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ABN 50 105 256 228

17 June 2020

Mr Colin Sargent  
Senior Development Manager - Central Station Renewal  
Transport for NSW  
Level 3 18 Lee Street Chippendale NSW 2008

Dear Colin,

## **8-10 LEE STREET, HAYMARKET - BLOCK A - RESPONSE TO SUBMISSIONS**

### **1. INTRODUCTION**

On behalf of Atlassian, the applicant for 'Block A' in the Western Gateway Precinct, this letter seeks to provide a brief response to the recent public exhibition of the draft planning controls, as it specifically relates to 8-10 Lee Street, Haymarket. This follows Atlassian's ongoing input into the early work on the Precinct, as a key stakeholder delivering the new global headquarters for their business and as the technology 'anchor' for the Precinct.

We note that public exhibition of the draft planning controls for the Precinct occurred between 17 October 2019 until 27 November 2019. In February 2020 the NSW Department of Planning, Infrastructure and Environment (DPIE) provided a 'Submissions Summary' in relation to the Central State Significant Precinct (CSSP).

What is positive from the Submissions Summary is that there is **strong support from stakeholders for technology and knowledge-based industries**, as well as uses to activate the night-time economy. Atlassian is committed to anchoring and delivering a new Global Innovation Precinct in Sydney at Central Station.

In addition to the Submissions Summary, we note that the Central Station Project Review Panel (PRP) (consisting of key agency members) met in early December 2019 to confirm the issues raised in submissions and to provide advice and recommendations to the Project Working Group (PWG) to assist Transport for NSW (TNSW) in preparing its response to the submissions made during public exhibition.

In response to the Submissions Summary and PRP feedback, this letter provides a brief response to how Atlassian's project team have responded to some of the key themes identified in this feedback during the public exhibition. This is supported by responses from expert consultants on our project team as required.

## 2. BACKGROUND

Atlassian is an Australian enterprise software company founded in Sydney, who have grown significantly since their establishment in 2002 and is globally recognised as a leader in technology and innovation. The company employs over 4,400 people (or 'Atlassian's') across 12 offices around the world, with approximately [1,400] staff in Sydney. Atlassian service a deep and wide customer base including several Fortune 500 companies.

Atlassian have a very strong interest in the Central Station Precinct, and have been engaging with various levels of government and other key stakeholders over the past two years to advocate for the Precinct to be anchored by their new global headquarters which will create a new technology and innovation precinct for Sydney. This is a once in a generational opportunity, with significant work undertaken to date to support the amendments to the current planning controls.

While various approval pathways have been explored since the project's inception, in mid-late 2019 the NSW Government commenced a precinct based response for the Western Gateway Precinct of Central Station, in order to review and amend the existing planning controls which, at present, are at odds with the strategic potential of the precinct – particularly with regard to the potential height and density standards applicable at present.

As part of this process, Atlassian's project team provided concept design input to the early precinct planning stages and engaged proactively with the NSW Government Architect's Design Review Panel to ensure that the 'Block A' planning framework was robust. The concept design work included inputs from a leading architectural practice from USA (EC3 Architects) in collaboration with Terroir Architects, with input from two leading sustainability practices (Transolar & LCI) and a range of other technical experts.

Urbis (in consultation with Atlassian's project team) prepared a Planning Statement in October 2019 to support the proposed rezoning of the Western Gateway Precinct, which provided the NSW Government with details of the background to the project (including extensive engagement with stakeholders), a description of the proposal, and commentary on the strategic justification for amendments to the current planning framework.

There has been significant ongoing consultation with a range of stakeholders to highlight the strategic significance of the proposal, including Transport for NSW (**TNSW**), NSW Department of Premier and Cabinet (**DPC**), NSW Department of Planning Industry & Environment (**DPIE**), NSW Office of Government Architect (**GANSW**), NSW Office of Environment and Heritage (**OEH**), and the other proponents of the Western Gateway Sub-Precinct, DEXUS / Frasers (Block B) and Toga. This consultation has assisted with the progression and refinement of the planning controls being sought for Block A in the Western Gateway Sub-Precinct.

