

26 April 2022

Michael Cassel
Secretary
Department of Planning, Industry and Environment
12 Darcy Street,
Parramatta NSW 2150

Attention: Russell Hand (Principal Planning Officer – Key Sites Assessment)

Dear Russell,

SECTION 4.55(1A) MODIFICATION APPLICATION Sydney Metro Martin Place Station Precinct – North Site (SSDA 9270) MOD 6

1.0 Introduction

This application has been prepared by Ethos Urban on behalf of Macquarie Corporate Holdings Pty Ltd, pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify SSDA 9270 relating to 50 Martin Place, 9-19 Elizabeth Street, 8-12 Castlereagh Street, 5 Elizabeth Street, 7 Elizabeth Street, and 55 Hunter Street (North Site), above the northern entrance of the new Martin Place Metro Station.

This application seeks to modify the development consent to facilitate minor design changes to the North Tower. The proposed changes are the result of the design development process and Macquarie's workplace design review which has involved further detailed design of the proposal. The modifications are minor in nature and comprise the following:

- Reorientation of Level 1 office lobby;
- Relocation and rearrangement of plant and services over various levels;
- Reduction of BMU door extent;
- Minor adjustments to internal atriums and inter-tenancy stairs;
- Minor increase in Level 10 terrace balustrade height;
- Column realignment and removal on Levels 29-34;
- Minor changes to eastern façade to include exhaust on Level 11 as well as hatch and generator flues on Level 28; and
- Minor changes to lift motor room slab on Levels 15 and 28 for fire separation adjacent to façade, and resultant minor increase in louvres in lieu of glazing on Levels 15 and 28 western façade to conceal.

This application identifies the consent, describes the proposed modifications and provides an assessment of the relevant matters contained in Section 4.55(1A) of the EP&A Act. This application is accompanied by:

- Modified Architectural Drawings prepared by JPW (**Attachment A**); and
- Design Statement prepared by JPW (**Attachment B**).

Pre-lodgement consultation in relation to this proposed modification application has occurred with the Department of Planning and Environment (DPE) on 11 March 2022. All changes proposed with this application have been included and endorsed through Condition B5 and B6 discharge requests, where DPE confirmed the changes did not require review by the Design Review Panel (DRP), as they would not have an impact on the Design Excellence elements of the approved development.

1.1 Consent proposed to be modified

The consent proposed to be modified was granted by the Minister for Planning and Public Spaces on 13 August 2019 for the Stage 2 State Significant Development (SSD) Development Application (DA) for the construction and use of a 39-storey mixed use tower at 50 Martin Place, 9-19 Elizabeth Street, 8-12 Castlereagh Street, 5 Elizabeth Street, 7 Elizabeth Street and 55 Hunter Street (North Site), above the northern entrance of the new Martin Place Metro Station. The proposed modification application will be the sixth application seeking to modify SSSA 9270.

2.0 Description of the modifications

2.1 Summary of proposed amendments

A level-by-level summary of all proposed changes included in this application is provided in **Table 1**.

Table 1 List of proposed changes

Change proposed
Level 1
<ul style="list-style-type: none"> Reorientation of lobby access and revolving doors. Revised general circulation arrangement of lobby due to reorientation of revolving doors. Alteration of approved open balcony balustrade at northern end of lobby (looking north onto station entrance) to include full height glazing.
Level 2
<ul style="list-style-type: none"> Continuation of full height glazing proposed on Level 1.
Level 5
<ul style="list-style-type: none"> Minor alterations to arrangement of plant and services, relocation of tenant plant to Level 6.
Level 6
<ul style="list-style-type: none"> Minor alterations to arrangement of plant and services, inclusion of tenant plant previously on Level 5.
Level 10
<ul style="list-style-type: none"> Increase in height of Level 10 balustrade from 1375mm to 1800mm on eastern, northern and western edges.
Level 15
<ul style="list-style-type: none"> Minor revisions to back of house configurations. Minor changes to lift motor room slab for fire separation adjacent to façade, and resultant minor increase in louvres in lieu of glazing on western façade to conceal.
Level 16
<ul style="list-style-type: none"> Minor revisions to back of house configurations. Removal of inter-tenancy stair.
Levels 16-27
<ul style="list-style-type: none"> Minor reduction of central atrium size, expansion and minor relocation (within atrium) of inter-tenancy stairs. Minor relocation of back of house amenities and building core, and minor changes to cupboard doors.
Level 28
<ul style="list-style-type: none"> Minor adjustments to structures located within plant room, generator room and substation. Minor adjustments to building core including minor changes to cupboard doors.

Change proposed

- Minor changes to lift motor room slab for fire separation adjacent to façade, and resultant minor increase in louvres in lieu of glazing on western façade to conceal.

Levels 29-33

- Minor relocation of back of house amenities and building core, and minor changes to cupboard doors.
- Southern columns deleted and adjacent columns realigned.

Level 34

- Minor relocation of back of house amenities and building core, and minor changes to cupboard doors.
- Minor adjustments to fire stair.
- Southern columns deleted and adjacent columns realigned.

Levels 35-36

- Minor relocation of back of house amenities and building core, and minor changes to cupboard doors.
- Minor adjustments to fire stair.

Level 37

- Minor relocation of back of house amenities and building core, and minor changes to cupboard doors.
- Minor adjustments to fire stair.

Lower Roof

- Revised arrangement of plant room and services.

Upper Roof

- Revised arrangement of plant room and services.
- Lowering of floor level FFL.

Roof

- BMU door extent reduced.
- Visible BMU door rails removed.

North

- Increase in height of Level 10 balustrade from 1,375mm to 1,800mm.

South Elevation

- Level 28 BMU door extent reduced.

East Elevation

- Increase in height of Level 10 balustrade from 1,375mm to 1,800mm.
- Inclusion of exhaust on Level 11.
- Inclusion of hatch and generator flues on Level 28.

West Elevation

- Increase in louvres on Levels 15 and 28 in lieu of glazing on western façade.
- Increase in height of Level 10 balustrade from 1,375mm to 1,800mm.

2.2 Lobby amendments

The application seeks minor variations to the approved configuration of the office lobby space on Level 1. The changes predominately comprise the reorientation of the revolving doors to an east-west orientation (previously approved in a north-south orientation), to accommodate revised movement and flow of users within the space. An additional revolving door has also been included to maximise access into the reception area. Security gates to access the building have been shifted further north to allow for direct access into all lobbies from the reception area. Additional gates have also been included to enhance pedestrian flow.

