



24 January 2018

Anthea Sargeant
Executive Director
Key Sites & Industry
Assessments
Department of Planning and
Environment

cc Ben Lusher

Dear Anthea,

MARTIN PLACE STATION PRECINCT - SSD 8351

Further to our discussions relating to the Planning Assessment Commission's recommendations regarding the above proposal, please find following my comments for your consideration in drafting terms of consent.

Consistent with advice provided by the Metro Design Review Panel, I am not convinced that a rigorous application of setbacks will necessarily deliver the best outcome in this part of the city. In my view, the required design excellence process of a site-specific design review panel should be regarded as the mechanism by which to test the performance and quality of the proposed design against the intent of setbacks across the site.

However, I note that both the PAC and City of Sydney have expressed concern relating to the incorporation of setbacks in both the north and south sites of the proposal. To that end, I recommend that DPE should engage an independent third party to undertake a detailed analysis and provide an urban design report which tests the intent of setbacks across the site and which should be provided to the site-specific design review panel for their reference in reviewing the scheme.

The specific scope of the brief for this report should be developed in collaboration between GANSW and the assessments teams.

Kind regards,

Peter Poulet
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