Public exhibition of the draft planning controls for the Precinct occurred between 17 October 2019 until 27 November 2019. The submissions highlighted the strategic importance of the Atlassian proposal to the Precinct, albeit that there were some broader elements of the rezoning of the broader Central Station that have required further clarification and refinement from the public and key government agencies.

### 3. PUBLIC EXHIBITION KEY ISSUES – BLOCK A ALIGNMENT AND RESPONSE

The ‘Executive Summary’ of the Central SSP Submissions Summary Report refers to the following nine (9) key issues in Table 1 which arose from the public exhibition of the draft planning controls for the Western Gateway Rezoning Proposal. We have proposed a brief response to each of these key issues, and supplement this with additional technical responses where appropriate.

Table 1 – Central SSP Submissions Summary ‘Key Issues’ and Response

Key Issue	Block A Consistency	Additional Technical Response
<i>Support for the proposed land uses of <b>commercial uses for technology and knowledge-based industries and active uses such as retail, food and beverage, entertainment and night-time activation uses in the precinct.</b></i>	<p>The Block A proposal seeks to create new planning controls which create up to 70,000sqm of new office, tourism accommodation and associated retail works.</p> <p>Atlassian (Australia’s largest technology company) will occupy the majority of the building, for their new global headquarters, with a range of uses at the lower and upper ground levels which will activate the public domain and enhance the night-time economy.</p>	Refer to Block A Planning Statement (as submitted). No further technical response is provided.
<i>Support for the provision of new and additional <b>open space and public domain</b> complimenting existing public open space.</i>	<p>Atlassian agree that the Western Gateway Sub-Precinct requires the provision of well designed, and appropriate areas of public open space and public domain complimenting the existing areas of public open space in the precinct.</p> <p>Block A have had specialist advise from a landscape architect (Aspect Studios) as part of the proposed built form concept to ensure that the Atlassian proposal has strong synergies and is complimentary with</p>	Refer to Block A Planning Statement (as submitted). No further technical response is provided.

Key Issue	Block A Consistency	Additional Technical Response
<p><i>Improving <b>pedestrian movement</b> and connections and linking key neighbourhoods (Surry Hills, Haymarket, Chippendale) is strongly supported.</i></p>	<p>both new and existing public open space in the Precinct.</p> <p>As per the above, Atlassian is committed to ensure that pedestrian movement and connections through Block A are highly resolved and consistent with TNSWs technical requirements for cohesion with planned infrastructure works in the Precinct.</p>	<p>Refer to Block A Planning Statement (as submitted). No further technical response is provided.</p>
<p><i>More detail and emphasis should be provided on the provision of <b>cycling network/infrastructure</b> for the precinct and surrounds.</i></p>	<p>Noted – this is a matter which is not specific to Block A.</p> <p>Atlassian supports the need for alternative means of public transport, and this is embedded in its aspiration for the project to be an exemplar for global sustainability.</p>	<p>Not applicable.</p>
<p><i>Creating an <b>upgraded multi-modal transport hub</b> and interchange including improvements to the <b>rail network</b> is supported.</i></p>	<p>Noted – this is a matter which is not specific to Block A.</p> <p>The development of Block A will seek to align with TNSWs aspiration for an upgraded multi-nodal transport hub, with significant engagement with various stakeholders ongoing in relation to this matter.</p>	<p>Not applicable.</p>
<p><i>Amenity concerns due to the proposed <b>density</b> which will have a poor <b>visual impact</b> and will <b>reduce open to the sky views</b>.</i></p>	<p>The Planning Statement (and supporting technical inputs) for 'Block A' examines the potential impacts of the proposed amendments to the built form standards with regard to impacts on key views and sky views identified in</p>	<p>Refer to Block A Planning Statement (as submitted). No further technical response is provided.</p>