Additionally, the application seeks to amend the eastern portion of the previously approved glass balustrade to the north of Level 1 (overlooking the northern void space) to comprise full height glazing across Levels 1 and 2. **Figures 1 and 2** below show a comparison of the approved and proposed Level 1 floor plan respectively.

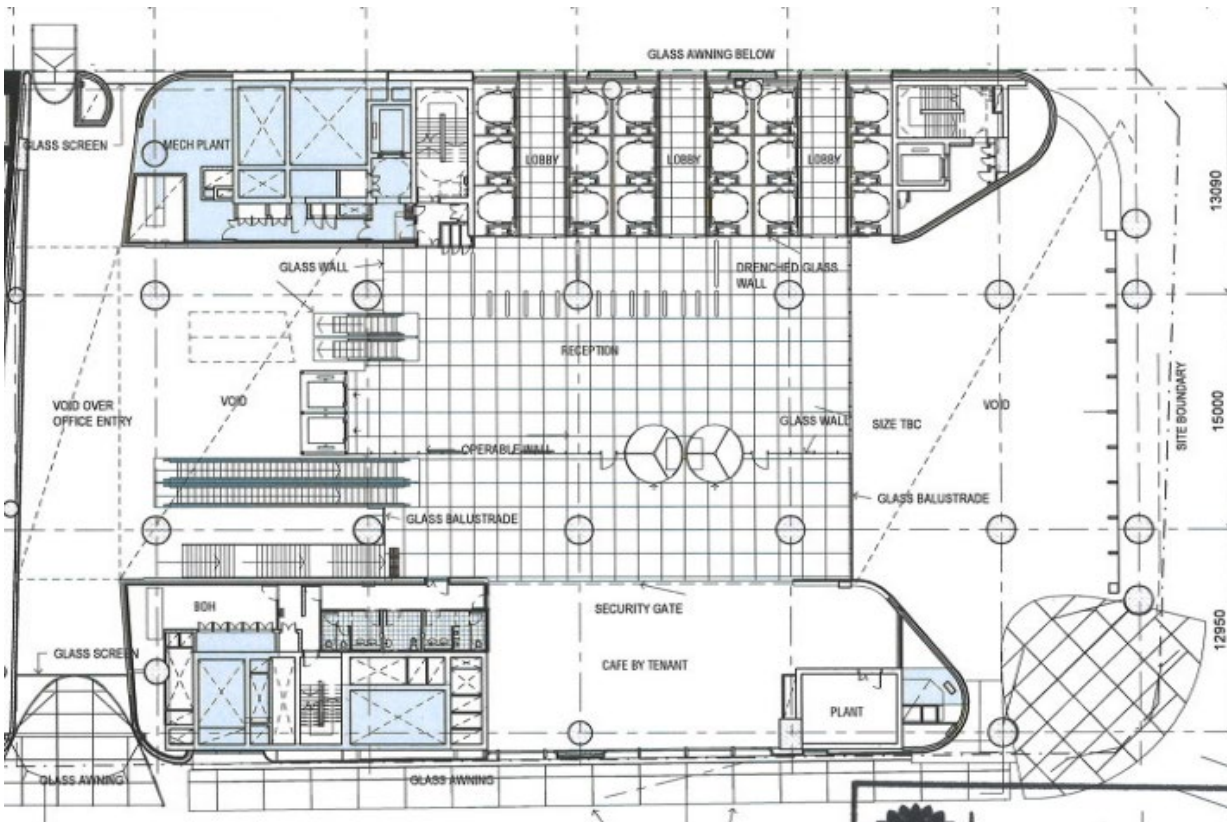


Figure 1 Approved stamped lobby configuration

Source: JPW

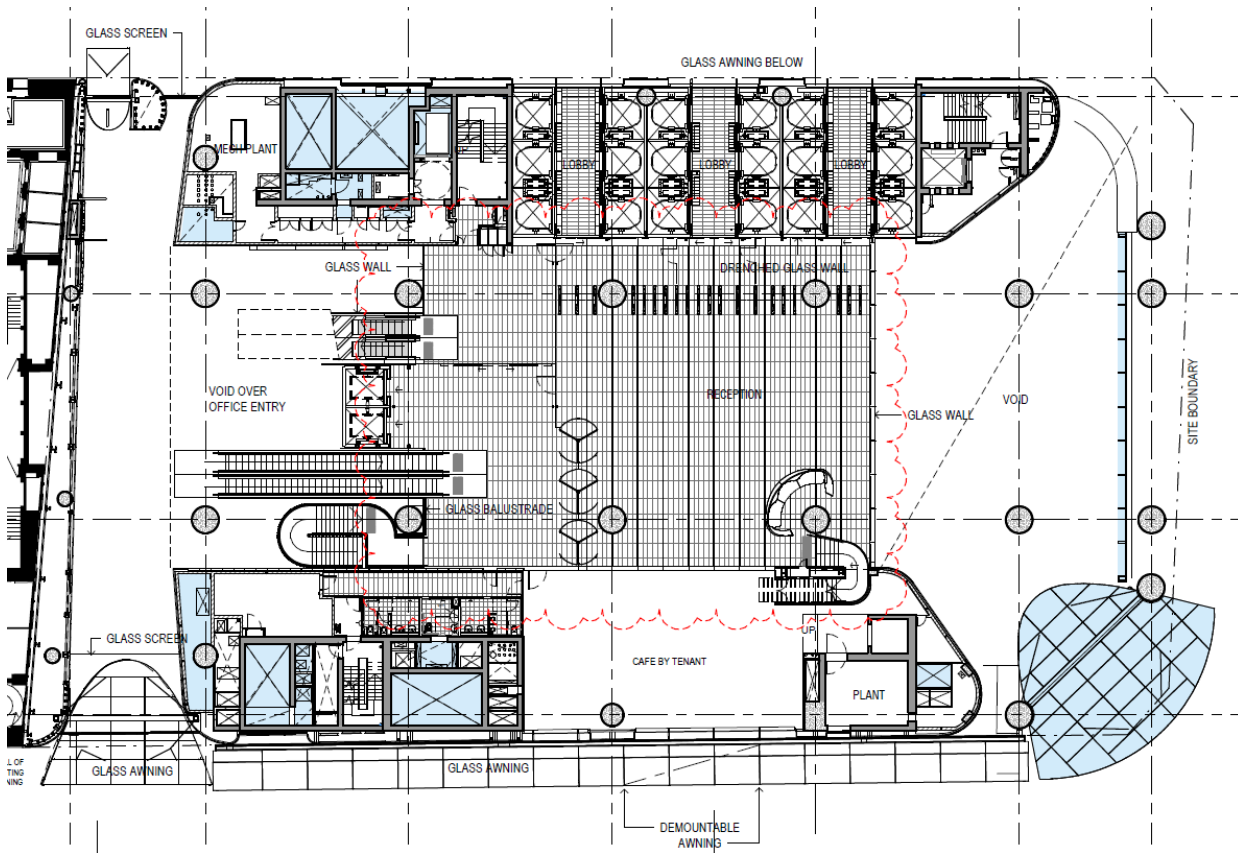


Figure 2 Proposed reconfiguration of lobby and location of glass wall

Source: JPW

2.3 High rise core and amenities reconfiguration

The approved high-rise floors incorporate amenities and services within the western core block. A number of minor changes are proposed and comprise:

