

16 March 2022

15879

Michael Cassel  
Secretary  
Department of Planning 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 #6 – 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). If a DRP review is required, 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 number of proposed minor 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, noting approval for these design changes will be sought through a concurrent Section 4.55 modification application to be lodged with the Department of Planning and Environment (DPE).

This letter follows a meeting held with the DPIE on 11 March 2022 to discuss the proposed design changes. It is accompanied by:

- Design changes summary presentation setting out all proposed design changes and works, prepared by Macquarie (**Attachment A**);
- Design statement prepared by JPW providing justification on the inclusion of additional louvres on Level 15 and 28 (**Attachment B**);
- Axonometric view of Level 15 prepared by JPW showing the lift motor room behind the proposed louvres (**Attachment C**); and
- Level 15 and 28 modification concept design drawings prepared by JPW, showing approved and proposed drawings and the extent of louvre changes (**Attachment D**).

## 1.0 Design Changes – Section 4.55 modification application

The following design changes are proposed to the north tower, which will be included in a Section 4.55 Modification application to be lodged with DPE concurrently with this discharge request. It is considered that the proposed changes are not required to be reviewed by the OSD DRP as they do not impact the design excellence qualities of the approved building, and for the reasons set out in **Table 1**.

**Table 1 Proposed design changes through Section 4.55 modification applications**

Attachment reference	Design change	OSD DRP engagement approach
<b>Level 1 &amp; 2</b>		
Att A Slides 2 & 3	Alteration of approved open balcony to include full height clear glazing to the northern end of lobby on Levels 1 and 2.	OSD DRP review is not considered necessary on the basis the proposed change is wholly internal and will not result in any changes to the exterior of the building.
<b>Level 5</b>		
Att A Slide 4	Minor alterations to arrangement of plant and services comprising relocation of tenant plant from Level 5 to Level 6.	OSD DRP review is not considered necessary on the basis the proposed change is wholly internal and will not result in any changes to the exterior of the building.
<b>Level 6</b>		
Att A Slide 5	Minor alterations to arrangement of plant and services on Level 6 and inclusion of tenant plant previously on Level 5.	OSD DRP review is not considered necessary on the basis the proposed change is wholly internal and will not result in any changes to the exterior of the building.
<b>Upper Roof</b>		
Att A Slide 6	Lowering of finished floor level (FFL) on Upper Roof.	OSD DRP review is not considered necessary on the basis the proposed change is wholly internal and will not result in any changes to the exterior of the building.
<b>West Elevation</b>		
Att A Slide 7	Increase in louvres on Levels 15 and 28 in lieu of glazing on western façade.	<p>OSD DRP review is not considered necessary on the basis the proposed change is minor and constitutes only a minor increase of existing louvres on Level 15 and 28. The design change will have a negligible impact on the overall northern façade design.</p> <p>The inclusion of additional louvres is justified given it will mask the following from views of the building:</p> <ul style="list-style-type: none"> <li>• The termination/interface of the fire separation to the facade in the form of speed panel.</li> <li>• Spatial constraints require the lifting switch boards to be positioned adjacent to the façade.</li> <li>• Complex floor structure and services bulkheads to the ceiling.</li> <li>• Elements of structural steel work which required fire proofing will be visible through facade.</li> </ul> <p>From a design perspective, replacing the glazing panels with louvres is recommended by JPW as the change improves the western facade in that provides a consistent vertical plane with the above floors and eliminates view into the servicing elements noted above.</p> <p>A comparison of the currently approved and proposed design change on the western façade is provided at <b>Figures 1 and 2</b>. Further detail is also provided in the Architectural Design Statement at <b>Attachment B</b>.</p>



**Figure 1**      **Approved western façade resolution**  
*Source: JPW*



**Figure 2**      **Amended western façade with additional louvres**  
*Source: JPW*

## 2.0 Conclusion

This letter is prepared in accordance with Condition B5 and sets a number 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, noting approval for these design changes will be sought through a concurrent Section 4.55 modification application to be lodged with DPE.

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 0423 976 803.

Yours sincerely,



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