Key Issue	Block A Consistency	Additional Technical Response
	<p>the Central Sydney Planning Strategy.</p> <p>The proposal has been through a range of amendments prior to the public exhibition to ensure that key view corridors are retained. In addition, we note that the PRP has suggested some further tower setbacks in relation to Block B's northern boundary which will also provide increased separation and view apertures in an east-west manner.</p>	
<p><i>Submissions noted that development should not generate uncomfortable <b>wind conditions</b> in the existing and future public domain.</i></p>	<p>We acknowledge the importance of wind comfort for public domain at the Western Gateway Precinct. Desktop wind analysis was undertaken by Atlassian's wind consultant (WindTech) which supported the proposal.</p> <p>Additional detailed wind tunnel monitor has been undertaken which also confirms the proposed envelope for Block A is supportable, and with appropriate mitigation measures will ensure that pedestrian wind comfort is acceptable.</p>	<p><b>Refer to Wind Analysis prepared by Windtech.</b></p>
<p><i>Some concern that the proposal will not respond to the <b>local character</b> and <b>heritage</b> context of Central Station and may negatively impact the significance of its buildings and function as a rail yard.</i></p>	<p>We acknowledge the sensitivity of the Central Station Precinct from a heritage perspective, given that it significantly enriches the local character of the area.</p> <p>Like other sensitive parts of Sydney CBD, there needs to be an</p>	<p><b>Refer to Heritage Response prepared by Urbis.</b></p>

Key Issue	Block A Consistency	Additional Technical Response
	<p>appropriate framework to guide and assess future proposals located in and around areas of state and local heritage significance.</p> <p>In response to comments raised by NSW Heritage and the National Trust, Urbis (Heritage) have provided a letter which responds to the key themes identified in these submissions.</p> <p>Following a competitive design process for Block A, there continues to be refinement and detailed design work going into the proposal's response to the Inward's Parcels Shed as well as the broader State Listed Central Station.</p>	
<p><i>The precinct should have a strong commitment to <b>sustainability</b> and net zero emissions.</i></p>	<p>Atlassian are strongly committed to sustainability and it has been a core component of their approach to the planning of Block B.</p> <p>Further discussion is provided in Section 3 below, and in a technical response from LCI Consultants.</p>	<p><b>Refer to ESD Response prepared by LCI Consultants.</b></p>

#### 4. TECHNICAL RESPONSES AND ADDITIONAL INFORMATION IN RESPONSE TO PUBLIC EXHIBITION

In addition to the table above, we provide a response to the following key issues below:

- Draft Planning controls & Western Gateway Sub-Precinct Design Guidelines
- Heritage
- Environmental Sustainability

- Infrastructure Contributions
- Pedestrian Wind Comfort

#### **4.1. DRAFT PLANNING CONTROLS & WESTERN GATEWAY SUB-PRECINCT DESIGN GUIDELINES**

Atlassian has been part of ongoing engagement with government stakeholders on the preparation of the planning controls for the Western Gateway Sub-Precinct, and more specifically for Block A. This has included a review and input into the Draft Design Guidelines for the Precinct. Atlassian are generally supportive of the draft planning controls and design guidelines, which provide an appropriately balanced framework for the future redevelopment of the Precinct.

However, following the release of the draft planning controls, Atlassian has undertaken a competitive design process which concluded in late December 2019. The competition has played a very important role in testing these draft controls and one key theme which has emerged is the manner in which these **planning controls require flexibility to ensure that sustainability aspirations and the occupiers requirements are appropriately balanced.**

To ensure Block A pushes the frontier in sustainability innovation in the built environment both in Australia and globally, Atlassian has invested heavily in the climate engineering objectives of the Project. Sydney is uniquely placed to take advantage of a naturally comfortable climate, compared to other major global cities, to minimise the impact of mechanical ventilation systems on the environment. World renowned climate engineer Transolar, known for engineering climates such as the Cloud Forest in Singapore, provided input on the reference design that informed the envelope exhibited.