- Minor changes to cupboard doors and internal walls related to back of house amenities across Levels 16-27 and 29-37;
- Minor changes to the fire stairs across Levels 35-37;
- Minor adjustments to the plant room on Level 28, Lower Roof and Upper Roof; and
- Relocation of tenant plant previously approved on Level 5 to Level 6.

The changes are contained entirely within the proposed building and as such will not alter the external built form as previously approved. The proposed changes are typical of the evolving design development process.

2.4 Atrium void and stairs

This application also proposes minor readjustments to the size and location of the inter-tenancy stairs on levels 19 to 27 and minor readjustments to the atrium size and shape on Levels 17, 18, 20, 21, 23, 26 and 27. A typical example of the changes, taken from the approved and proposed Level 20 plan, is shown in **Figures 3 and 4** respectively which illustrate a slightly altered atrium shape and relocation/expansion of inter-tenancy stairs.

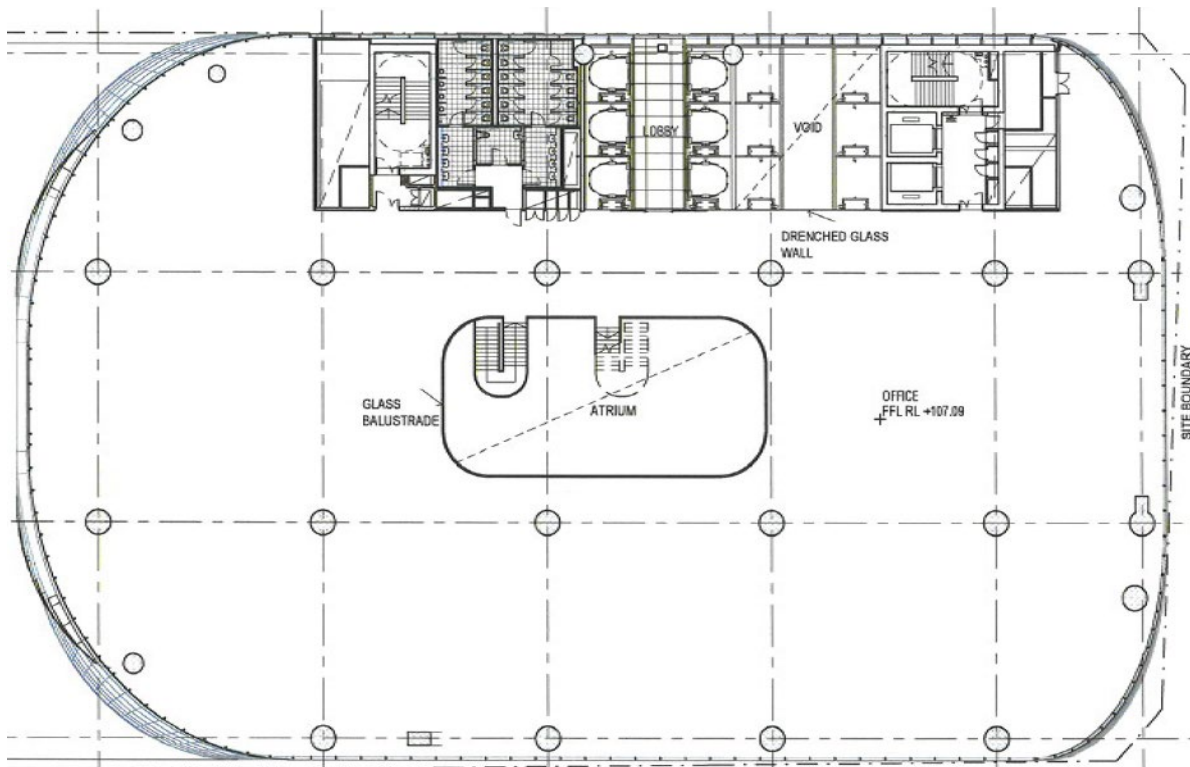


Figure 3 Approved stamped Level 20 plan

Source: JPW

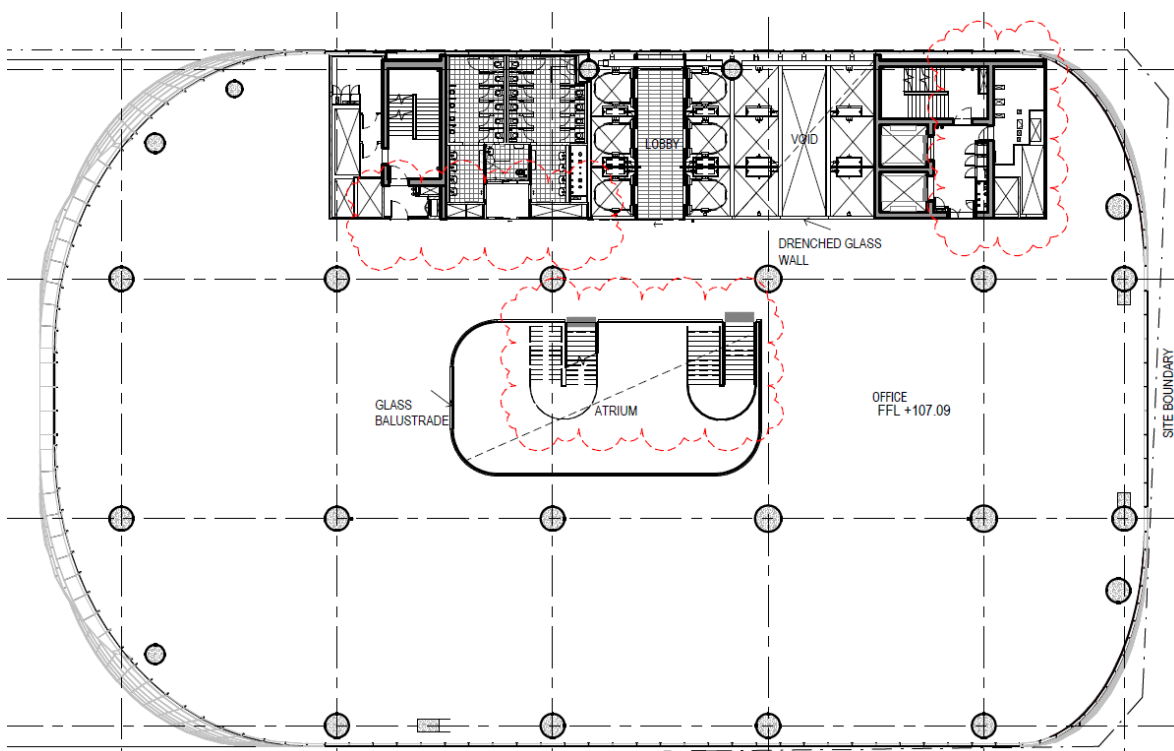


Figure 4 Proposed Level 20 plan showing relocation of inter-tenancy stairs and minor adjustment of atrium

Source: JPW

