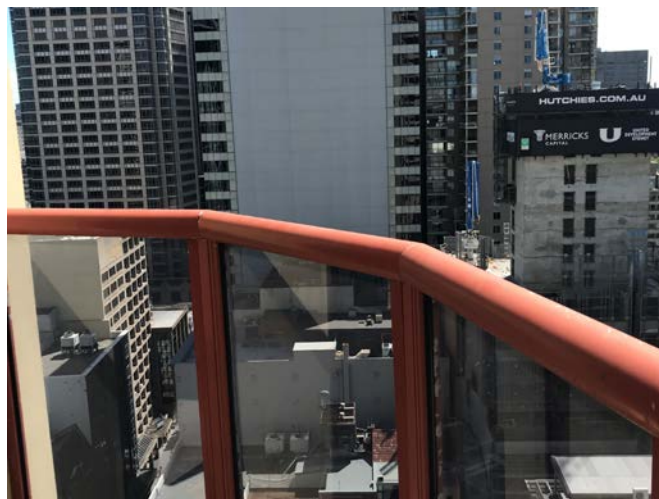




SITE INSPECTION PHOTOS

4 March 2021

Location 11 – Princeton Apartments, Level 30, Apartment Number 82



Location 12 – Level 7 Primus Hotel

