

21 December 2020

15879

Jim Betts
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 #4 – 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.

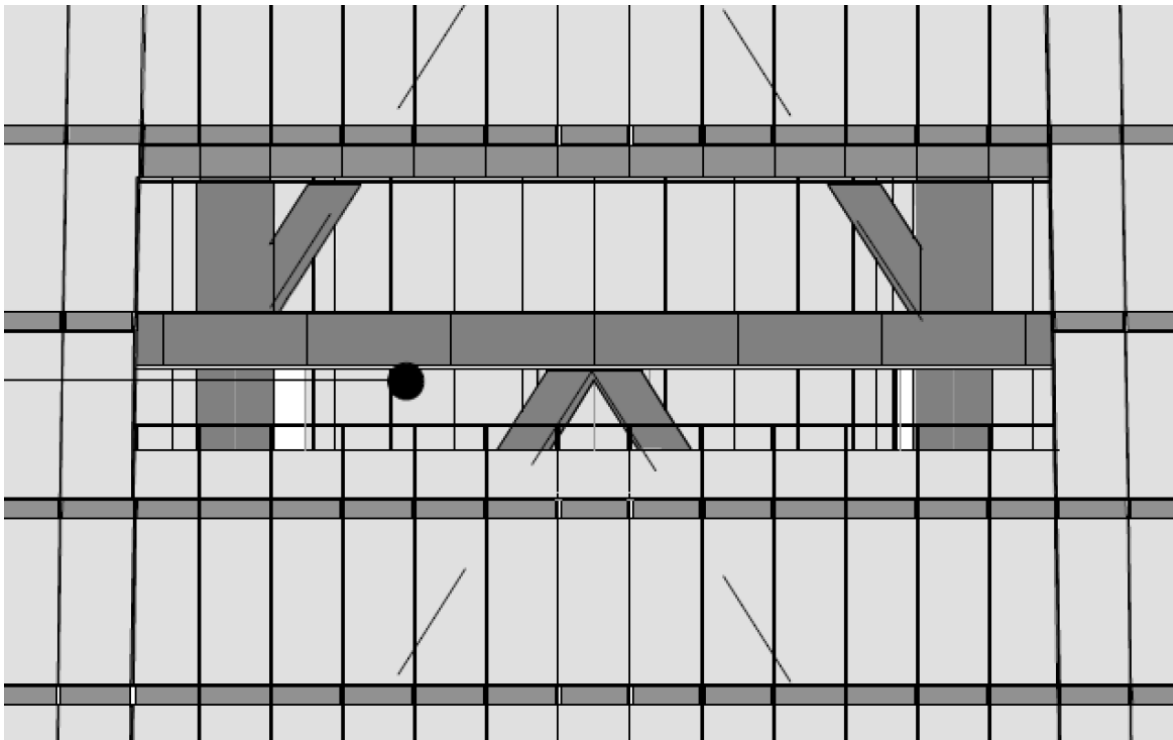
Condition B5 requires that, in order to ensure the scheme retains or improves upon the approved design excellence qualities, the applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings. Under Condition B6, the Planning Secretary is to determine 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 proposed design change to the approved architectural drawings. The change relates to a kitchen exhaust discharge added to northern façade of the tower, on Level 10. The proposed louvres are small in nature and not overly distinguishable, being a minor detailed design element.

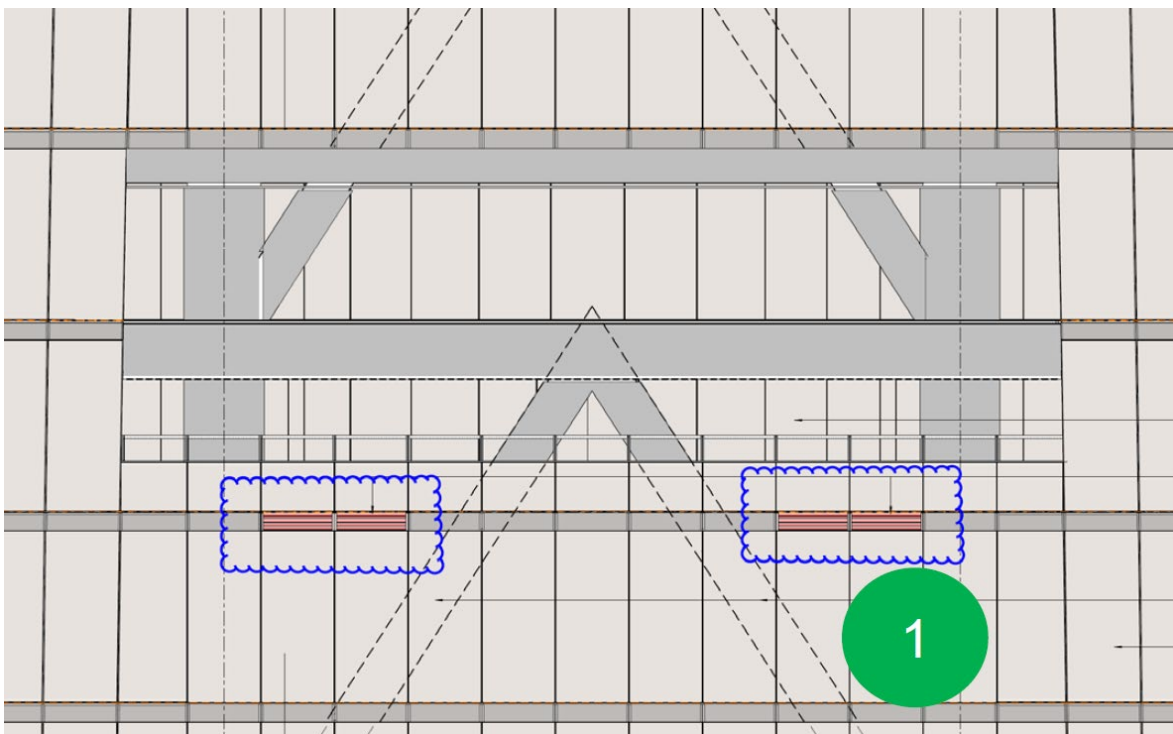
This letter requests for the proposed minor change that the Planning Secretary form the view under Condition B6 that the change does not require an independent review by the DRP, and that endorsement be granted to this effected through Condition B7. The change is proposed to be certified prior to the issue of the relevant Construction Certificate.

This letter follows a meeting held with the DPIE on 3 December 2020 to discuss the proposed design change.

Figure 1 illustrates the proposed design change.



Extract from approved northern elevation (extract)



Extract from proposed northern elevation (with kitchen exhaust detail added)

Figure 1 Approved (top) and proposed (bottom) northern elevation

Source: JPW

The proposed change is not required to be reviewed by the OSD DRP as it will not impact upon the design excellence qualities of the approved building. OSD DRP review is not considered necessary on the basis the proposed change is minor, will not be overly visible given its integration into the façade, and will not cause significant adverse impacts to the exterior of the building.

Accordingly, it is requested that the Planning Secretary form the view under Condition B6 that the proposed kitchen exhaust outlets do not require an independent review by the DRP, and that endorsement be granted to the change 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 change is 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
Junior Urbanist
(02) 9956 6962
jlouw@ethosurban.com



Chris Ferreira
Associate Director, Planning
(02) 9409 4985
cferreira@ethosurban.com