It is also proposed to remove the inter-tenancy stair on Level 16 to respond to workplace design requirements. A comparison of the approved Level 16 and proposed plan is provided in **Figures 5 and 6** respectively. The proposed changes are typical of the evolving design development process and are considered an improvement to the approved development from a functionality and useability perspective.

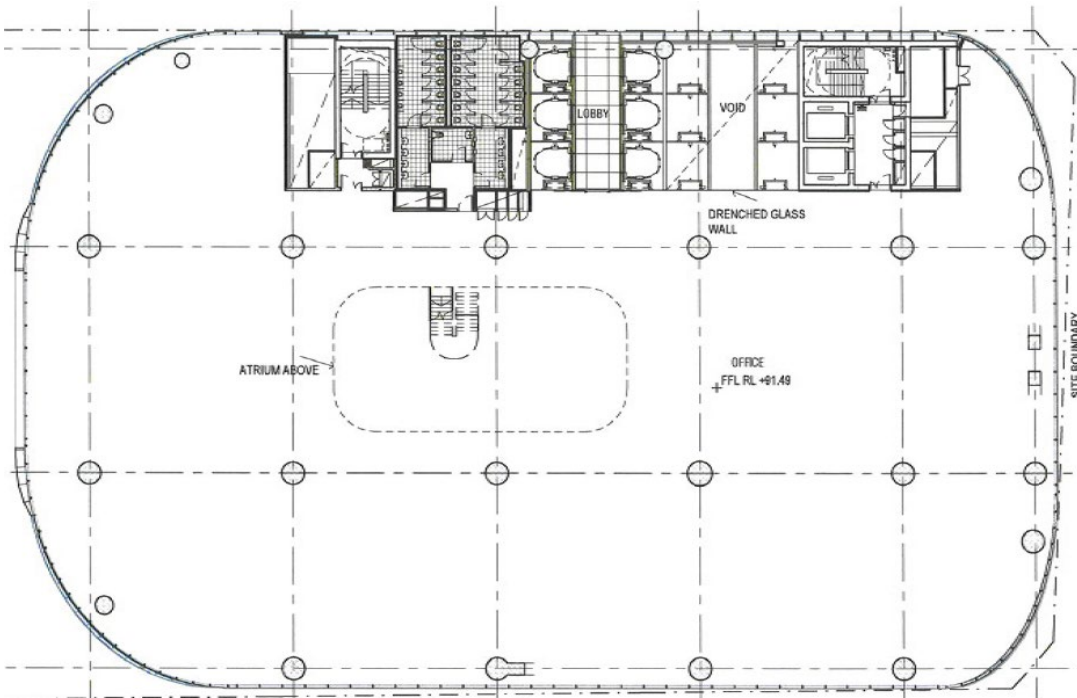


Figure 5 Approved stamped Level 16 plan showing inter-tenancy stair

Source: JPW



Figure 6 Proposed Level 16 plan showing removal of inter-tenancy stair

Source: JPW

2.5 Level 15 and 28 internal change to lift motor room

A minor change to the lift motor rooms on Levels 15 and 28 is proposed, being a minor extension of the floor slab to the inside edge of the façade transom. The slab extension is proposed to create fire separation to the lift shaft level below. Section drawings showing the approved and proposed arrangement are shown in **Figure 7**, and a view in plan is shown in **Figure 8**.

A continuation of the approved louvres on the western façade as recommended by the architects JPW is proposed on these two levels to conceal this change, as endorsed by DPE through the B5-B7 discharge request dated 25 March 2022, as discussed in **Section 2.6**.

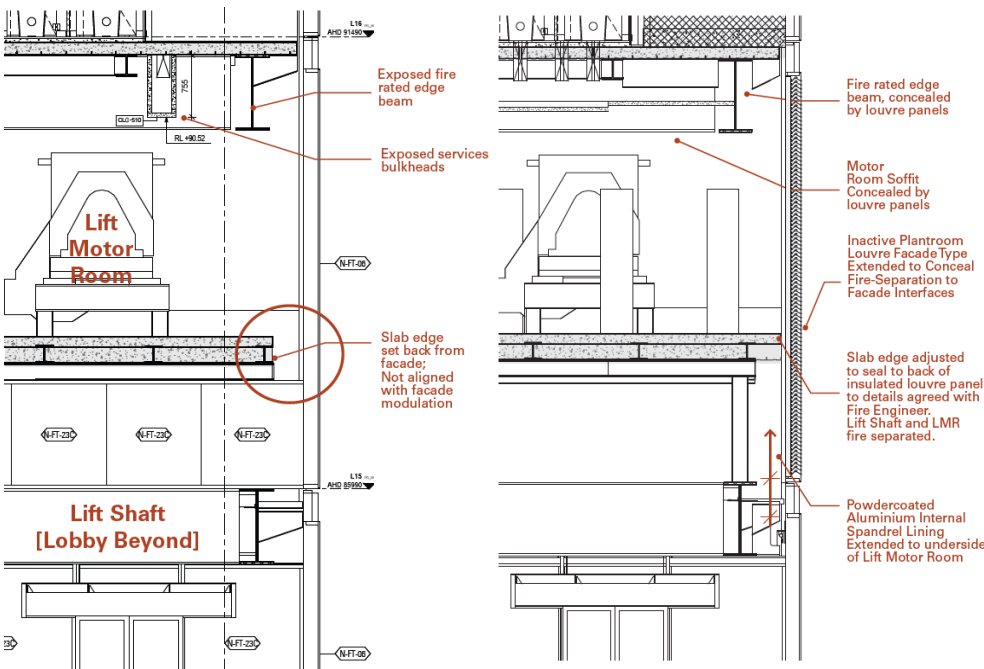


Figure 7 Approved section (left) and proposed section (right) showing fire separation slab extended