The design competition winning scheme for Block A has been developed further in close consultation with the climate engineers to create a living and breathing building, with a highly adaptive workspace for future occupants, entirely within the planning envelope exhibited. A critical part of this has been the design of a series of atrium spaces. These spaces are a function of the building's broader natural ventilation strategy which seeks to reduce the reduce reliance on conventional air-conditioning systems in an attempt to reduce the buildings carbon footprint. This has been achieved by creating a series of 'habitat' spaces throughout the building as shown in the illustrative photomontage below.



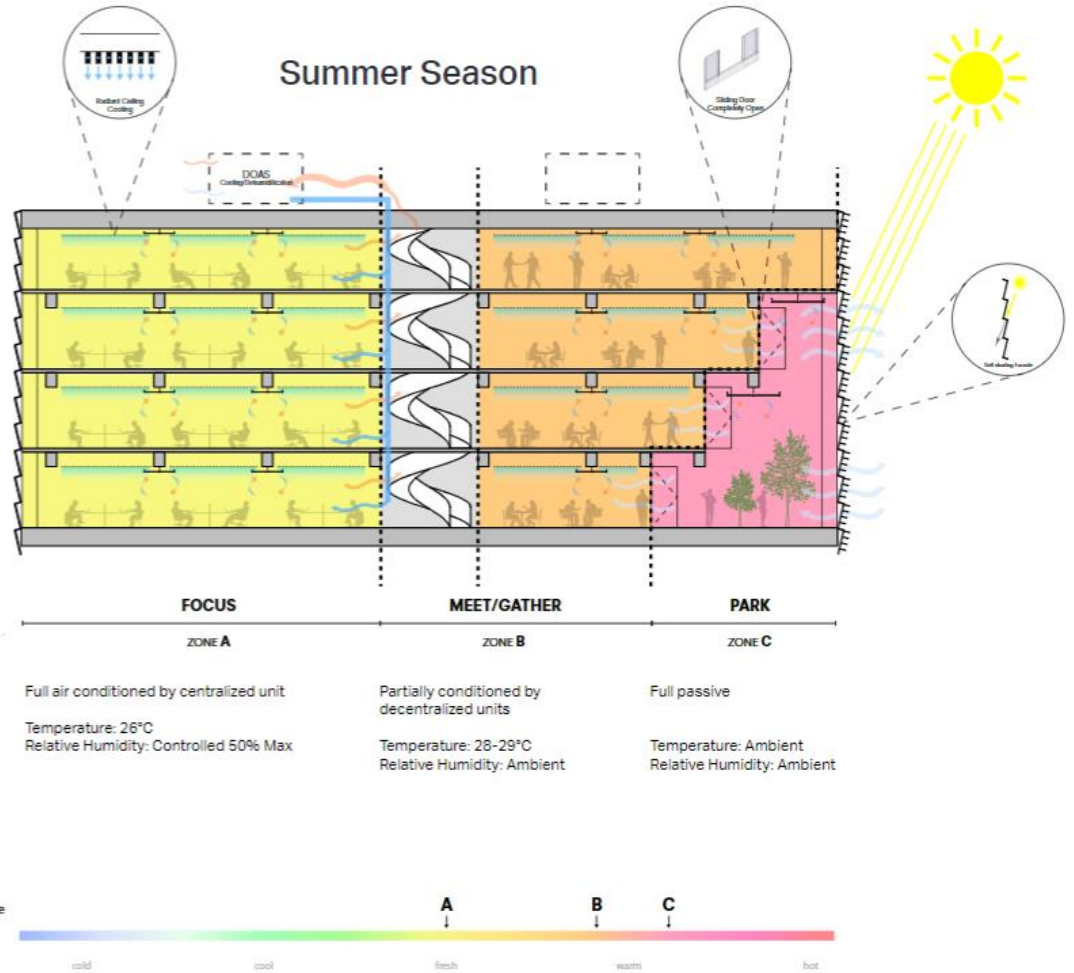


Precisely engineering the naturally ventilated internal climate requires particular volumes of space and air to achieve acceptable levels of thermal comfort. The necessary volume of space of these zones is continuing to develop in response to further climate and thermal comfort studies and must continue to be explored to ensure appropriate natural ventilation, solar access and thermal comfort.

