

Our ref: Atlassian - Office and Hotel Development-Mod-2 (SSD-10405-Mod-2)

Mr Jake Mascarenhas
Project Manager
VERTICAL FIRST PTY LTD
Level 6, 341 George Street
Sydney NSW 2000

Attn: Danielle Blakely

31/08/2022

Subject: Response to Submissions

Dear Mr Mascarenhas

The exhibition of the modification report for the Atlassian - Office and Hotel Development-Mod-2 (SSD-10405-Mod-2) ended on 25 August 2022.

We have placed all submissions on the NSW planning portal [here](#).

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines (2021) including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response may be incorporated into the submissions report.

The Department has also considered your application and requires that you:

- reconsider the proposed amendment to Condition F5, noting the proposed wording is too general, the impacts haven't been assessed and it is outside of any formal planning process to consider specific out-of-hours construction works
- provide further justification for the proposed changes to the timeframe for the satisfaction of Condition D5 – Public Domain Landscaping, Condition D32 – Heritage Interpretation Plan and Condition D34 – Designing with Country, including the reason/implications of changing these from CC4 to CC5
- provide a response to the DIP comments in relation to the proposed replacement of stairs with escalators
- review if any additional conditions need to be satisfied prior to CC1 given the proposed change to include detailed excavation in CC1 (e.g. Condition D38 and Condition D49).

Please lodge your submissions report by 30 September 2022 via the [NSW planning portal](#).

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

Department of Planning and Environment



If you have any questions, please contact Annika Hather, on 02 9995 6662 or via email at Annika.Hather@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "AWatson".

Amy Watson
Team Leader
Key Sites Assessments