

19 November 2021

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Kiersten Fishburn
Secretary
Department of Planning, Industry and Environment
12 Darcy Street,
Parramatta NSW 2150

Attention: Russell Hand
Principal Planning Officer – Key Sites Assessment

Conditions of development consent for the Sydney Metro Martin Place Station Precinct SSD 9270 – North Site

Condition B5, B6 and B7 discharge request #5 – Design excellence and design integrity review Response to request for additional information dated 9/11/2021

Dear Russell,

We write on behalf of Macquarie Corporate Holdings in relation to the abovementioned development consent granted by the Minister for Planning and Public Spaces on 13 August 2019 for the Martin Place Station Precinct North Site. This letter sets out a response to DPIE's request for additional information dated 9 November 2021 relating to a Condition B5-B7 post approval request (SSD-9270-PA-31).

In its request for additional information, DPIE sought clarification on whether the proposed design changes would be the subject of future Section 4.55 modification applications, with particular consideration of the proposed atrium changes (for instance, floorplate changes at Levels 7, 11 and 25).

In response, the proponent wishes to make the following clarifications, and also confirm the following:

- **Level 25:**
 - The filling in of the atrium on this level as shown in the submitted documentation supporting this B5-B7 request was included in error; the conversion of this atrium to floor space was approved as part of SSD 9270 MOD-5 on 10 May 2021. Accordingly, please disregard this component of the submitted documentation as it is already approved.
 - The changes on Level 25 as part of this B5-B7 request are limited to minor back of house changes, and a relocation of the inter tenancy stair up to Level 26. Accordingly, the changes on this level are proposed to be certified prior to the issue of the relevant Construction Certificate given their minor nature and given they are wholly internal.
- **Level 7 and Level 11:**
 - The primary change on Level 7 involves the filling in of an approved atrium and amendments to the positioning and size of the approved inter tenancy stair connecting Level 7 and Level 8.
 - The primary changes on Level 11 involve the enlargement of the approved central atrium, and the addition of a further atrium at the southern end of the floor plate.
 - We have been instructed by the architects JPW that the net change to GFA as a result of the changes on these two levels is an overall reduction in GFA of approximately 262m², as follows:

Table 1 Level 7 and Level 11 void changes

Level	DA approved GFA (m2)	Current design GFA (m2)	GFA difference (m2)
Level 7	2583	2710	+127
Level 11	2244	1855	-389
			-262

- Accordingly, we are instructed that the changes on this level are proposed to be certified prior to the issue of the relevant Construction Certificate given together they do not constitute an increase in GFA (but rather constitute a reduction in GFA when balanced across the levels), and given the changes are wholly internal and not visible or perceptible from the public domain.

We trust this information is sufficient to enable the Planning Secretary to confirm that the proposed changes are not required to be reviewed by the DRP. Should you have any queries about this matter, please do not hesitate to contact the undersigned on (02) 9409 4985.

Yours sincerely,



Chris Ferreira
 Associate Director, Planning
 0423 976 803
 cferreira@ethosurban.com