

## **RELEVANT INFORMATION FOR THE CENTRAL SYDNEY PLANNING COMMITTEE**

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**FILE:** D/2015/66 **DATE:** 9 September 2015  
**TO:** Members of the Central Sydney Planning Committee  
**FROM:** Graham Jahn, Director City Planning, Development and Transport  
**SUBJECT:** Information Relevant To Item 4 - 19-29 Martin Place, Sydney - MLC  
Centre - At the Central Sydney Planning Committee - 10 September 2015

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### **Alternative Recommendation**

That consent be granted to Development Application No D/2015/66, subject to the conditions as detailed in the report to the Central Sydney Planning Committee on 10 September 2015, and the inclusion of the following additional condition (Condition 2A):

**(2A) TREATMENT OF WESTERN ELEVATION OF PODIUM ADDITION FRONTING  
5 MARTIN PLACE**

*Additional details shall be submitted for approval on the design, finishes and colour scheme of the western elevation of the podium addition that is visible from the interior of the adjacent property at 5 Martin Place. Additional plans and details shall be submitted to, and approved by, the Director City Planning, Development and Transport prior to the issue of a Construction Certificate.*

### **Background**

A further submission, prepared by JBA Urban Planning Consultants, dated 9 September 2015, has been received on behalf of the owners and tenants of the adjacent development at 5 Martin Place, Sydney (also known as 108-120 Pitt Street). A copy of this additional submission has been included as **Attachment A**.

This further submission relates to the podium addition on the western side of the public plaza of the MLC Centre. The nil setback of the podium addition on the boundary with the property at 5 Martin Place was detailed at paragraphs 39 to 42 of the planning assessment report.

Following a review of the planning assessment report, the further submission received has requested that consideration be given to the imposition of an additional condition relating to the treatment and finish of the western facade of this podium addition.

As it is agreed that the podium addition will be visible from the interior of Level 2 of 5 Martin Place, no objection is raised to the inclusion of a further condition requiring details of the finish of this western facade to be approved by the City prior to the issue of a Construction Certificate.

Prepared by: Nicola Reeve, Senior Planner

TRIM Document Number: 2015/473167

**Attachments**

Attachment A: Further submission, prepared by JBA Urban Planning Consultants, dated 9 September 2015

Approved

A handwritten signature in black ink, appearing to read 'G Jahn', is centered within a white rectangular box.

**Graham Jahn, Director City Planning,  
Development and Transport**

# **ATTACHMENT A**

**FURTHER SUBMISSION, PREPARED BY  
JBA URBAN PLANNING CONSULTANTS,  
DATED 9 SEPTEMBER 2015**



12825  
9 September 2015

Ms Monica Barone  
Chief Executive Officer  
City of Sydney Council  
456 Kent Street  
SYDNEY NSW 2000

Attention: Mr Graham Jahn AM (Director City Planning, Development and Transport)

## **RESPONSE TO CSPC REPORT**

### **D2015/66, 19-29 MARTIN PLACE, SYDNEY (MLC CENTRE)**

Dear Graham

We write to you on behalf of the joint owners of 5 Martin Place (DEXUS Property Group and Cbus Property) and Challenger Group services as a major tenant and key stakeholder within the 5 Martin Place building.

We have had the opportunity to review the Council officer's report regarding the MLC Centre upgrade DA to be considered by the CSPC on the 10 September 2015. Whilst not all concerns outlined in our submission to the DA have been responded to favour in Dexus and Cbus, we respect the conclusions of Council's professional assessment of the issues. However, one key matter we seek to raise is the issue of the finish of the MLC wall which will present to 5 Martin Place.

As can be seen in the Section over page, this wall will be visible when looking up from the 5 Martin Place through site link and from the Level 2 office floors. We agree with the officer's point that on this boundary, as the Level 2 windows on 5 Martin Place are not being wholly obstructed, they are still able to benefit from light and this is a better alternative to bricking up the windows.

We therefore request a condition as below (or similar) to address the presentation of this wall to our boundary:

*"the design, embellishment, finish and colour of the solid wall visible and adjacent to the western boundary is to be submitted and approved by Council's Director City Planning, Development and Transport prior to the issue of the relevant construction certificate".*

We would assume that this condition is not a significant impost on the applicant, especially given the high standard of design excellence and pride that both GPT/QIC and Harry Seidler and Associates have in all aspects of their projects. Whilst this may be a small matter in the scheme of the overall \$98 million development, for the 5 Martin Place building and its tenants it is a materially significant matter which can readily be resolved by the above condition.

