

13 February 2020

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Jim Betts
Secretary
Department of Planning, Industry and Environment
12 Darcy Street,
Parramatta NSW 2150

Attn: Russell Hand
Principal Planning Officer – Key Sites Assessment

**Conditions of Development Consent for the Sydney Metro Martin Place Station Precinct –
SSD 9326 – South Site**

Fulfilment of Conditions B12 and B13 – Reflectivity

We write on behalf of Macquarie Corporate Holdings Pty Ltd in relation to the abovementioned development consent granted by the Minister for Planning and Public Spaces on 13 August 2019 for the South Site.

Condition B12 of the development consent requires within six months of the date of the consent that design details are to be provided to the Secretary of vertical fins or other measures to be incorporated into the northern façade of the south tower above the podium to reduce or eliminate glare to the western end of Martin Place. Condition B13 requires that when developing the mitigation measures referenced in Condition B12, that the applicant shall engage with, and seek the views of, the Design Review Panel (DRP) and provide evidence of how that feedback has been addressed before seeking the Planning Secretary's endorsement.

At the DRP meeting of 10 December 2019 (DRP #12), a design option for glare mitigation to the north façade of the south tower was presented by Tzannes and Arup to the DRP for endorsement. The solution proposed double horizontal solar shades (600mm deep) along the northern façade of the tower, which was developed having close regard to the Independent Façade Review report prepared by Che Wall (Flux Consultants) and following further engagement with Che Wall.

The proposed solution reduces glare to the western end of Martin Place compared to the approved development, in accordance with the requirements of Condition B12. This is illustrated in the presentation and technical material provided to the DRP at the 10 December 2019 meeting, which can be viewed in **Attachment A** to this letter. The DRP endorsed the proposed solution at the meeting, as reflected in the DRP meeting minutes (refer to **Attachment B**).

Accordingly, an updated set of drawings has been prepared (clean and clouded) which reflect the design detail for the proposed mitigation measures endorsed by the DRP, and are included in **Attachment C** and **Attachment D** of this letter. These drawings provide the requisite design details to satisfy Conditions B12 and B13, and are formally submitted for the Secretary's approval.

We look forward to receiving confirmation of the Secretary's approval. If you require any further information please contact the undersigned.

Yours sincerely,



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Attachment A: DRP #12 Presentation Material

Attachment B: DRP #12 Meeting Minutes

Attachment C: Amended Drawings to satisfy Conditions B12 and B13 (clouded)

Attachment D: Amended Drawings to satisfy Conditions B12 and B13 (non-clouded)