

27 October 2021

15879

Kiersten Fishburn
Secretary
Department of Planning, Industry and Environment
12 Darcy Street,
Parramatta NSW 2150

Attention: Russell Hand
Principal Planning Officer – Key Sites Assessment

**Conditions of development consent for the Sydney Metro Martin Place Station Precinct
SSD 9270 – North Site**

Condition B5, B6 and B7 discharge request #5 – Design excellence and design integrity review

Dear Russell,

We write on behalf of Macquarie Corporate Holdings in relation to the abovementioned development consent granted by the Minister for Planning and Public Spaces on 13 August 2019 for the Martin Place Station Precinct North Site.

Condition B5 requires that, in order to ensure the scheme retains or improves upon the approved design excellence qualities, the applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings. Under Condition B6, the Planning Secretary is to determine whether the proposed changes require an independent review by the DRP or other appropriate person(s). Following this process and under Condition B7, and having considered any advice received from the DRP or other person(s), the Planning Secretary may endorse the proposed change(s) prior to the issue of the relevant Construction Certificate or Section 4.55 Modification application.

Accordingly, this letter is prepared in accordance with Condition B5 and sets out a suite of proposed design changes to the approved architectural drawings, and requests for the design changes described in **Section 1.0**, that the Planning Secretary form the view under Condition B6 that the changes do not require an independent review by the DRP, and that endorsement be granted to the changes prior to the issue of the relevant Construction Certificate through Condition B7.

This letter follows a meeting held with the DPIE on 30 August 2021 to discuss the proposed design changes, and is accompanied by a design changes summary presentation from that meeting, setting out all proposed design changes and works (**Attachment A**).

1.0 Design changes – endorsement prior to Construction Certificate

The following design changes are proposed to the north tower, which are proposed to be certified prior to the issue of the relevant Construction Certificate. The proposed changes are not required to be reviewed by the OSD DRP as they will not impact upon the design excellence qualities of the approved building, and for the reasons set out in **Table 1**.

Table 1 Proposed design changes prior to issue of Construction Certificate

Attachment reference	Design change	OSD DRP engagement approach
Level 7		
Slide 2	Revised inter tenancy stair design and positioning.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the building exterior.
	Revised internal ramp design (connecting to Level 7 bridge).	
	Revised back of house configuration.	
Level 8		
Slide 3	Revised atrium and inter tenancy stair design and positioning.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
	Revised ramp design (connecting to Level 8 bridge).	
	Revised back of house configuration.	
Level 9		
Slide 4	Revised atrium and inter tenancy stair design and positioning.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
	Revised back of house configuration.	
Level 10		
Slide 5, 6 and 36	Balustrade height increase from 1375mm to 1800mm along terrace edges on northern, eastern, western and southern elevation (adjacent 50MP).	OSD DRP review is not considered necessary given: <ul style="list-style-type: none">the proposed change relates to a minor increase in the height of balustrades, and the height increase of 425mm will not be perceptible from the public domain.The increase is considered acceptable as it is subject to a glass materiality which will cause minimal visual impact and will also provide tenants using the outdoor balcony greater safety.
	Revised atrium and stair design and positioning.	
	Sliding door replaced by revolving door.	
	Revised back of house configuration.	
Level 11		
Slide 7	Revised atrium and inter tenancy stair design and positioning (already approved void in centre of floor plate).	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.

Attachment reference	Design change	OSD DRP engagement approach
	Inclusion of one additional void along southern edge of Level 11 floor plate.	OSD DRP review is not considered necessary on the basis the proposed void along the southern portion of Level 11 is located within the middle of the tower floor plate and will not be visible from the public domain. The void will improve the appearance of the façade and create further internal amenity.
Levels 12-14		
Slide 8-10	Revised atrium and inter tenancy stair design and positioning.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
Level 15		
Slide 11	Revised back of house configuration.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
Levels 16-27		
Slide 12-23	Revised atrium and inter tenancy stair design and positioning.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
Level 28		
Slide 24	Revised plant configuration.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
Levels 29-33		
Slide 25-29	Revised back of house configuration.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
	Columns deleted.	
Level 34		
Slide 30	Revised back of house configuration.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
	Columns revised.	
Level 35-37		
Slide 31-33	Revised back of house configuration.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
Lower Roof Plan		
Slide 34	Revised plant configuration.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, wholly internal and will not result in any changes to the exterior of the building.
Upper Roof Plan		
Slide 35	Revised plant configuration.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, are not visible from the public domain, and do not materially change what was approved through SSD 9270.
	Building maintenance unit hatch reduced in size.	
East elevation		
Slide 36-37	Additional generator flues.	OSD DRP review is not considered necessary on the basis the proposed changes are very minor, are not visible from the public domain, and do not materially change what was approved through SSD 9270. The changes are typical of design development.
	Kitchen exhaust added.	

2.0 Conclusion

This letter is prepared in accordance with Condition B5 and sets out a suite of proposed design changes to the approved architectural drawings, and requests for the design changes described in **Section 1.0**, that the Planning Secretary form the view under Condition B6 that the changes do not require an independent review by the DRP, and that endorsement be granted to the changes prior to the issue of the relevant Construction Certificate through Condition B7.

We trust this information is sufficient to enable the Planning Secretary to confirm that the proposed changes are not required to be reviewed by the DRP. Should you have any queries about this matter, please do not hesitate to contact the undersigned on (02) 9409 4985.

Yours sincerely,



Juliet Wittenoom Louw
Urbanist, Planning
0438 571 444
jlouw@ethosurban.com



Chris Ferreira
Associate Director, Planning
0423 976 803
cferreira@ethosurban.com