

17 November 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 #3 – 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 BMU openings for the North Site, located on Level 28 and the upper roof level of the southern facade. The proposed change seeks only to reduce the size of the BMU openings (maintaining the approved positions and design), and is the result of the design development / construction certificate drawing process. The minor design change is considered positive, reducing the extent of the required openings only.

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

This letter is accompanied by a comparison of the approved BMU openings (**Attachment A**), showing the approved BMU openings on Level 28 and the upper roof level in **red**, and the proposed BMU openings in **black**. **Figure 1** and **Figure 2** are extracts of the drawing in **Attachment A**, providing a comparison of the existing and proposed BMU openings on Level 28 and the upper roof of the southern façade of the North Site tower.

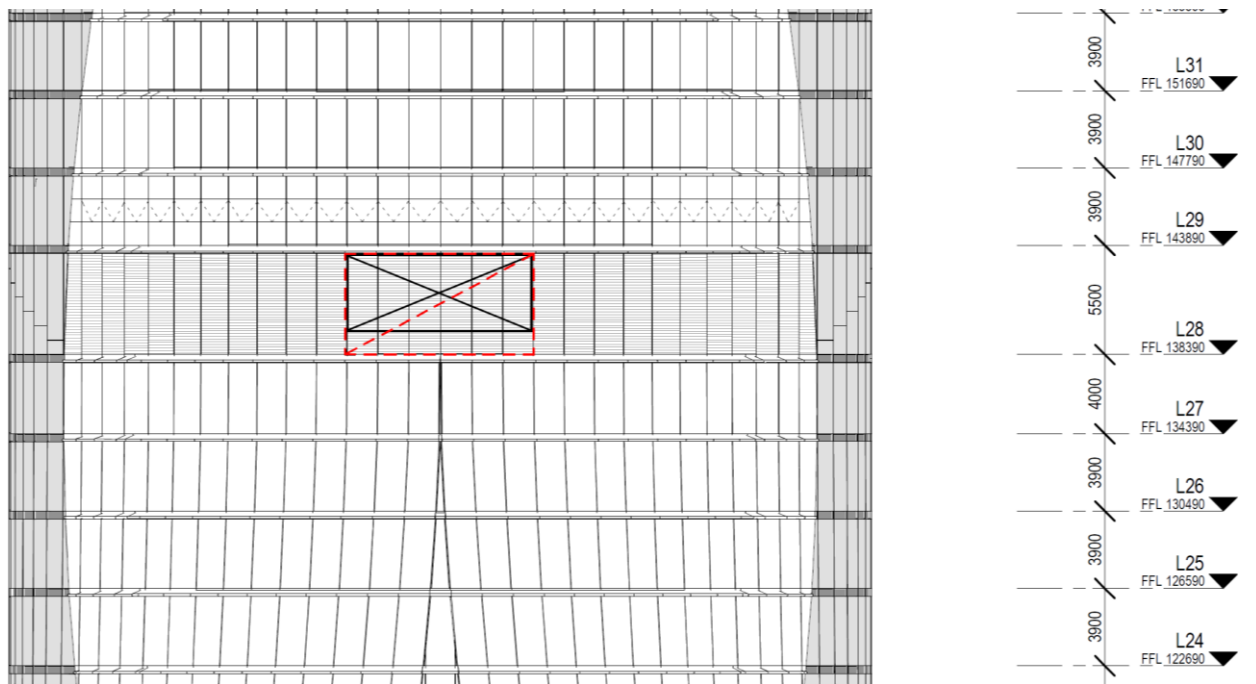


Figure 1 Comparison of approved Level 28 BMU openings (outlined red) and proposed reduced BMU openings (outlined in black) – south elevation Level