Unfortunately due to a number of senior staff leave arrangements and interstate travel, key representative of the 5 Martin Place project are unable to attend the CSPC tomorrow night to table this request. We therefore respectfully request that this amendment is tabled for consideration as an additional condition to the consent at tomorrow's night's meeting. We apologise for this in advance and appreciate your consideration of this request.

Should you have any queries about this matter, please do not hesitate to contact Clare Swan on 0409 811 433.

Yours faithfully



Clare Swan  
Director JBA

cc  
Colin Reay – GPT Group Development Manager

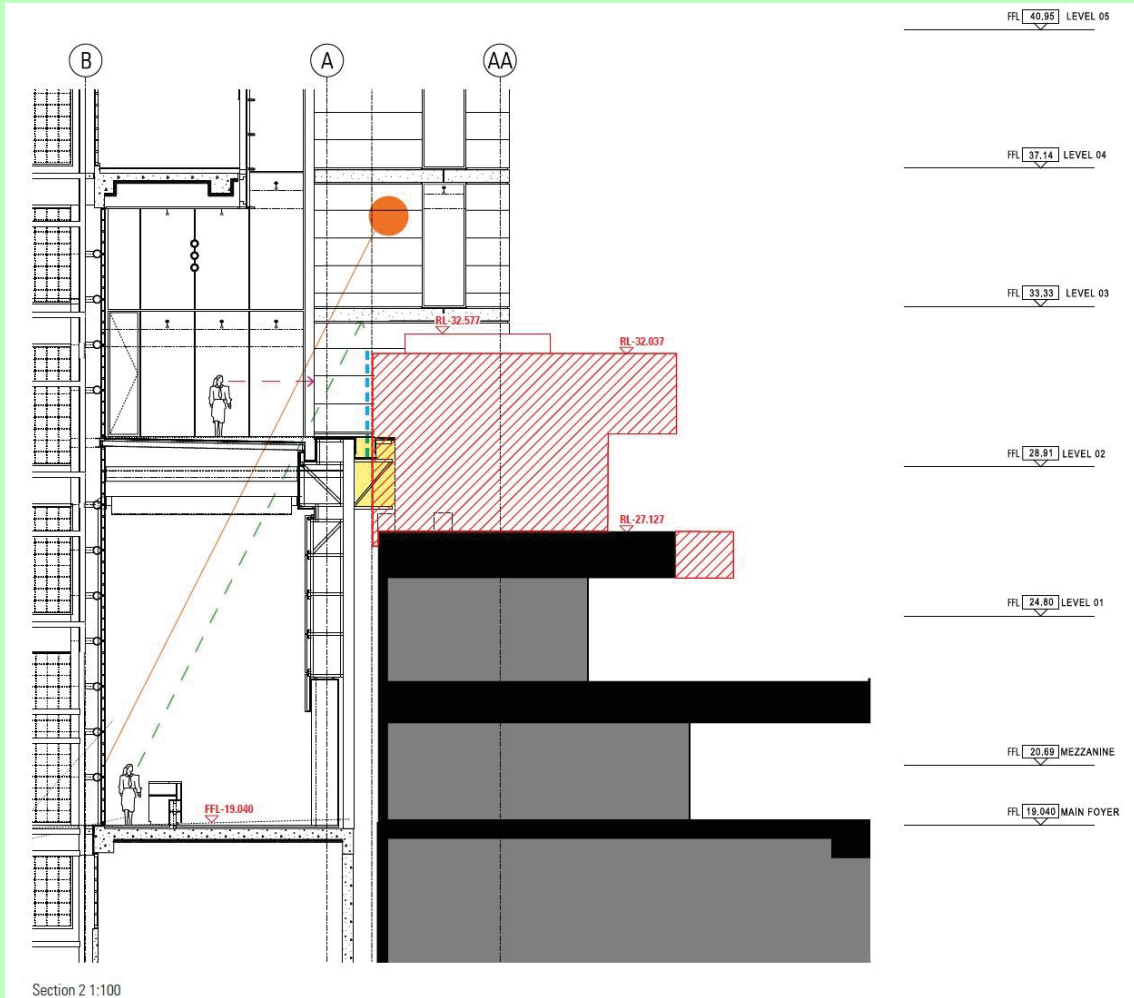


Figure 1 – Extent of wall visible from through site link and Level 2 occupants (blue dash).