

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

02/10/2020

Dear Mr Ferreira

**Martin Place Station Precinct – South Site (SSD 9326)  
Design Changes**

Thank you for your correspondence 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 consent.

The Department has reviewed the list of proposed design changes in the document prepared by Ethos Urban, titled *Conditions of development consent for the Sydney Metro Martin Place Station Precinct SSD 9326 – South Site Condition B5, B6 and B7 discharge request #2 – Design excellence and design integrity review*, dated 22 September 2020.

The Department is satisfied that the proposed design changes specified in Table A and Table B in Schedule 1 of this letter do not require review by the DRP as they would not have an impact on the Design Excellence elements of the approved development.

Accordingly, as the Planning Secretary's nominee, I am satisfied that the provisions of Condition B5 under SSD 9326 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 9326.

If you wish to discuss the matter further, please contact Joina Mathew, Key Sites Assessment on 8275 1195.

Yours sincerely



Anthony Witherdin  
Director  
Key Sites Assessments

As nominee of the Planning Secretary

## Schedule 1

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

No.	Design Change
1.	Internal core changes (Level 8-27), door swing changes, handrails added on Level 9 and changes to direction of the stairs on Level 28 and 29, fixed ladder added on Level 29 in order to achieve BCA compliance.
2.	Services coordination changes: Plant room layout changes on Level 28 and riser and plenum reconfiguration on Levels 10 -12.
3.	Design development changes: Structural wall thickening on Level 7, door relocation on Level 27 and structural detailing added to drawings, facade structure coordinated, and bracing detail added for structural support of external cladding on Level 29
4.	Workplace changes: Addition of two sliding and revolving doors to Level 9 outdoor terrace to facilitate greater use and activation of the terrace.

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

No.	Design Change
1.	Re-configuration of plant room, including changes to Level 28 and 29 access stairs, door swing direction change, addition of fixed ladder for roof access (Level 29) and reconfiguration of risers (Level 28 and 29).
2.	Ventilation louvre on west facade moved to suit plant and equipment layout.
3.	Facade structure updated to incorporate steel frame support inside of building line (i.e. rear of facade) on Level 29.
4.	Deletion of building maintenance unit (BMU) housing north wall to accommodate equipment clearances and operation.
5.	Addition of ridge lines to roof profile to reflect irregular levels and required falls to drainage with adjustments to gutter lines to suit.
6.	Adjustment of exhaust outlet locations