

22 June 2018

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Charter Hall Holdings Pty. Limited  
ACN 051 363 547

Level 20, No.1 Martin Place  
Sydney NSW 2000  
GPO Box 2704 Sydney NSW 2001  
T +61 2 8651 9000  
F +61 2 9221 4655  
[www.charterhall.com.au](http://www.charterhall.com.au)

Attention: Mr Russell Hand

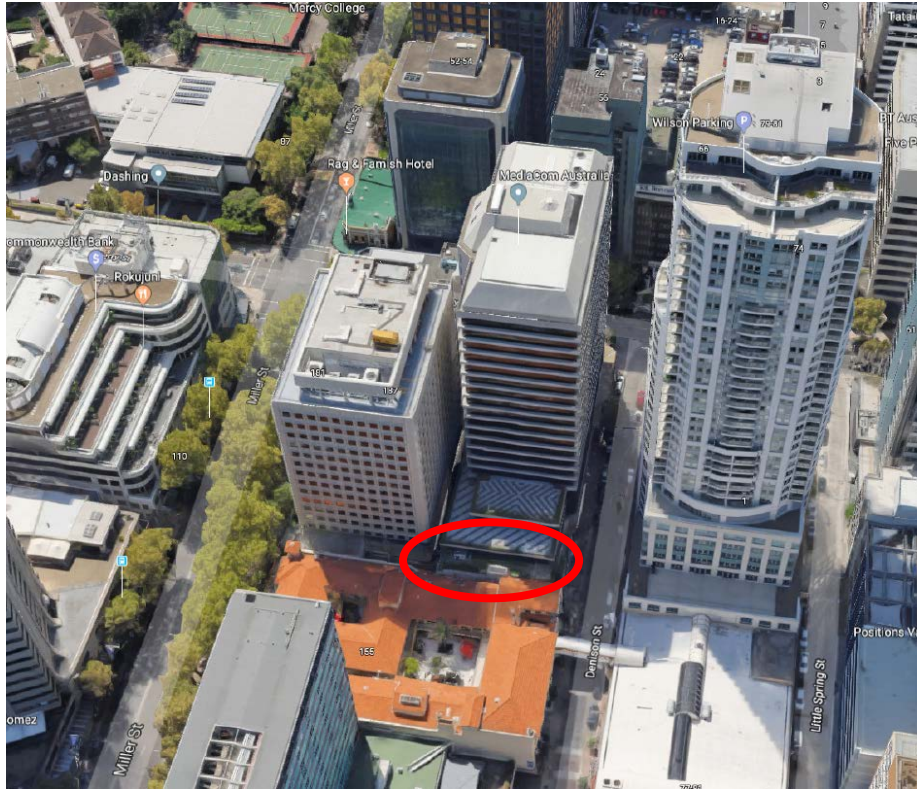
Dear Ms McNally,

**Subject: VICTORIA CROSS OVER STATION DEVELOPMENT (SSD 17\_8874)**

We write in response to the public exhibition of State Significant Development application SSD 17\_8874 which seeks concept approval for the proposed Over Station Development (OSD) at Victoria Cross Station. Charter Hall (as the manager of the Charter Hall Office Trust) is the landowner of 65 Berry Street which directly adjoins the application site to the north east.

Whilst Charter Hall is supportive of the introduction of the Victoria Cross Metro Station and recognises that Transport for New South Wales (TfNSW) has undertaken a significant amount of work in preparing the concept application design, we do have concern in respect of the proposed envelope as it relates to the existing development at 65 Berry Street, and in particular the terraces located at the southern extent of the building.

As can be seen in Figure 1 and 2, on the lowest terrace level is an existing child care centre which provides long day care for up to 65 children ranging between 6 weeks and 5 years. The centre currently has windows to three elevations of the building (east, south and west).



*Figure 1 Aerial view of southern terrace on Level 1 of 65 Berry St (childcare centre) abutting northern boundary of Victoria Cross site*