Given the building envelope is fixed, the climate engineering is being resolved internally within the envelope so there is no impact on urban design, structural and spatial requirements or any change in the way the building sits or is perceived in the public realm. To do so, the engineering solution is focussing on balancing the general arrangement of each internal timber floor plate to achieve the right mix and size of naturally ventilated space (Zone C), naturally ventilated with mechanical control (Zone B), and innovatively mechanically ventilated space (Zone A), as they all interrelate.

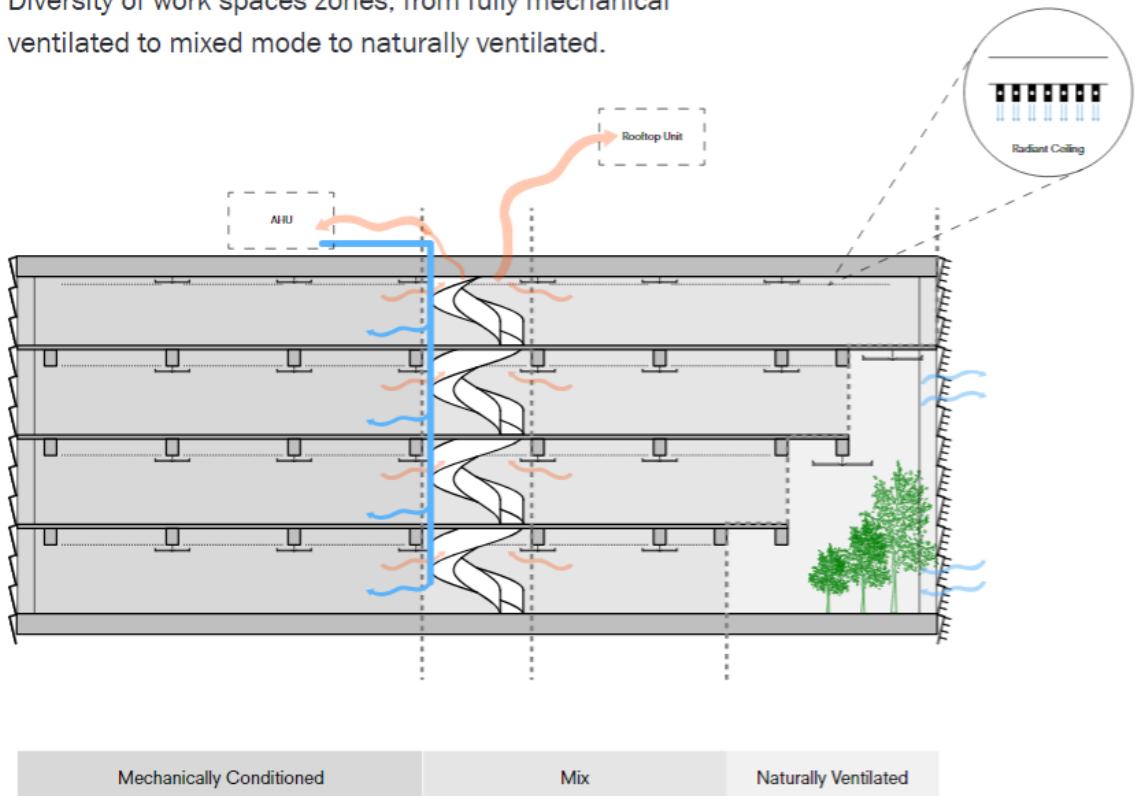
The figure below shows that there is clear delineation of these zones. Zone C, though fully enclosable, is intended to be passive and climate controlled through an operable louvre system in the external façade adjacent to the void space. This enables natural ventilation to provide fresh air into meeting spaces and into Zone B, also allowing Zone B to be naturally ventilated reducing the reliance on conventional air conditioning. As such the form of and volume of air in Zone C is critical to the buildings performance and Atlassian's ambition to ensure very large portions of the office floors are naturally ventilated to reduce the carbon footprint.