Source: JPW

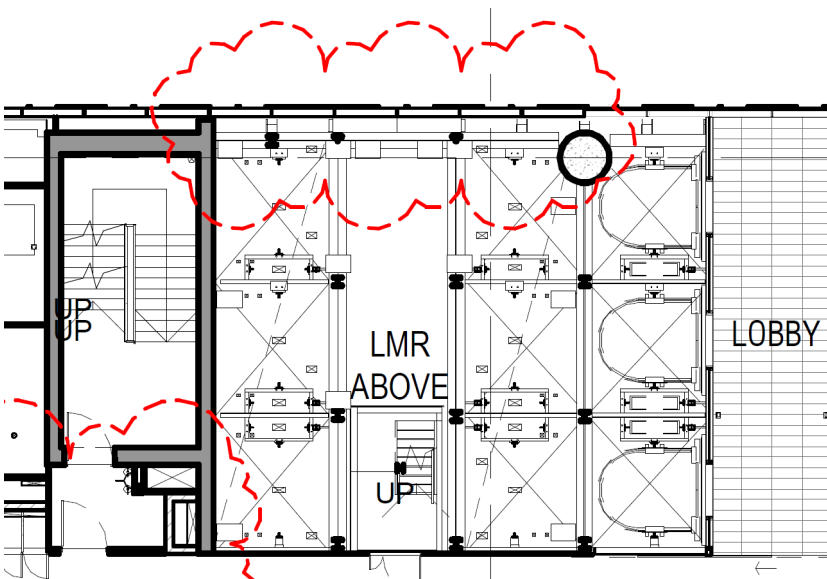


Figure 8 Level 15 Plan view extract showing lift motor room and fire separation slab extended (proposed)

Source: JPW

2.6 External changes

This application seeks minor variations to the exterior of the approved North Tower, comprising:

- An increase in balustrade height from 1375mm to 1800mm on level 10 on the northern, eastern and western elevations (approved and proposed elevations of the eastern façade showing the proposed change are shown in **Figure 9** and **Figure 10** respectively);
- A minor increase in louvres on Level 15 and Level 28 is proposed in lieu of glazing on the western façade to screen the visible lift motor room and maintain architectural integrity, as shown in **Figure 11**;
- Minor changes to eastern façade comprising:
 - Inclusion of exhaust on Level 11 (refer to **Figure 10**);
 - Inclusion of generator flues on Level 28 (refer to **Figure 12**).
- Removal of visible BMU door rails; and
- Reduction of BMU door extent on Level 28 and the Upper Roof Level, along the southern elevation (refer to **Figure 13**).



Figure 9 Approved balustrade height on eastern façade

Source: JPW

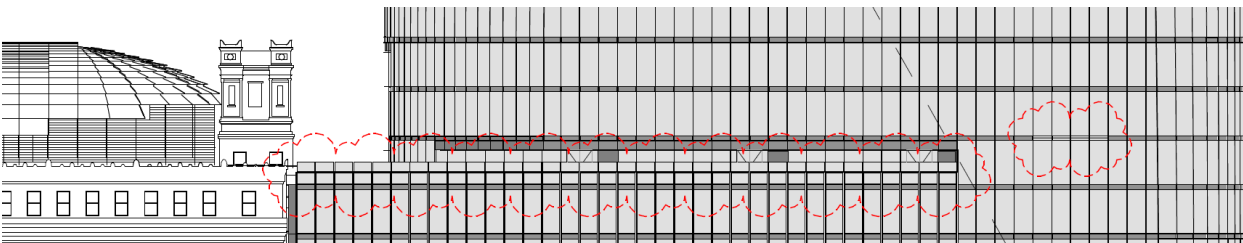


Figure 10 Proposed balustrade height increase on eastern façade (replicated on north and west) and Level 11 exhaust discharge (right)

