



Anthony Roberts MP
Minister for Planning, Minister for Housing, Special Minister of State

Ms Lynelle Briggs AO
Chair
NSW Planning Assessment Commission
Level 3, 201 Elizabeth Street
Sydney NSW 2000


Dear Ms Briggs

Request for advice - Stage 1 State significant development application for over station development at Martin Place (SSD 8351)

I write to the Commission regarding a Stage 1 State significant development application (SSD 8351) setting out a concept proposal for the development of two commercial building envelopes above the new Sydney Metro Station at Martin Place (the application). The application is currently being assessed by the Department concurrently with a separate application to modify the Critical State Significant Infrastructure approval for the Sydney Metro Station at Martin Place (CSSI 7400 MOD 3).

Together these two applications will provide the two key elements that inform the future design of the broader Martin Place Station Precinct and will ultimately deliver the Sydney Metro station and over station development at Martin Place. As there are key synergies and interdependencies between the two applications I have decided to determine them both.

However, pursuant to section 23D(b)(i) of the *Environmental Planning and Assessment Act 1979*, seek the Commission's advice on key aspects of the SSD application making my determination. In particular, I request advice on whether:

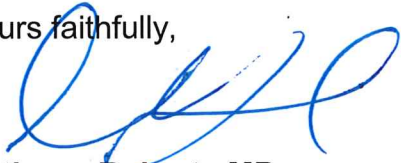
- the building envelopes recommended by the Department are reasonable in relation to the SLEP
- the design excellence strategy (to inform the design process for any future Stage 2 application) is reasonable having regard to the particular circumstances of the proposal.

I have arranged for the Department to provide the Commission with the application documents, associated public submissions and agency advice. A copy of the Department's finalised assessment report (including its recommendations) will also be provided to the Commission at 15 November 2017.

Further, the Commission is not required to hold a briefing with the Department, although it may choose to do so. In any case I request that Commission provides its advice to me no later than 1 December 2017.

Should you have any further questions in relation to this matter, please contact Mr Ben Lusher, Director Key Sites, at the Department on 9274 6552.

Yours faithfully,



Anthony Roberts MP
Minister for Planning
Minister for Housing
Special Minister of State

1 NOV 2017

Encl: or CC: (if applicable)