## WELLBEING AND COMFORT

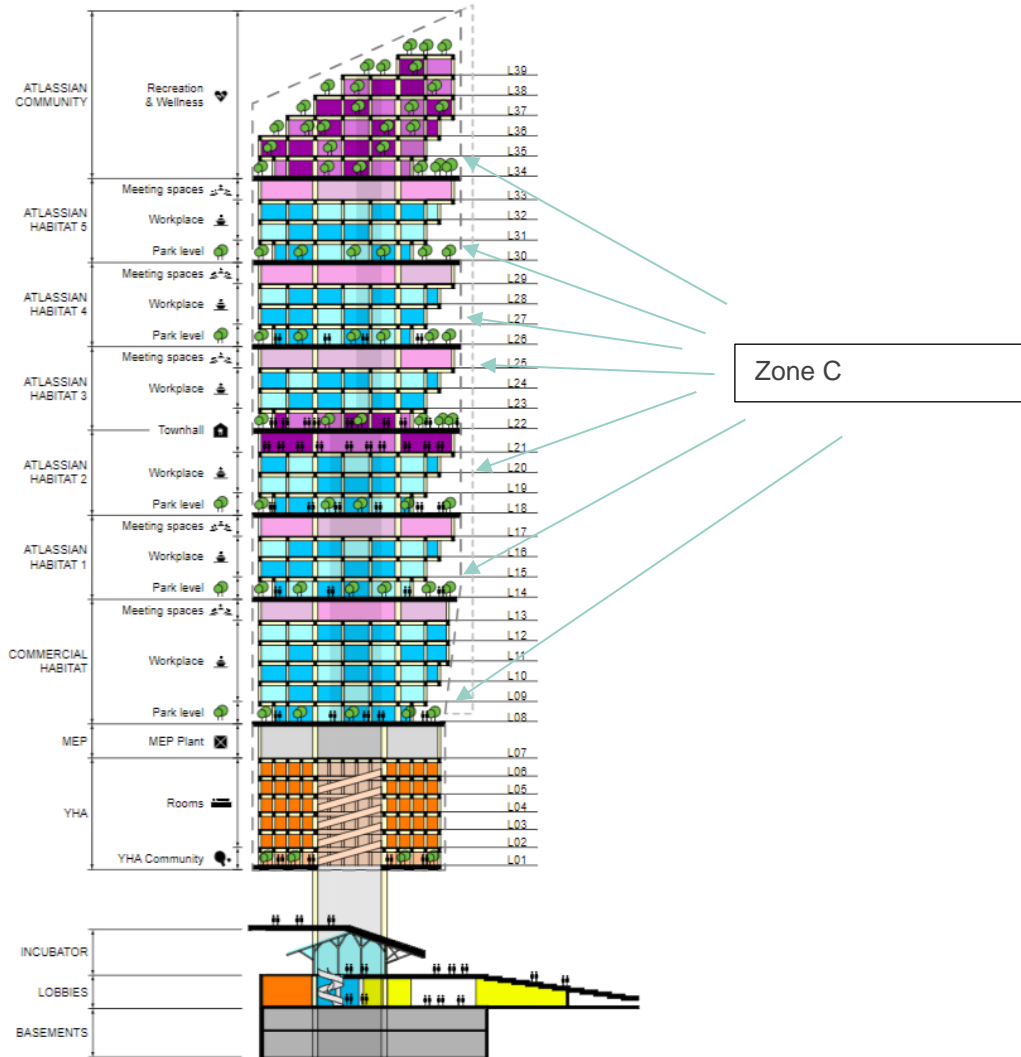
Diversity of work spaces zones, from fully mechanical ventilated to mixed mode to naturally ventilated.



Future  
Opport

If there is to be advancement in sustainability innovation, there needs to be an industry shift to promote incentives for naturally ventilated office spaces which have the flexibility to be climate controlled based on the prevailing weather conditions, in order to reduce the carbon footprint of buildings. Without these incentives, it is likely that this will significantly limit true innovation in sustainable office design.

