



14285
20 November 2014

Simon Truong
Senior Planning Officer
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Truong

ADDITIONAL DESIGN INFORMATION
1 DENISON STREET

We write to you in relation to 1 Denison Street, North Sydney and in particular in relation to Modification 5 which we have lodged in relation to MP08_0238. Specifically you have asked for further clarification in relation to the proposed relocation of the bridge linking the site with Tower Square and the proposed retail reconfiguration.

The proposed changes in modification 5 relate to the deletion of the approved hotel from the scheme and the resultant reconfiguration of the approved basement design. At the same time as these design changes were being made the client undertook a comprehensive review of the proposal including the lobby and retail tenancy design, making it more efficient and inviting to customers. The existing substation is also to remain in situ and this too has driven changes to design of the northern part of the podium.

As can be seen in **Figures 1 and 2** one of the key changes proposed is the introduction of a new spiral staircase in the south eastern corner of the retail space in the northern part of the podium and the removal of the escalators which were originally proposed in the centre of the food court. This design change has been proposed to create a design feature which contributes positively to the appearance of the proposed built form and also to better identify and connect the food court area with Denison Street. The removal of the escalators will also positively contribute towards the amenity of the food court area for patrons which has now been reduced in size as a result of the retention of the electricity substation. Equitable access will still be available via the lifts which are proposed to service the ground and retail/food court levels and northern portion of the podium together with the bridge level.

As a result of this design change it has been necessary to relocate where the Tower Square bridge connects with the approved building. It is now proposed to connect further north of the alignment of the existing bridge. The design and width of the bridge will remain the same as that originally approved, only the alignment is proposed to change. The bridge will provide greater access than that currently available through the integration of a lift for wheelchair users..

It is noted that the toilets within the approved food court have been deleted from the scheme, this is because the existing toilets are to be retained and refurbished.

I trust the above provides sufficient details in relation to the proposed design changes. Should you require any further information or explanation, please do not hesitate to contact me on 9409 4944 or jbuchanan@jbaurban.com.au.

Yours faithfully



Jennie Buchanan
Associate

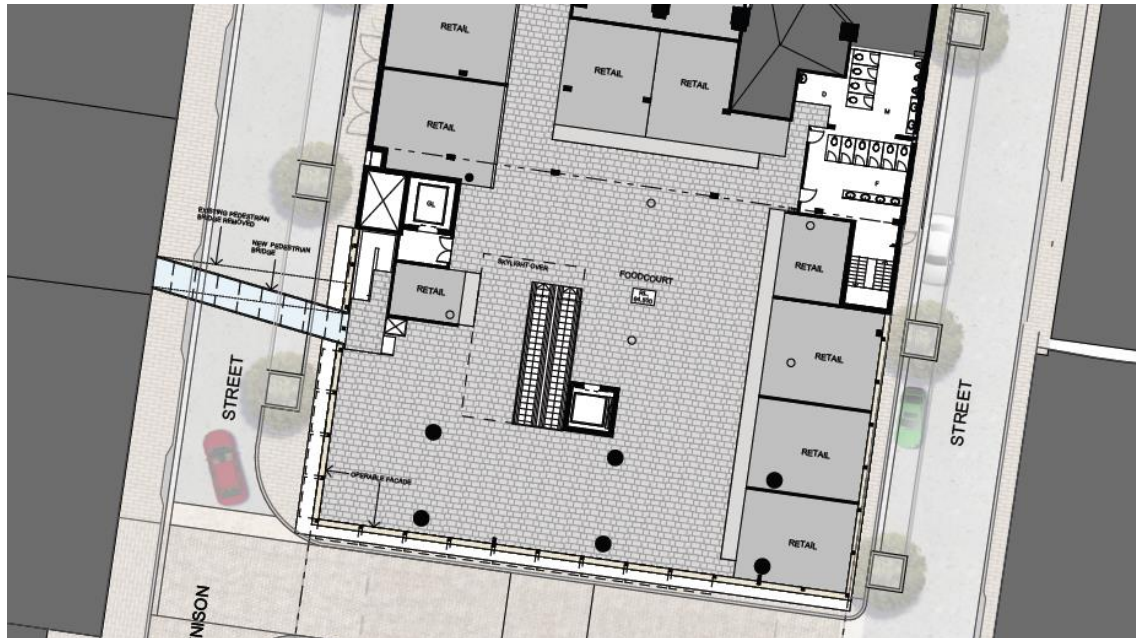


Figure 1 – Approved retail design north of the new link road
Source – HDR Rice Daubney

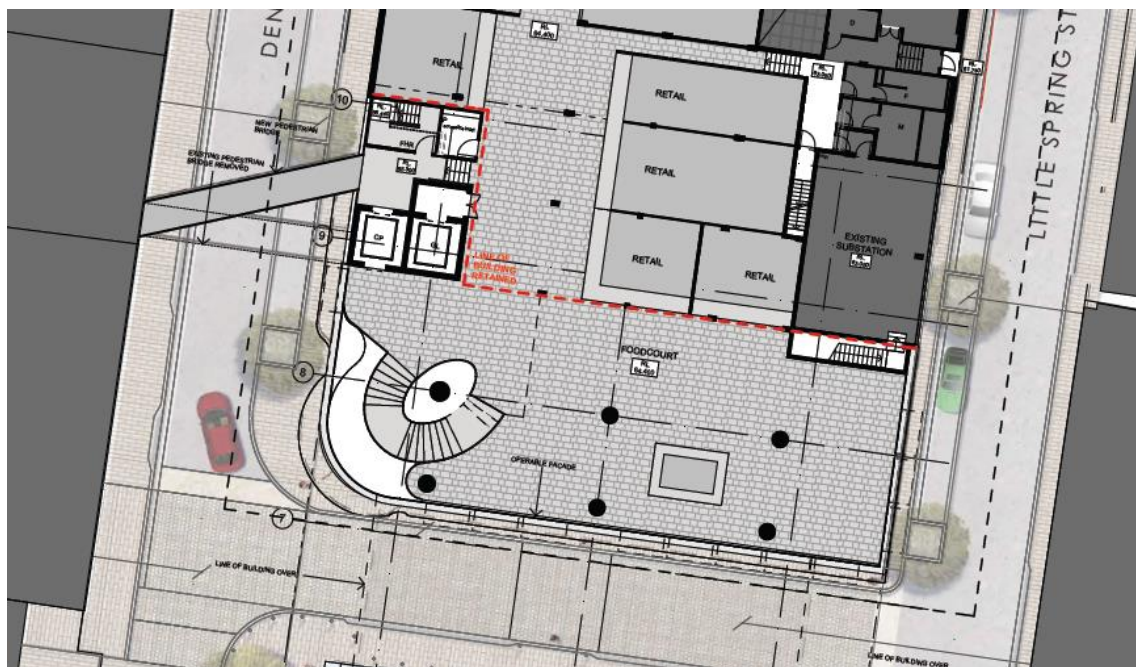


Figure 2 – Proposed retail design north of the new link road
Source – HDR Rice Daubney