



Mr Des Surleff
Manager
COMMERCIAL TOWER 3
300 BARANGAROO AVENUE
BARANGAROO NSW 2000

05/12/2019

Dear Mr Surleff,

**Sydney Metro Victoria Cross OSD
Stage 2 (SSD-10294) & Stage 1 Modification (SSD-8874-Mod-1)**

The exhibition of the above proposal ended on 28 November 2019. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. In addition, the Department requests that you provide a response to the issues outlined in **Attachment A**. Please provide a Response to Submissions by 31 January 2020.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact James Groundwater, who can be contacted on 8289 6778 or at james.groundwater@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Witherdin'.

Anthony Witherdin
Director
Key Sites
as delegate for the Secretary

ATTACHMENT A

1. Integration with station

Clarify the extent of works forming part of the over station development and how they integrate with the approved station, in particular:

- a) the design of retail tenancies along the Miller Street frontage and retail building adjacent to the southern site boundary
- b) integration with public domain and how the specific design criteria in the approved Design Guidelines have been addressed
- c) the podium office space above the through-site link
- d) the use and design of the non-rail related uses within the podium.

Note: the infrastructure approval (CSSI 7400) includes provisions for future over station development (such as structure and service connections) but excludes the over station development and non-rail related uses.

2. Built form and setbacks

Provide further justification for the proposed built form with respect to:

- a) the design of the tower within the articulation zone and how the specific design criteria in the approved Design Guidelines have been addressed
- b) the proposed modifications to the building envelope and distribution of massing in relation to the view loss and amenity concerns raised in public submissions
- c) Condition A15 which requires the building not to exceed the approved building envelope.

Note: The Department is requesting schedules of actions from the Sydney Metro Design Review Plan (DRP) to further consider how the advice of the DRP have been addressed by the project. The Department in reviewing the schedules, may seek further clarifications on the project responses to DRP advice.

3. Community uses

Clarify the use, operation and management of the proposed 'Hub' space within the podium, with further consideration of:

- a) integration with the approved station and publicly accessible spaces
- b) meeting community needs and maximising public benefits
- c) outcomes of any further consultation with community groups and Council.

4. Traffic assessment

Provide a revised Transport, Traffic and Parking Assessment Report and draft Green Travel Plan addressing the concerns raised by Transport for NSW (TfNSW), TfNSW (RMS) and in the public submissions.

5. Other matters

- a) Demonstrate consistency with Concept Approval with respect to the proposed basement carparking, noting only 150 spaces were approved under SSD 8874 for the over station development.
- b) Clarify the proposed mechanism to allow for future shared vehicle access to the MLC building.