Source: JPW

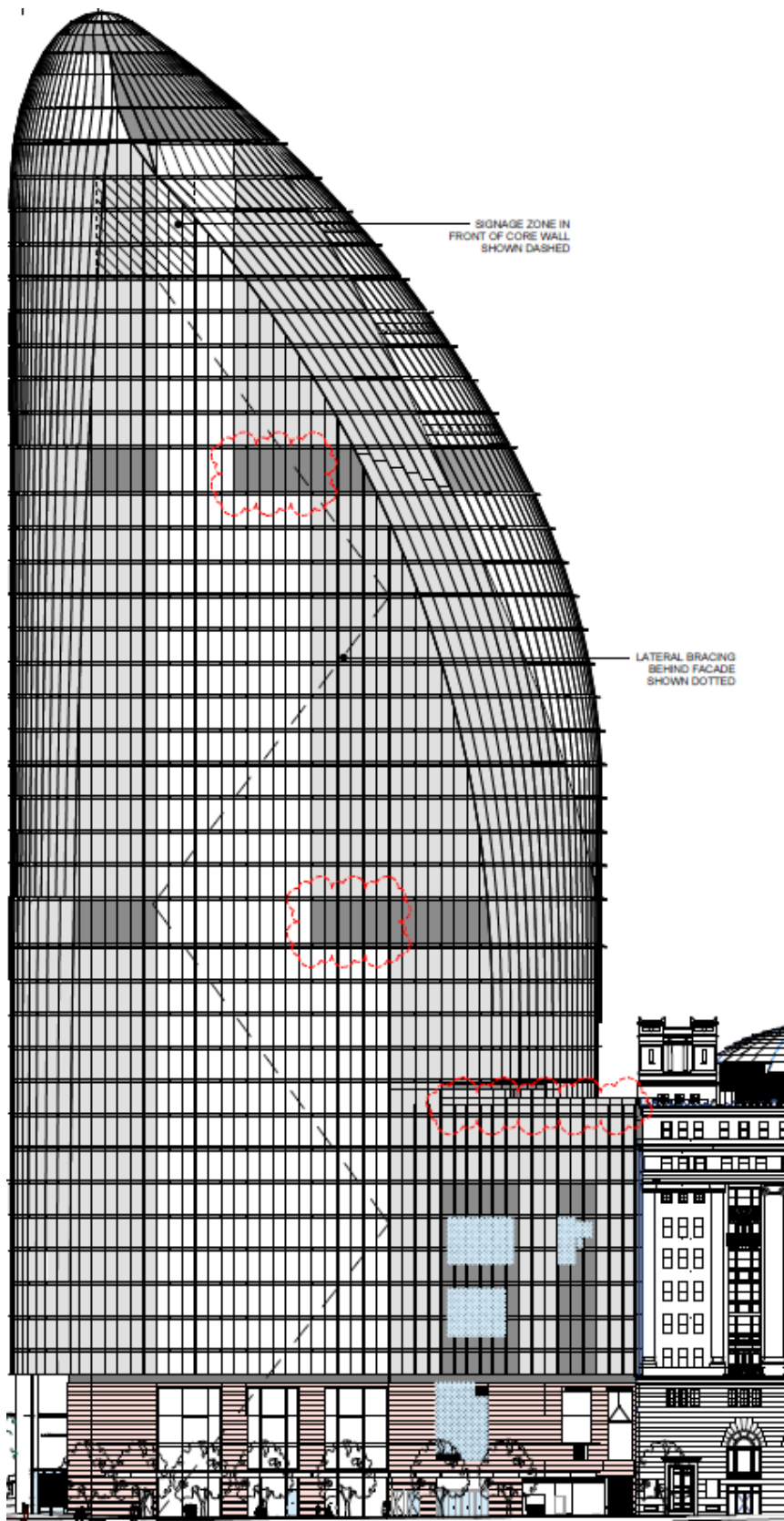


Figure 11 Western elevation showing increase in louvres on Levels 15 and 28 (proposed)

Source: JPW

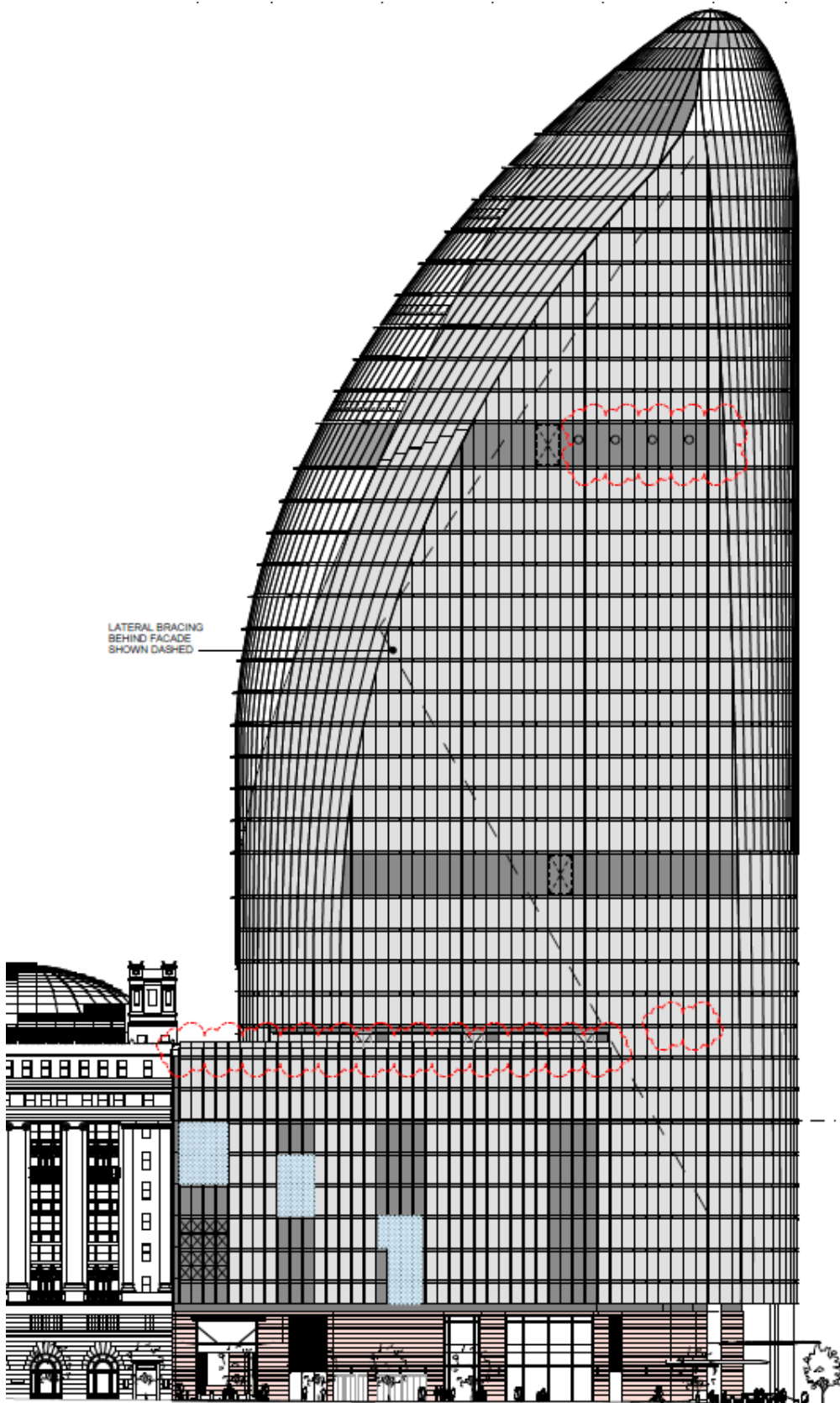


Figure 12 Eastern elevation showing generator flues on Level 28 (proposed)

