

17 May 2019

WM Project Number: 16095-V
Our Ref: ARC070619 BM
Email: stephen.canty@arcadis.com

Mr Stephen Canty
Arcmac
383 Kent Street
SYDNEY NSW 2000

Dear Mr Canty

**Re: Victoria Cross Over-Station Development
- Acoustic Parts of Modification Application**

This report has been prepared to accompany a section 4.55(2) modification application to the State Significant Development (SSD) Concept Approval (reference SSD 17_8874) granted for a commercial mixed-use Over Station Development (OSD) above the new Sydney Metro Victoria Cross Station. This report has been prepared having regard to the Secretary's Environmental Assessment Requirements dated 30 November 2017.

The Minister for Planning granted development consent to the Concept SSD Development Application (DA) on 18 December 2018. Concept Approval was granted for:

- A maximum building envelope, including street-wall and setbacks for the OSD
- A maximum building height of RL 230 or 168 metres, providing:
 - Approximately 40 commercial storeys and 2 additional storeys for rooftop plant for the high-rise portion of the building envelope
 - Approximately 13 storeys for the lower eastern portion of the building envelope at RL 118 or 55 metres
 - A maximum gross floor area (GFA) of 60,000sqm, excluding station floorspace
 - Basement car parking for a maximum 150 parking spaces.

Following Sydney Metro's appointment of Lendlease (Victoria Cross) Pty Limited as the preferred development partner to deliver the Victoria Cross OSD, and ongoing design development, minor modifications to the approved building envelope are now required.

The section 4.55(2) modification application proposes the following changes to the approved building envelope:

- Reduction in the massing and overall dimensions of the building cantilever above the Miller Street special area setback;
- Relocation of building massing from the low-rise levels the tower, north of the through-site link, to the high-rise levels of the tower;

- Reduction of the Berry Street setback from 5 metres to 4.5 metres, extending the building envelope marginally to the north; and
- Increasing the approved maximum GFA for the over station development from 60,000sqm to 61,500sqm.

It is noted that the Concept SSD DA instrument of approval does not consent to any physical works commencing on site until a Detailed SSD DA is granted for the site. A Detailed SSD DA seeking consent for the detailed construction of the proposed development is lodged under a different cover concurrently with this Concept SSD DA modification application.

This letter now addresses the potential change to the noise and vibration impact of the development in the surrounding area.

The main potential noise and vibration impact will relate to mechanical services within the development. The proposed changes will have little effect upon noise and vibration emanating from the development and any changes within the detailed design in noise emissions can be dealt with by changes to the noise mitigation measures to be adopted within the design.

I trust this comment about the modification is sufficient at this stage and that the noise and vibration control design will proceed as normal during the design stages.

Yours faithfully

WILKINSON MURRAY

A handwritten signature in black ink, appearing to read 'Barry Murray', with a stylized flourish at the end.

Barry Murray

Director