

Mr Justyn Ng
Development Manager
Suite 3, 8 Windmill Street
MILLERS POINT NSW 2000

29/11/2021

Dear Mr Ng,

**Central Coast Quarter - Stage 1, Northern Tower (SSD-23588910)
Submissions Report – Additional Information**

I refer to the submissions report submitted for the Central Coast Quarter - Stage 1, Northern Tower (SSD-23588910). The Department is requesting you provide additional information before accepting the report.

You are requested to submit additional information that effectively addresses the issues identified in **Attachment A**.

Please provide a revised submissions report to the Department that includes the additional information by 17 December 2021.

If you have any questions, please contact Kendall Clydsdale, who can be contacted at kendall.clydsdale@dpie.nsw.gov.au.

Yours sincerely



Keiran Thomas
Director Regional Assessments
Regional Assessments

as delegate for the Planning Secretary

Enclosed/Attached:

Attachment A – Submissions Report Key Issues

ATTACHMENT A – SUBMISSIONS REPORT KEY ISSUES

1. The submissions report does not include a response to the Transport for NSW (TfNSW) submission. Given the nature and extent of TfNSW's concerns, this is a key component which must be submitted with the submissions report;
2. In response to the Department's request to address study rooms with no windows, concertina doors are still shown on study rooms;
3. The drawings submitted for approval with the submissions report (Appendix A of the report) are incomplete. They do not include all floors where amendments have occurred. Additionally, drawings embedded into the Design Report are inconsistent with the amendments proposed by the submissions report;
4. In response to the Department's request to show the visual impact of wind mitigation measures, the Design Report includes updated computer generated images (CGIs) (pages 67-68). However, the wind mitigation measures are difficult to interpret. Please provide clear details within the CGI's;
5. In response to the Department's request to clarify the response to affordable housing, the submissions report (page 13) states that all one (1) bedroom apartments would be rented and sold below market rates. How this is to be achieved should be demonstrated;
6. Please clarify point 15 of the submissions report and where information has been provided in the revised BCA report to consider/address the matter; and
7. Please provide a response and relevant information in response to the submission received from the Department of Planning, Industry and Environment: Water, dated 24 November 2021.