

15 September 2020

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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 #2 – 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 suite of proposed design changes to the approved architectural drawings, and requests:

- for the design change described in **Section 1.0**, that the Planning Secretary form the view under Condition B6 that the change 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; and
- for the design changes described in **Section 2.0**, that the Planning Secretary form the view under Condition B6 that these do not require an independent review by the DRP, noting approval for these design changes will be sought through future Section 4.55 modification applications to be lodged with the DPIE.

This letter follows a meeting held with the DPIE on 19 August 2020 to discuss the proposed design changes, and is accompanied by a design changes summary presentation from the 19 August 2020 meeting, setting out all proposed design changes and works (**Attachment A**).

1.0 Design changes – endorsement prior to Construction Certificate

The following design change is proposed to the north tower, which is proposed to be certified prior to the issue of the relevant Construction Certificate. 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, and for the reasons set out in **Table 1**.

Table 1 Proposed design changes prior to issue of Construction Certificate

Appendix reference	Design change	OSD DRP engagement approach
App A Reference 1	Services coordination: Air plenum detail added to the internal fire pump room on the roof plan against the eastern façade.	OSD DRP review is not considered necessary on the basis the proposed change is wholly internal and will not result in any changes to the exterior of the building.

2.0 Design changes – Section 4.55 modification applications

The following design changes are proposed to the north tower, which are to form part of Section 4.55 Modification applications to be lodged with DPIE in due course. The proposed changes are not required to be reviewed by the OSD DRP as they do not impact the design excellence qualities of the approved building, and for the reasons set out in Error! Reference source not found..

Table 2 Proposed design changes through Section 4.55 modification applications

Appendix reference	Design change	OSD DRP engagement approach
App A Reference 6	Relocation of louvres from Level 5 of the northern facade to Level 7. The louvres allow for free air to return to service the office floor.	OSD DRP review is not considered necessary on the basis the proposed change is minor and constitutes only the relocation of an approved louvre. The modification will have a negligible impact on the overall northern façade design.
App A Reference 7	Introduction of Structural infill slabs to the atrium voids on Levels 19, 22 and 25.	OSD DRP review is not considered necessary on the basis the proposed changes are wholly internal and will not result in any changes to the exterior of the building.

3.0 Conclusion

This letter is prepared in accordance with Condition B5 and sets out a suite of proposed design changes to the approved architectural drawings, and requests:

- for the design change described in **Section 1.0**, that the Planning Secretary form the view under Condition B6 that the change 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; and
- for the design changes described in **Section 2.0**, that the Planning Secretary form the view under Condition B6 that these do not require an independent review by the DRP, noting approval for these design changes will be sought through future Section 4.55 modification applications to be lodged with the DPIE.

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.

Yours sincerely,



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