



Central Place Sydney project office
63 Kensington Street, Chippendale 2008

4 October 2022

Mr Thomas Piovesan
Senior Planning Officer
Key Sites Assessment
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Attention: Mr Thomas Piovesan
Via email

Dear Sir

Re: Toga State Significant Development SSD 33258337

I write representing Dexus CPA Pty Ltd (Dexus) and Henry Deane Building Nominees Pty Ltd & Gateway Building Nominees Pty Ltd (Frasers Property Australia), known as 'The Consortium', to provide this letter of in-principle support in response to the Toga Central State Significant Development 33258337 (SSD 33258337).

Block B was rezoned in 2020 and 2021 and is subject to the Western Gateway sub-precinct Design Guide. Following successful rezoning, the Consortium is undertaking the redevelopment of Block B in the Western Gateway sub-precinct by delivering a mixed-use office redevelopment containing up to 155,000m² of commercial and retail GFA within two tower buildings atop podiums, and a low-rise building. The redevelopment, known as Central Place Sydney, is the subject of a separate Development Application (DA2021/251) currently under assessment by the City of Sydney Council.

Despite Central Place Sydney and nearby Atlassian redevelopment proposals progressing separately, the Western Gateway sub-precinct forms part of the Central Precinct and shares common boundaries with the Toga Central development.

More relevantly, the Central Place Sydney project proposes the delivery of a shared service road entry off Lee Street and access to a basement ramp to enhance the pedestrian movement and safety on the ground plane by reducing the number of basement entries and loading vehicles on the street. For these reasons, strong alignment and collaboration on key interfaces and interdependencies is prudent to ensure the future land use and development control frameworks facilitate a successful outcome for the entire Central Precinct and supports the emergence of Tech Central.

The DPE is accordingly requested to consider the following matters when progressing its assessment of the Toga Central SSD and specifically their implications for Central Place Sydney. Any change that would require revisions to the Central Place Sydney scheme would not be supported.

Wind

The developers of the Western Gateway sub-precinct, the Consortium, Toga and Atlassian, have been working closely together to ensure that the wind conditions within and around the Western Gateway are no worse than existing and is suitable in the public domain for the intended purposes of sitting, standing or walking.

◆ Central Place Sydney

Toga will be responsible for ensuring that on completion of Toga Central, the wind conditions in the precinct are not worsened in the public domain and on Lee Street. Any proposal delivering an outcome that is worse than the existing comfort and safety conditions or the conditions that are anticipated on completion of Blocks A and B would not be supported.

Landscaping and Public Domain Report

The Landscape and Public Domain Report ("Public Domain Report") prepared by Arcadia has made assumptions in regard to the public realm in areas outside of the Toga lot boundary, particularly as it relates to Upper Ground level. The DPE should be made aware that whilst this design is located on the Consortium's land, it is not supported by the Consortium. However, the Consortium is working closely with Toga and the City of Sydney Council to agree the best urban outcome for the plaza and public domain areas across the various landholdings and has confidence that a successful outcome can be reached.

We acknowledge that the best outcome is not defined by lot boundaries, however, highlight that consideration must be given to the volumes of pedestrian movements entering and exiting Central Station which is one of the busiest railway stations in Australia. Furthermore, the staging of the three Western Gateway Sub-precinct developments needs to be taken into account, to ensure adequate pedestrian access is provided as each development is completed.

Landscape Masterplan Ground Level



Transport

In the Traffic and Transport Assessment prepared by Stantec for Toga Central, 106 car parking spaces, 4 car share spaces and 5 loading bays are contained within the proposed development. All of these vehicles will require the use of the Central Place Sydney service entry road off Lee Street and basement ramp access.

◆ Central Place Sydney

Central Place Sydney has been designed to provide service vehicle entry via a shared entry ramp for Toga Central, Atlassian Central, YHA and a portion of the future OSD. The Central Place Sydney and future OSD service vehicles will utilise an Integrated Distribution Facility (IDF) on basement 2, whilst service vehicles destined for Toga Central, Atlassian Central and YHA will proceed to their own respective basements for parking and collection of waste. The shared entry and basement access will be managed by a Dock Master with an Operational Plan to ensure the traffic movements are managed during peak hours of the day for all users of the shared entry ramp. Given the intense use of the consolidated entry and basement ramp provided by the Central Place Sydney development, Toga Central's use of the service entry road and basement ramp will require all hotel guests and car share users (who are not familiar with the Operational Plan) to utilise a hotel valet service or concierge, provided by Toga, to park and/or retrieve these vehicles when accessing the Central Place Sydney basement.

Should you wish to discuss this letter please do not hesitate to contact the undersigned on 0413 83 83 63 or by email at amy.kiely@centralplacesydney.com.

Yours sincerely,



Amy Kiely
Development Director – Central Place Sydney