Source: JPW

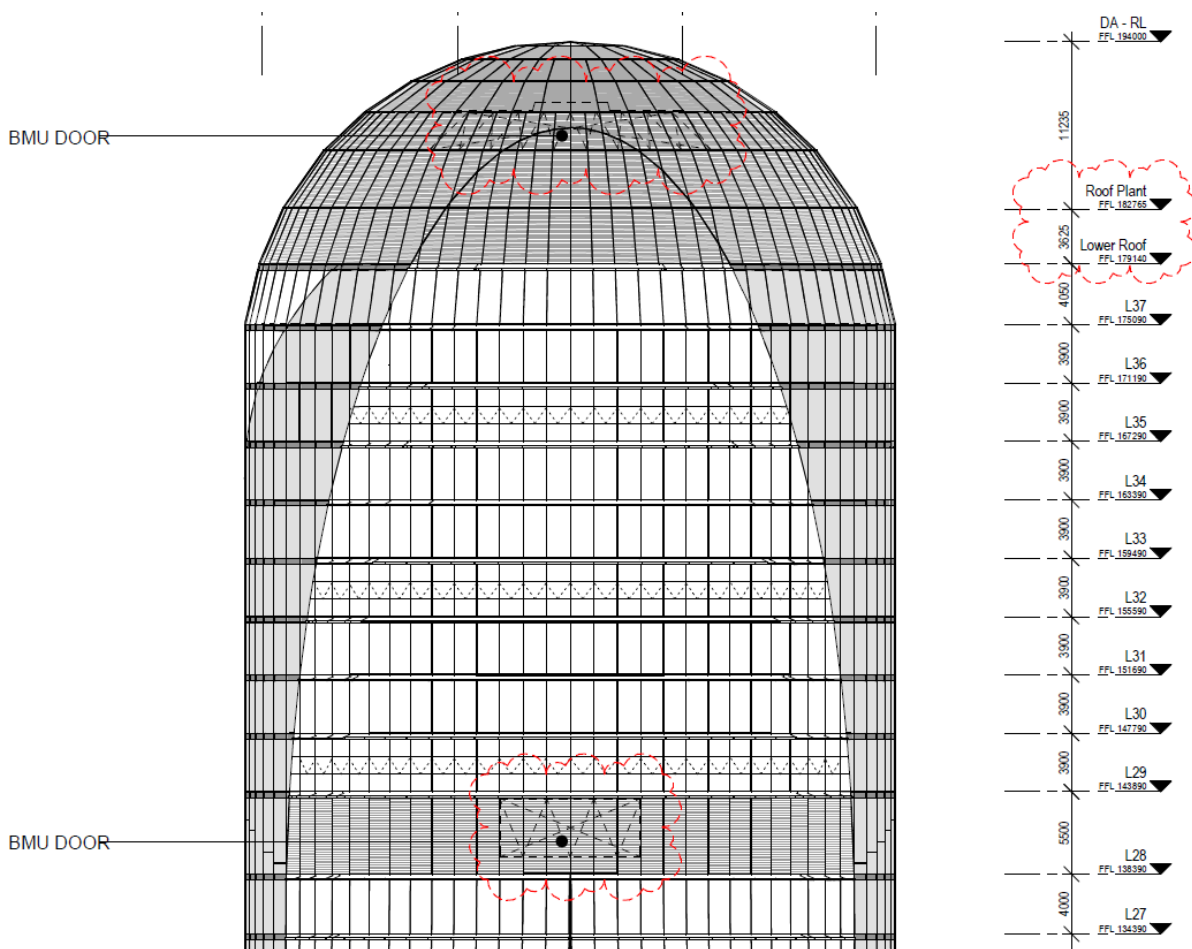


Figure 13 Southern elevation showing reduction of BMU door extent on Level 28 and Upper Roof (proposed)

Source: JPW

Other minor modifications

The following minor modifications are also proposed:

- Deletion of southern columns and realignment of columns on Levels 29 to 34;
- Lowering of floor to floor level on the Upper Roof.

The above changes will have no impact on the approved function or use of the North Tower.

2.7 Modifications to conditions

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

Condition A2

Drawing Number	Rev	Name of Plan	Date
CSWSMP-MAC-SMN-AT-DRG-DA-000000	I	Cover Page and Drawing List	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-109805	D	Location Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-109806	D	Site Plan – Roof Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-109808	D	Precinct Plan – Ground Plane	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-159801	G	Precinct Section	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-300000	K	Ground Plan – Elizabeth Street	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-300100	J <i>J</i>	Level 01 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-300200	J <i>J</i>	Level 02 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-300300	K	Level 03 Plan	19.05.20
CSWSMP-MAC-SMN-AT-DRG-DA-300400	K	Level 04 Plan	19.05.20
CSWSMP-MAC-SMN-AT-DRG-DA-300500	J <i>K</i>	Level 05 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-300600	J <i>K</i>	Level 06 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-300700	I	Level 07 Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-300800	I	Level 08 Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-300900	I	Level 09 Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-301000	L <i>M</i>	Level 10 Plan	19.05.20 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-301100	I	Level 11 Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-301200	H	Level 12 Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-301300	H	Level 13 Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-301400	H	Level 14 Plan	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-301500	H <i>I</i>	Level 15 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-301600	H <i>I</i>	Level 16 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-301700	H <i>I</i>	Level 17 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-301800	J <i>J</i>	Level 18 Plan	14.01.21 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-301900	J <i>J</i>	Level 19 Plan	14.01.21 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-302000	H <i>I</i>	Level 20 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-302100	J <i>J</i>	Level 21 Plan	14.01.21 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-302200	J <i>J</i>	Level 22 Plan	14.01.21 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-302300	H <i>I</i>	Level 23 Plan	31.05.19 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-302400	J <i>J</i>	Level 24 Plan	14.01.21 <i>01.04.22</i>
CSWSMP-MAC-SMN-AT-DRG-DA-302500	J <i>J</i>	Level 25 Plan	14.01.21 <i>01.04.22</i>

Drawing Number	Rev	Name of Plan	Date
CSWSMP-MAC-SMN-AT-DRG-DA-302600	H I	Level 26 Plan	31.05.19 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-302700	H I	Level 27 Plan	31.05.19 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-302800	H I	Level 28 Plan	31.05.19 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-302900	↓ J	Level 29 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303000	↓ J	Level 30 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303100	↓ J	Level 31 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303200	↓ J	Level 32 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303300	↓ J	Level 33 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303400	↓ J	Level 34 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303500	↓ J	Level 35 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303600	↓ J	Level 36 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303700	↓ J	Level 37 Plan	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303800	H I	Lower Roof Plan	31.05.19 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-303900	H I	Upper Roof Plan	31.05.19 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-305000	H I	Roof Plan	31.05.19 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-308000	J	Lower Ground Plan – Castlereagh Street	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-308100	D	Level B1 Plan – Service Yard	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-308200	D	Level B2 Plan – End of Trip Facility	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-308300	D	Level B3 Plan – Metro Station Concourse	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-308400	D	Level B4 Plan – Metro Station Plant	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-308500	D	Level B5 Plan – Metro Station Platform	31.05.19
CSWSMP-MAC-SMN-AT-DRG-DA-391000	K	Landscape Plan	19.05.20
CSWSMP-MAC-SMN-AT-DRG-DA-409900	N O	East Elevation	19.05.20 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-409901	O P	North Elevation	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-409902	M N	West Elevation	19.05.20 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-409903	↓ J	South Elevation	19.05.20 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-509900	M N	North – South Section	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-509910	K L	East – West Section	14.01.21 01.04.22
CSWSMP-MAC-SMN-AT-DRG-DA-519902	K	East – West Internal Section	24.11.20

3.0 Substantially the same development

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if *“it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all)”*.