Source: JPW

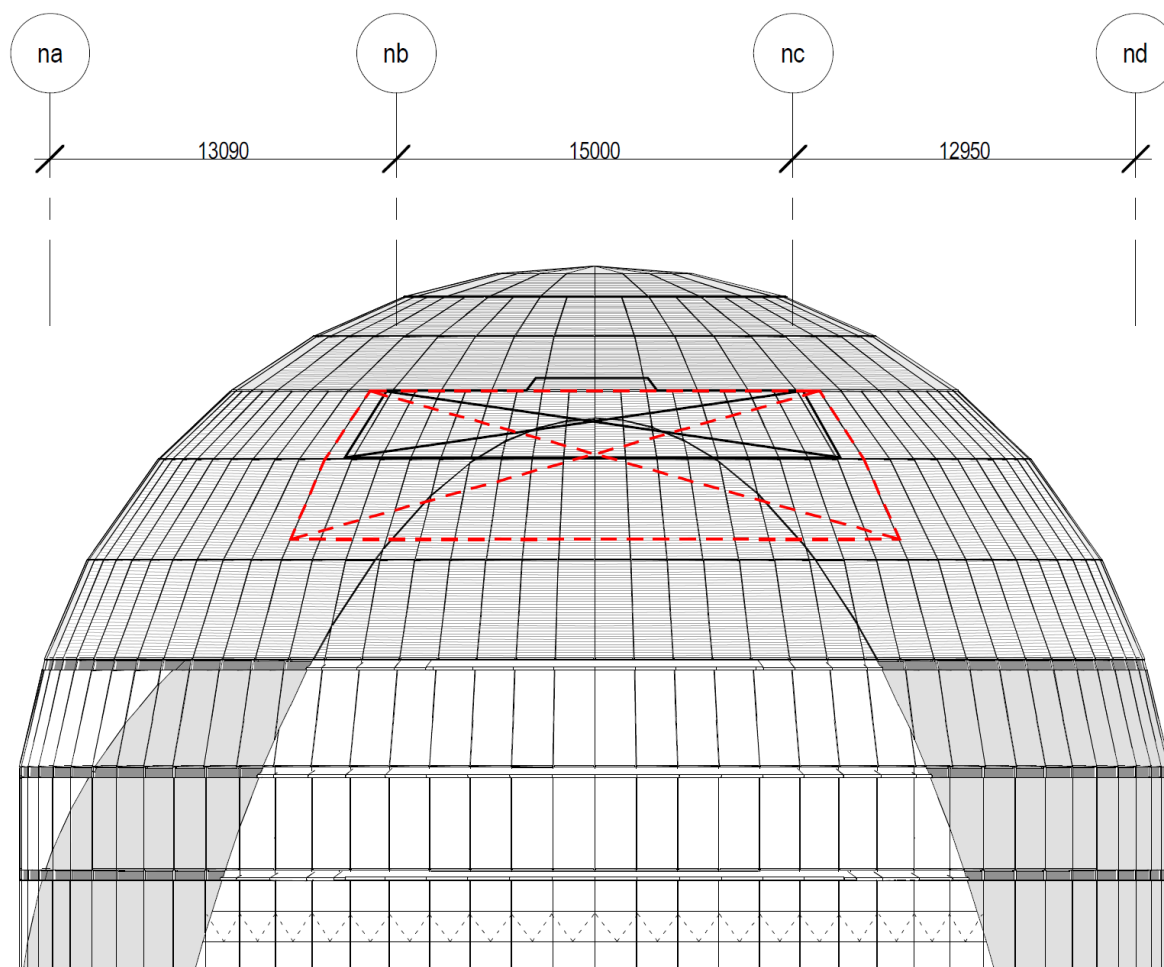


Figure 2 Comparison of approved upper roof BMU openings (outlined red) and proposed reduced BMU openings (outlined in black) – south elevation

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 and will make the BMU openings less visible. The modification will have a positive impact on the overall southern façade design.

Accordingly, it is requested that the Planning Secretary form the view under Condition B6 that the reduction in size of the BMU openings does 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 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.

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