Indeed, over a significant building form, these spaces add up to a considerable quantum of GFA, albeit that they have a very different composition to other 'internal' office areas. As can be seen in the below section, these zones in the building create a relief in the built form and represent a significant part of the project.



The Proponent had previously proposed a GFA control for Block A of 70,000sqm in the documents exhibited, as a round number based on the reference design which was not yet fully qualified with climate engineering input. That was believed to be sufficient for to achieve the building performance outcomes. However, further engineering investigation has demonstrated that this figure needs to be amended if the climate engineering objectives are to be achieved.

These spaces are critical to the delivery of a mixed mode building with the opportunity to create a highly sustainable design outcome which will be an exemplar for Sydney and globally.

In terms of the mechanisms available to the DPIE to implement the intended outcome, we are of the opinion that the following options may be available in terms of finalisation of the planning controls for the Western Gateway Sub-Precinct. These include:

### **1. Option 1: Increase the maximum GFA of Block A from 70,000sqm to 77,000sqm (Preferred)**

The first, and arguably the most straight-forward, option available would be to increase the maximum GFA control for Block A from 70,000sqm to 77,000sqm which would provide appropriate flexibility for Atlassian to provide these bespoke, naturally ventilated components of the building.

This option would not require any amendments to the building envelope for Block A, and could be supported with appropriate wording and design guidance in the Western Gateway Design Guidelines which are discussed in Option 2 below.

In our opinion, this should not necessitate any re-exhibition of the draft planning controls as there are no changes to the planning envelope or potential impacts on surrounding stakeholders and neighbouring properties – simply clarity of the spaces within the envelope itself.

This option negates the need for there to be a 'new' clause added to the SLEP 2012 (i.e. Option 2) to what has already been proposed, which may require extensive engagement with DPIEs legal teams and/or Parliamentary Counsel.

### **2. Option 2: Provide an 'incentive' clause for innovative natural ventilation across the Western Gateway Sub-Precinct**

The second option available is to propose a new clause in SLEP 2012 which could award up to an additional 10% of gross floor area if the building contains an equivalent proportion of naturally ventilated floor areas which reduce reliance on energy in accordance with an ESD strategy prepared by a suitably qualified ESD expert.

Specifically, this could be reinforced by ensuring that:

- The naturally ventilated floor area(s) in the building provide sufficient natural ventilation and are not dependent on mechanical ventilation as the primary means of ventilation;
- The design of the spaces does not increase the apparent bulk of the building or change the building envelope in the draft Western Gateway Design Guide, and the design quality is endorsed as part of a competitive design process;
- The naturally ventilated spaces are distinguishable in their design from the primary mechanically ventilated spaces within the building.
- The building meets or exceeds minimum building sustainability and environmental performance standards.

To reinforce the above, Atlassian would welcome guidance in the Western Gateway Sub-Precinct Design Guidelines which further provides clarity on these naturally ventilated spaces, such as:

- 1) Ensuring that building facades are to be of a high-quality design to allow for natural ventilation and a mixed-mode environment. This could include operable louvres or the like, which ensure that these spaces are adaptable to differing weather conditions.
- 2) The design of building facades having openings that are sufficient in size and scale to enable effective natural ventilation of these spaces all year round.

- 3) Naturally ventilated spaces not being reliant on mechanical ventilation as the primary means of ventilation. Despite this, mechanical ventilation may be used as a secondary means of ventilation to ensure comfort all year round and during inclement weather conditions.

As discussed above, this type of Clause is not common in most standardised LEPs in NSW and may potentially require significant engagement between the City of Sydney, DPIE and Parliamentary Counsel. While we firmly believe that such a Clause is a step in the right direction for ESD innovation, there are at times limits on how flexible LEP instruments can be to implement the outcome that Atlassian are seeking to deliver here.