The development, as proposed to be modified, is substantially the same development as that originally approved in that:

- the proposed modifications remain consistent with the original architectural intent as previously approved, and are minor in nature and generally are not discernible changes compared to the approved development when viewed from the public domain;
- the proposed modifications continue to achieve a high standard of design excellence; and
- the proposed modifications do not alter the commercial uses intended for the building.

4.0 Environmental assessment

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if *“it is satisfied that the proposed modification is of minimal environmental impact”*. Under section 4.55(3) the consent Authority must also take into consideration the relevant matters to the application referred to in section 4.15(1) of the EP&A Act and the reasons given by the consent authority for the grant of the original consent.

The following assessment considers the relevant matters under section 4.15(1) and demonstrates that the development, as proposed to be modified, will be of minimal environmental impact. The key considerations are summarised below.

4.1 Compliance with relevant planning instruments and DCPs

The EIS submitted with SSDA 9270 addressed the proposal’s compliance against the relevant planning instruments, including:

- *Environmental Planning and Assessment Act 1979;*
- *Biodiversity Conservation Act 2016;*
- *Planning Systems State Environmental Planning Policy;*
- *Transport and Infrastructure State Environmental Planning Policy;*
- *Industry and Employment State Environmental Planning Policy;*
- *Resilience and Hazards State Environmental Planning Policy;*
- *Biodiversity and Conservation State Environmental Planning Policy;*
- *Sydney Local Environmental Plan 2012; and*
- *Sydney Development Control Plan 2012.*

The proposed modification application does not raise any new matters for assessment under the instruments listed above.

4.2 Design excellence

The SSD 9270 consent provides a variety of conditions to ensure the development demonstrates design excellence. Under Condition B5, it is a requirement that the applicant notifies the Planning Secretary of any proposed modifications to approved architectural drawings. Under Condition B6, the Planning Secretary is then to determine whether the proposed changes require an independent review by the DRP or other appropriate person(s) prior to endorsing the change. The changes proposed within this modification application have been confirmed by the Planning Secretary to not require DRP review.

The proposed changes are not considered to alter any of the design excellence qualities of the building, given their minor nature, and given:

- The additional louvres located on Level 15 and Level 28 on the western façade are considered a minor continuation of already approved louvres on the same levels, and the change is not readily discernible, as shown in **Figures 14** and **15**, resulting in a negligible visible change and impact when viewed from the public domain. The introduction of the new louvres will not result in new materials, details or finishes.
- The changes related to the BMU on Level 28 and the Upper Roof Level are also barely discernible.
- Changes to the eastern façade comprising the exhaust on Level 11, as well as hatch and generator flues on Level 28 are also considered to not significantly change the overall façade architectural resolution.
- The other amendments which relate to this application are located entirely within the approved built envelope and will not be viewable from the public domain.



Figure 14 Approved western façade resolution
Source: JPW



Figure 15 Amended western façade with additional louvres
Source: JPW

4.3 Minimal environmental impact

Pursuant to section 4.55(1A)(a) of the EP&A Act, a consent may be modified under Section 4.55(1A) where the consent authority “is satisfied that the proposed modification is of minimal environmental impact”. The consent authority may be satisfied that this Modification Application is of minimal environmental impact because the changes are limited to minor ongoing design development changes, and do not result in any changes to the overall built form. Accordingly, the proposed modifications will not cause any additional environmental impacts as to what have already been assessed.

4.4 Reasons given for granting consent

Section 4.55(3) of the EP&A Act requires that the consent authority also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified. The key reasons for the Minister granting consent to SSD 9270 were:

- *Consistent with NSW Government and Local Policies – the project is consistent with NSW Government and the City of Sydney policies including the Greater Sydney Region Plan, the Eastern City District Plan and the Sydney Local Environmental Plan 2012. The proposal is permissible with consent and compliant with the key development standards that govern bulk, density and scale.*

- *Consistent with Concept Approval – the project complies with the Stage 1 Concept Approval and the associated endorsed Design Guidelines and Design Excellence Strategy.*
- *Benefits – the project would provide a range of benefits for the region and the State as a whole, including significant employment generation within the Sydney CBD at a site with excellent access to services and public transport.*
- *Impacts can be managed - the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards.*
- *Community views considered - the issues raised by the community during consultation and in submissions have been considered and adequately addressed within the Environmental Impact Statement, Response to Submissions and the recommended conditions of consent. Refer to Attachment 1 in this regard.*
- *Weighing all relevant considerations, the project is in the public interest.*

The proposed modifications to the consent do not raise any further matter for consideration in relation to the reasons given for approval of the original consent.

5.0 Conclusion

This application seeks to modify the development consent to facilitate minor design changes to the North Tower. The proposed changes are the result of the design development process and Macquarie’s workplace design review which has involved further detailed design of the proposal. The modifications are minor in nature and comprise the following:

- Reorientation of Level 1 office lobby;
- Relocation and rearrangement of plant and services over various levels;
- Reduction of BMU door extent;
- Minor adjustments to internal atriums and inter-tenancy stairs;
- Minor increase in Level 10 terrace balustrade height;
- Column realignment and removal on Levels 29-34;
- Minor changes to eastern façade to include exhaust on Level 11 as well as hatch and generator flues on Level 28; and
- Minor changes to lift motor room slab on Levels 15 and 28 for fire separation adjacent to façade, and resultant minor increase in louvres in lieu of glazing on Levels 15 and 28 western façade to conceal.

In accordance with section 4.55(1A) of the EP&A Act, the Minister for Planning (or his delegate) may modify the consent as:

- the proposed modification is of minimal environmental impact; and
- substantially the same development as development for which the consent was granted.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request.

Yours sincerely,



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