

Mr Jake Mascarenhas
Project Manager
Vertical First Pty Ltd
Level 6
341 Pitt Street
Sydney NSW 2000

Our ref: SSD-10405 MOD 1
EF22/8751

Attention: Simon Gunasekara

28 July 2022

Dear Mr Mascarenhas

Subject: Atlassian Office and Hotel Development (SSD-10405-Mod-1) – Response to Submissions and DPE Matters

The above modification application was referred to the City of Sydney Council, Heritage NSW and Transport for NSW for comment. We have placed the advice received on the Department's website [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* (EP&A Regulation). 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). The *Preparing a Submissions Report Guideline* forms part of the SSD Guidelines.


The Department has also considered your application and requires additional information as outlined in Schedule 1.

Please lodge your response by progressing the application on the major projects planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response are not included in the 'assessment period' under section 94(1) of the EP&A Regulation.

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

Yours sincerely,



Amy Watson
Team Leader
Key Sites Assessments

Schedule 1 – Additional information required

Salvage and Reuse of Distinctive Elements Plan

- Please provide a response to concerns raised by Council in relation to the proposed changes to Conditions C3 and C5. This should include further justification as to why components (a) and (c) of the Salvage and Reuse of Distinctive Elements Plan (Condition C5) should be deferred until prior to CC5 (heritage reconstruction) rather than at an earlier construction stage.

Design changes

- The Department has identified a number of additional minor changes shown on the architectural plans submitted alongside Modification 1 which were not approved in the plans as part of SSD 10405. The Department has clouded the discrepancies on the architectural plans in Appendix A. Please clarify and provide justification for any additional design changes sought.