



30 June 2021

Jim Betts
Secretary
Department of Planning, Industry and Environment
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Attention: Anthony Witherdin, Director Key Sites Assessment

Dear Sir

Re: Letter of In-principle Support Atlassian - Office and Hotel Development (SSD-10405)

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 for the proposed amendments to the State Significant Development Application (SSDA) for a new office and hotel development being sought by Atlassian at 8-10 Lee Street, Haymarket, known as Block A in the Western Gateway sub-precinct. It is understood that the proposed amendments are being made to the SSDA following public exhibition, and these changes are a result of a response to submissions received and further design development.

The Consortium is undertaking the redevelopment of Block B in the Western Gateway sub-precinct by delivering a mixed-use commercial office redevelopment containing up to 155,000m² of commercial and retail GFA within two podium and tower buildings. The redevelopment, known as Central Place Sydney, is the subject of a separate Development Application currently under assessment by the City of Sydney Council. Despite the Central Place Sydney and Atlassian redevelopment proposals proceeding separately, there has been strong alignment and collaboration on key areas to produce a successful outcome, and we welcome the opportunity to provide a review and in-principle support of the proposed design changes to the Atlassian proposal. This alignment is important as the Western Gateway will create a new dynamic civic space and workplace of the future, directly supporting the emergence of Tech Central, a shared vision for both Atlassian and Central Place Sydney.

The Proposed Amendments

We understand that Atlassian are seeking development consent under SSD-10405 for a new office and hotel tower including the adaptive reuse of the Former Inwards Parcel Sheds. In response to submissions and through design development, we understand a number of changes are proposed to the detailed design of the new tower. These design amendments are not anticipated to exceed the maximum height or maximum gross floor area prescribed under section 6.53 of the Sydney Local Environmental Plan 2012 (Sydney LEP).

As part of these amendments, we understand that the tower will commence approximately one metre below the prescribed height in the draft Western Gateway Design Guide. The location of this change is on the southern façade and will therefore be located generally opposite the Central Place Sydney proposal.

The Consortium supports these proposed amendments given they will not exceed the maximum development parameters established for Block A under the Sydney LEP and propose only a minor variation to the envelope under the draft Western Gateway Design Guide. We provide our support, subject to Atlassian demonstrating:

- wind conditions are not worsened by the variation;
- commitment to a precinct wide approach to resolve any wind comfort and safety issues identified through the cumulative assessment of Block A and Block B; and
- no adjustments are required to the approved development parameters for Block B under the Sydney LEP 2012, or currently drafted within the Western Gateway Design Guide.

We do not support any change which requires an adjustment to the Block B envelope.

Subject to meeting the above considerations, the Consortium provides support for these changes, and believe that the Atlassian proposal provides a positive development outcome which will support the broader delivery of the Tech Central vision.

We further encourage and look forward to continuing to engaging with surrounding neighbours as the detailed design of their proposals advance. In particular, we see the value in coordinating the testing and evaluation of key matters such as wind speeds in an effort to create exemplary public spaces.

Should you wish to discuss this letter please do not hesitate contact the undersigned on 0412 775 365 or by email at sballango@savills.com.au

Yours sincerely



Stephanie Ballango

Director, NSW Property Consultancy (Planner and consultant to the Consortium)

cc: John Dawson, Frasers Property Australia