

13 December 2019

Our Ref: 2019/611815
File No: R/2019/26

David Glasgow
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001
By email: david.glasgow@planning.nsw.gov.au

Dear David

Atlassian Office and YHA Hostel - 8-10 Lee Street Haymarket - SSD 10405 - R/2019/26

Thank you for inviting the City to comment on the draft SEARs for the proposed SSD application. It is understood that a competitive design process has been undertaken for the development and that the draft planning proposal draft design guidelines for the Western Gateway remain under consideration.

Please find attached the City's revisions to the draft SEARs (using track changes) for your consideration. In particular, the City strongly endorses the minimum 30 metre separation between the podiums of blocks A and B identified in the draft Western Gateway Sub-precinct Design Guide, to accommodate the future over station connection between Henry Deane Plaza and Devonshire Street. The required separation should be shared reasonably between the relevant sites.

This is crucial to ensuring a high quality contribution to the City's public domain, providing a connection between Surry Hills, Central Station and Chippendale and accommodating the increased foot traffic generated by future development and future public transport infrastructure. Managing wind impacts will also be crucial to the success of this space.

Should you wish to speak with a Council officer about the above, please contact David Zabell, Senior Planner, on 9265 9333 or at dzabell1@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM
Director
City Planning | Development | Transport