

22 September 2020

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Jim Betts
Secretary
Department of Planning, Industry and Environment (DPIE)
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 9326 – South Site

Condition B5, B6 and B7 discharge request #2 – 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 South 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, 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 these changes do not require an independent review by the DRP, and that endorsement be granted to these changes prior to the issue of the relevant Construction Certificate through Condition B7; and
- for the design change described in **Section 2.0**, that the Planning Secretary form the view under Condition B6 that it does not require an independent review by the DRP, noting approval for the design change will be sought through a future Section 4.55 modification application to be lodged with the DPIE.

This letter follows a meeting held with the DPIE on 10 August 2020 and 19 August 2020 to discuss the proposed design changes, and is accompanied by:

- A design changes summary presentation from the 19 August 2020 meeting, setting out all proposed design changes and works (**Attachment A**); and
- A design statement setting out all proposed design changes to the south tower roof (**Attachment B**).

1.0 Design changes – endorsement prior to Construction Certificate

The following design changes are proposed to the south 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 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 prior to issue of Construction Certificate

Appendix reference	Design change	OSD DRP engagement approach
App A Reference 2	Internal core changes (Level 8-27), door swing changes, handrails added on Level 9 and changes to direction of the stairs on Level 28 and 29, fixed ladder added on Level 29, in order to achieve BCA compliance.	OSD DRP review is not considered necessary on the basis that the proposed changes are wholly internal and will not result in any changes to the exterior of the building.
App A Reference 3	Services coordination: Plant room layout changes on Level 28 and riser and plenum reconfiguration on Levels 10-12.	OSD DRP review is not considered necessary on the basis that the proposed changes are wholly internal and will not result in any changes to the exterior of the building.
App A Reference 4	Design development: Structural wall thickening on Level 7, door relocation on Level 27 and structural detailing added to drawings, façade structure coordinated and bracing detail added for structural support of external cladding on Level 29	OSD DRP review is not considered necessary on the basis that the proposed changes are wholly internal and will not result in any changes to the exterior of the building.
App A Reference 5	Workplace changes: Potential for further addition of two sliding doors or revolving doors to Level 9 outdoor terrace to facilitate activation which will have no impacts to views on ground level.	OSD DRP review is not considered necessary on the basis that the proposed changes are minor in nature, do not relate to approved design excellence qualities of the building and are not visible from the public domain.

2.0 Design changes – Section 4.55 modification applications

The following design changes are proposed to the south tower, which are to form part of Section 4.55 Modification applications to be lodged with DPIE in due course. 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 2**.

Table 2 Proposed design change through Section 4.55 modification application

Appendix reference	Design change	OSD DRP engagement approach
App A Reference 8 and Appendix B	Re-configuration of plant room, including changes to Level 29 access stairs, door swing direction change, and reconfiguration of risers (Level 28 and 29).	The proposed modifications are considered to not require review by the Over Station Development Design Review Panel (OSD DRP) as they will not alter any of the design excellence qualities of the building, given their minor nature, and given the proposed amendments will generally not be visible from the public domain.
	Ventilation louvre of west façade moved to suit plant and equipment layout.	
	Reconfiguration of plant room, including changes to Level 28 access stairs and addition of fixed ladder for roof access (Level 29).	
	Façade structure updated to incorporate steel frame support inside of building line (i.e.: rear of façade and not visible from the public domain) (Level 29).	
	Deletion of building maintenance unit (BMU) housing north wall to accommodate equipment clearances and operation.	
	Addition of ridge lines to roof profile to reflect irregular levels and required falls to drainage with adjustments to gutter lines to suit.	
	Adjustment of exhaust outlet locations	

3.0 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 these changes do not require an independent review by the DRP, and that endorsement be granted to these changes prior to the issue of the relevant Construction Certificate through Condition B7; and
- for the design change described in **Section 2.0**, that the Planning Secretary form the view under Condition B6 that it does not require an independent review by the DRP, noting approval for the design change will be sought through a future Section 4.55 modification application to be lodged with the DPIE.

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,

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Juliet Wittenoom Louw
Junior Urbanist
(02) 9956 6962
jlouw@ethosurban.com

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