

Mr Chris Ferreira  
Ethos Urban on behalf of Macquarie Group  
173 Sussex Street,  
Sydney NSW 2000

4 September 2020

Dear Mr Ferreira

**Martin Place Station Precinct  
Design Changes (SSD 9270 and SSD 9326)**

Thank you for your correspondences on behalf of Macquarie Corporate Holdings Pty Ltd (the Applicant), seeking the Planning Secretary’s determination on whether design changes are required to be reviewed by the Martin Place Over Station Development Design Review Panel (DRP), in accordance with Conditions B5, B6 and B7 of the above development consents.

The Department has reviewed the list of proposed design changes in the documents prepared by Ethos Urban, titled *Conditions of development consent for the Sydney Metro Martin Place Station Precinct SSD 9270 – North Site and Conditions of development consent for the Sydney Metro Martin Place Station Precinct SSD 9326 – South Site, Condition B5, B6 and B7 discharge request – Design excellence and design integrity review*, both dated 21 August 2020.

The Department is satisfied that the proposed design changes specified in Table A and Table B below do not require review by the DRP as they would not have an impact on the Design Excellence elements of the approved developments.

**Table A: Prior to issue of the relevant Construction Certificate**

Site	Design Change
North	External building management unit related access changes (i.e. façade openings, ropes, raptor access rails, anchor points)
	Internal amendments to atrium location and stair widths/geometry to suit Macquarie workplace design
	Internal high-rise core reconfiguration including altering rates of amenities provision and introduction of vision glass
	Internal change from north/south to east/west orientation of revolving doors on Level 1.

**Table B: Subject to a future Section 4.55 Modification Application**

Site	Design Change
North	Internal revisions to loading dock layout
	Internal changes to end of trip facilities – reduced bike parking and increase in locker numbers
	Level 10 terrace - bridge amended from enclosed to open along its edges.
South	Internal revisions to loading dock layout
	Level 7 – 28: Various minor internal design development changes, including structural wall thickening, amendments to riser configurations, amendments to service doors, amendments to doors and plant access, addition of handrails

Accordingly, as the Planning Secretary’s nominee, I am satisfied that the provisions of Condition B5 under SSD 9362 and SSD 9270 have been met and the proposed changes as specified in Table A and Table B above can proceed without prior review by the DRP under the provisions of Condition B6 under SSD 9362 and SSD 9270.

The Department has also reviewed the proposed changes to the internal bridges between the new tower on the North site (SSD 9270) and 50 Martin Place as outlined in your correspondence. The Department considers the proposed changes are to be reviewed by the DRP, because of the

heritage significance of 50 Martin Place and the potential design impacts of the proposed changes.

Accordingly, as the Planning Secretary's nominee, I am satisfied the proposed changes to the internal bridges between the new tower on the North site (SSD 9270) and 50 Martin Place as outlined in your correspondence are to be reviewed by the DRP prior to the lodgement of a Section 4.55 Modification Application as required under Condition B7 under SSD 9270.

If you wish to discuss the matter further, please contact Russell Hand, Principal Planner, Key Sites Assessments on 8275 1313.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'A. Witherdin'.

**Anthony Witherdin**  
**Director**  
**Key Sites Assessments**  
as nominee of the Planning Secretary