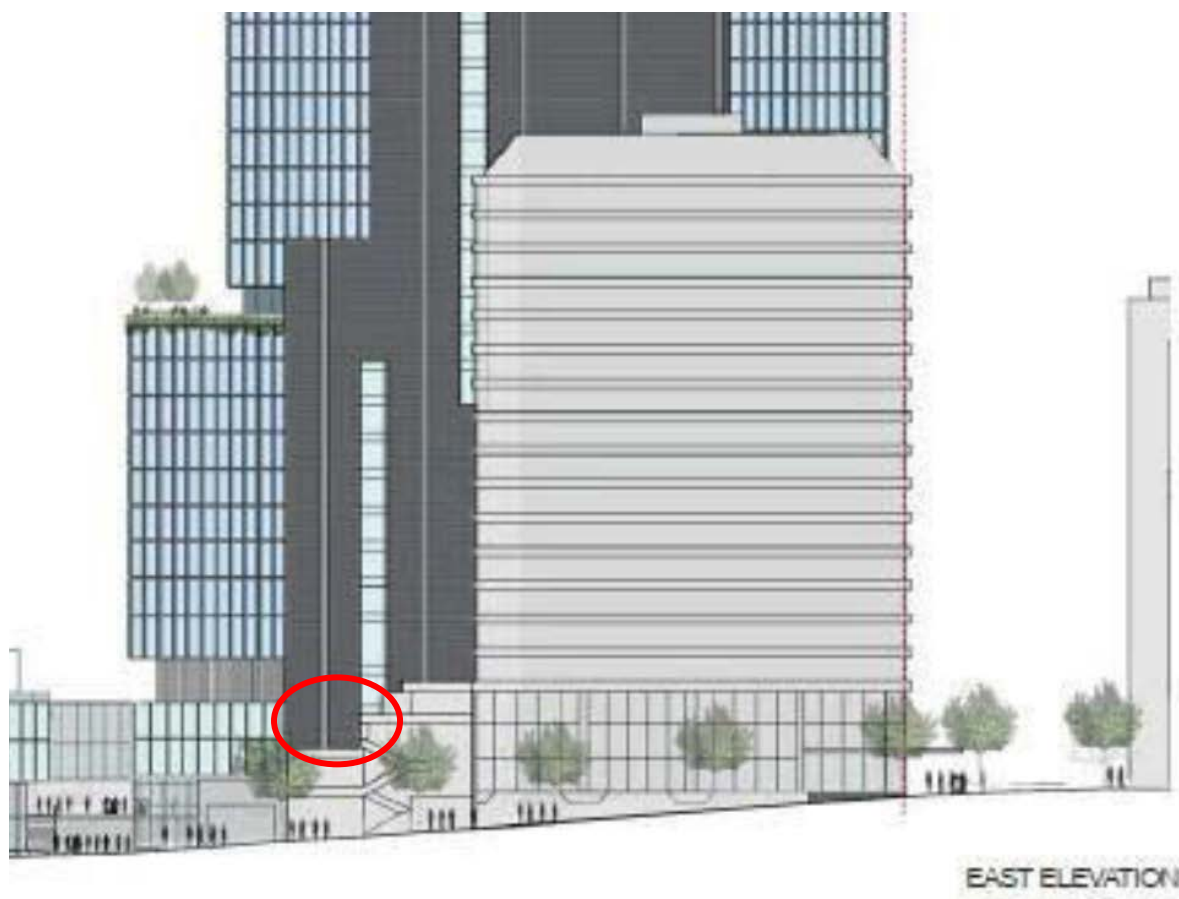
*Figure 2 View looking south-west within the existing child care centre prior to demolition of buildings on the metro site*

The building which was previously located to the west of 65 Berry Street was setback from the boundary which allowed for natural daylight to penetrate between the two buildings. To the south, the Tower Square building was at a level just below that of the first terrace of 65 Berry Street and thus also allowed for a significant amount of daylight to penetrate the terraces on the southern



portion of Berry Street. The childcare centre sitting within this physical context was able to meet the national quality standard for physical environment.

The Concept Envelope for the Metro OSD now proposes solid walls of significant height (between 13 and 42 storeys) to be built to both the eastern and southern boundaries of 65 Berry Street. No setbacks are proposed which would otherwise allow for natural light penetration and building separation. The solid walls as currently proposed would enclose the childcare space, significantly reducing the amenity of the space and its suitability for continued use as a childcare centre.



*Figure 3 location of child care terrace with blank façade positioned against western and southern boundaries*

The physical environment of the centre is a substantial factor in parents choosing to send their children to the centre and also for the centre to meet the National Quality Framework and Standards for child care facilities.

We therefore request that the applicant reviews the proposal and the interface between the proposed envelope and that of the existing building at 65 Berry Street. Particularly in respect of the southern boundary interface where there is greater potential for a setback in the Denison Street portion of the OSD development to allow for greater daylight penetration to the lower level terraces of 65 Berry Street.

Charter Hall would welcome the opportunity to meet with the proponent to discuss this submission further and to develop a solution that is acceptable to both parties.

Charter Hall would like to thank you for the opportunity to provide a comment on the Victoria Cross OSD application. Should you require any further information or wish to discuss the submission please do not hesitate to contact me.



Yours sincerely

Dawn Wilson  
**Asset Manager**

M 04507 95 554

E [Dawn.Wilson@charterhall.com.au](mailto:Dawn.Wilson@charterhall.com.au)