

Mr Chris Ferreira
Ethos Urban on behalf of Macquarie Group
173 Sussex Street,
Sydney NSW 2000

30/11/2021

Dear Mr Ferreira,

**Martin Place North Site Stage 2 (SSD-9270)
Conditions B5 and B6 - design changes request**

Thank you for your correspondence dated 27 October 2021 seeking the Planning Secretary's determination on whether the submitted list of proposed design changes are required to be reviewed by the Martin Place Station Precinct Design Review Panel (DRP), in accordance with Conditions B5 and B6 of the consent to SSD 9270.

The Department has reviewed the list of proposed design amendments in the documents prepared by Ethos Urban, titled *Condition B5, B6 and B7 discharge request #5 – Design excellence and design integrity review*, dated 27 October 2021.

The Department is satisfied that the proposed design changes as provided in **Attachment A** do not require review by the DRP as they would not have an impact on the Design Excellence elements of the approved development.

Accordingly, as the Planning Secretary's nominee, I am satisfied that the provisions of Condition B5 under SSD 9270 have been met and the proposed changes can proceed to the required modification application and / or construction certification without prior review by the DRP under the provisions of Condition B6 of SSD 9270.

If you wish to discuss the matter further, please contact Russell Hand on 8275 1313 or at russell.hand@planning.nsw.gov.au.

Yours sincerely



Anthony Witherdin
Director
Key Sites Assessments

As nominee of the Secretary

Attachment A – Changes determined to not require review by the DRP

Design Change
Level 7 - revised position and design of inter-tenancy stair and atrium - revised back-of-house design (amenities and services risers) - revised internal ramp leading to Level 8 bridge structure above
Level 8 - revised position and design of inter-tenancy stair - revised back-of-house design (amenities and services risers) - revised internal ramp leading to bridge structure
Level 9 - revised position and design of inter-tenancy stair - revised back-of-house design (amenities and services risers)
Level 10 - revised position of inter-tenancy atrium and stair - increase balustrade height from 1375mm to 1800mm and change handrail to frameless glazing along outdoor breakout spaces/terraces - revised back-of-house design (amenities and services risers) - sliding door to outdoor terrace replaced with revolving door
Level 11 - additional internal atrium void at southern end adjacent to Level 10 terrace below - revised position of inter-tenancy atrium and stair
Level 12-14 - revised position of inter-tenancy stair - revised back-of-house design (amenities and services risers)
Level 15 revised internal services riser and plantroom
Level 16 - removal of inter-tenancy stair - revised back-of-house design (amenities and services risers)
Levels 17-27 - revised inter-tenancy stair - revised back-of-house design (amenities and services risers)
Level 28 revised internal plant room configuration
Levels 29-34 - revised back-of-house design (amenities) - deletion of internal columns at south end of tenancy
Levels 35-37 - revised back-of-house design (amenities) - revised internal fire stair reconfiguration
Lower Roof revised internal plant room configuration
Upper Roof - revised internal plant room configuration - reduced size of access hatch for building maintenance

East elevation

- additional generator flues behind metal screening finish
- added kitchen exhaust integrated with window spandrel panels