

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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2 November 2022

Ms Amy Watson
Team Leader – Key Sites Assessment
Department of Planning and Environment
4 Parramatta Square
Parramatta NSW 2150

Dear Amy,

ATLASSIAN OFFICE AND HOTEL DEVELOPMENT SSD-10405 MOD 2 - APPLICANT RFI RESPONSE

This letter has been prepared by Urbis on behalf of Vertical First Pty Ltd in response to the Request for Additional Information (**RFI**) from the Department of Planning and Environment (**DPE**) dated 1st November 2022.

The RFI request is in relation to a Section 4.55(1A) modification application (MOD 2) for the approved State Significant Development (SSD-10405) which approved an office and hotel accommodation development at 8-10 Lee Street, Haymarket.

MOD 2 seeks to make the following amendments to SSD-10405:

- Minor changes to the layout within basement levels, inwards parcels shed and OSD level.
- Modification to construction hours condition F8.
- Clarification of construction stage of certain works.
- Amendment to timing of conditions D5, D25, D26, D27, D28, D30, D32 and D34.

The modification application was publicly notified between 12 August 2022 and 25 August 2022.

This letter provides a response to the concerns raised by the City of Sydney dated 28 October 2022, which accompany the RFI dated 1 November 2022.

This response is supported by amended basement plans DA-09B-B00-00(10) and DA-10B-B00-02(9), provided at **Appendix A**.

1. RESPONSE TO CITY OF SYDNEY SUBMISSION

City of Sydney raised the following concerns regarding MOD 2 in their correspondence dated 28th October 2022. A response is provided in the following table to each concern raised.

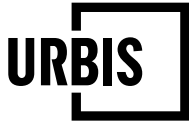
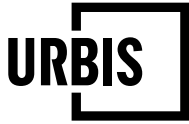


Table 1 Response to City of Sydney Submission

Issue	Response
City of Sydney	
<p><u>Waste Management</u></p> <p>Regarding the City's concern about the reduction in the Adina loading area in front of the waste room at Basement Level 2 and adequate space for a vehicle and the movement of bins, the proponent has responded by stating that a 2 metre clearance would be available between the parking space and wall for loading of the bins where collection vehicles reverse into the parking space. However, this clearance does not appear to be provided on the architectural plans with only approximately 1.15 metres provided, which may make manoeuvring bins difficult. It is requested that the proponent clarify this discrepancy and amend the clearance to 2 metres on the plans.</p> <p>It is considered that the other issues raised regarding operational waste management (post construction) may largely be able to be resolved via Waste Management Plans for each future business prior to occupation. It is acknowledged that the proponent has accepted that commercial waste will be collected on a daily basis, therefore a larger waste storage area is not required.</p>	<p>The Basement 2 plans have been updated to show a 2.6m clearance between the parking space and wall for loading of bins.</p> <p>It is noted that vehicles will enter the Adina MRV bay in a forward facing direction and reverse to exit.</p> <p>A note has been added to the Basement 2 plans clarifying the vehicle loading area as well as clear dimensions of the MRV bay (10m) and circulation area in front of the Adina waste room.</p> <p>See DA-09B-B00-00(10) and DA-10B-B00-02(9) at Appendix A.</p>
<p><u>Construction Works and Hours</u></p> <p>City staff maintain their concern regarding the amendment to Condition F8 to extend the working hours for noisy activities. The amended Acoustic Statement submitted advises that the duration of the project will be shortened by at least 10 weeks for noisy activities based on the requested extended hours, however, it is still considered that respite periods are required due to the exceedances predicted in Table 2 for hydraulic hammering. These respite periods are also outlined in the Construction Noise and Vibration Management Plan that was lodged as part of the Mod 2 submission, and are</p>	<p>An additional noise mitigation measure of installing a noise monitor on the premises of Receiver 6 can be implemented to mitigate against the impacts of the proposed shorter respite periods. This would provide an additional trigger to the contractors if noise levels were exceeded.</p>

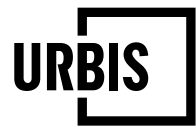


Issue	Response
<p>considered a feasible and reasonable noise management measure for the duration of the construction works.</p>	
<p><u>Amendments to Timing of Conditions</u></p> <p>City staff maintain their concern regarding changes to Conditions Nos. D32 – Heritage Interpretation Plan and D34 – Designing with Country. As advised previously, the satisfaction of these conditions should remain unchanged at CC4, prior to any detailed works being carried out on the overall development.</p>	<p>The applicant maintains the position that Condition D32 and D34 need to be satisfied ahead of commencing the Parcel shed reinstatement, public domain works and Podium/OSD façade and finishes which will be the area in which Designing for Country is incorporated. This construction work will be released under CC5. Heritage Interpretation is not relevant to the tower façade, services or base build finishes the subject of CC4.</p> <p>The collaboration process with adjoining landowners relative to Heritage Interpretation and Designing with Country principles is occurring throughout the design programme, with the collating of the documents for CC being an outcome. As Toga and CPS design programmes are behind Atlassian’s, moving these conditions to a later CC provides the opportunity to collaborate further and aligns our design programme more closely with theirs noting that these adjacent developments are not currently as progressed from a design perspective.</p>

2. CONCLUSION

This letter has provided a response to the concerns raised by City of Sydney in their correspondence dated 28th October 2022 which was attached to DPE’s RFI dated 1st November 2022, in relation to the proposed modifications to SSD-10405 under MOD 2.

It is considered that the justification in the Statement of Modification submitted with the modification application, and supplemented by the responses above, provide appropriate grounds to amend the noted conditions of consent.



Should you require any further clarification on the above, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "S Noone". The signature is written in a cursive, flowing style.

Sarah Noone
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