Similar to Option 1, we are of the view that this should not require any formal re-exhibition of the draft planning controls, as the proposed building envelopes are not proposed to change.

Lastly, we note that there is a desire to provide guidance on building efficiency in the draft design guidelines (i.e. a maximum of 80% of the total Gross Building Area to be Gross Floor Area). While the detailed design of the Block A is still under review and not finalised, we are of the view that the maximum GFA (i.e. up to 77,000sqm) can achieve this desired outcome.

## 4.2. HERITAGE

As part of the preparation of the Planning Statement (and supporting technical documents) for Block A there has been ongoing engagement and consultation with various government stakeholders in relation to the proposed heritage framework for the adaptive reuse of the site.

With respect to the submissions received by Heritage NSW and the National Trust, Urbis (Heritage) have provided a response specifically to the items identified in these submissions. In summary, this clarifies:

- The grading of 'significance' in relation to the Inward Parcels Shed in the Central Station Heritage Conservation Management Plan.
- That a comprehensive Conservation Management Plan as it relates to Block A (and the Inward Parcels Shed) will be undertaken as part of the SSDA process. The SEARs issued in relation to the project identify this, and this is currently underway. This will include a robust heritage interpretation plan and strategy.
- That the Atlassian proposal is significantly distanced from the Main Terminus/Clocktower Building at Central Station, with a detailed heritage views analysis being undertaken as part of the SSDA process for the site.
- The rezoning of the Western Gateway Sub-Precinct will result in a change in scale from a height perspective, but recognises that this can be managed appropriately by ensuring that new development contributes to the diversity of the townscape and historic layering of the streetscape. This is part of the ongoing detailed design of the proposal for Block A, which has recently been part of a competitive design process.
- The Atlassian proposal seeks to substantially integrate the existing inward parcels shed as part of the new building design. It is proposed that the existing shed building will be carefully dismantled and stored during ground works for the new Atlassian tower, and then reconstructed as part of the development. The shed building will provide key arrival and gathering spaces within the new development maximising the activation and interpretation opportunities for this space. The former

inwards parcel shed will be meaningfully integrated and celebrated as part of Atlassian's proposed development.

In summary the response from our consultant confirms that:

*Overall, Atlassian's proposed development is considered to be a responsive and creative solution that finds a balance between conservation of the heritage significance of the former inward parcel shed while providing a world class sustainable building which will contribute to Sydney's expanding innovation and technology corridor. The detailed development application currently being prepared has considered and responded to each of the submissions received as outlined above as a component of the Central SSP process.*

### **4.3. ENVIRONMENTAL SUSTAINABILITY**

Sustainability is embedded into the Atlassian ethos and has been a key foundation for the project.

As part of the early concept work for Block A, Atlassian engaged leading local and internationally based sustainability consultants to create an appropriate framework for the design of the project. Specifically, the local (LCI Consultants) and international (Transsolar KlimaEngineering) sustainability experts, provided practical advice from the inception of the project to ensure that the ongoing design development was aligned with best practice sustainability.

A number of the sustainability themes established by Atlassian have been enshrined within the Western Gateway Sub-Precinct Draft Design Guideline, which ensures that development incorporates best practice sustainability and environmental performance measures and initiatives for individual development sites and the whole precinct that: i. reduce energy consumption ii. reduce carbon emissions iii. minimise greenhouse emissions iv. reduce the urban heat island effect v. improve air quality vi. improve absorption of carbon. These aspirations are supported.

The 'Design Guidance' draws attention to demonstrating either meeting or exceeding various established rating systems (i.e. such as NABERS and Green Star). LCI Consultants have provided some technical feedback on how the development of Block A responds to this guidance.

The Draft Design Guidelines and a separate sustainability brief was prepared to guide the proposed concept work and formed part of the architectural brief for the competitive design process for the site. The sustainability brief was used as a critical guide for competitors, and LCI/Transsolar were part of the technical team appraising the competition entries. These sustainability aspirations were also a key component of the weighting for the assessment and appraisal of the competition entries.

The winning design competition entry (while confidential) puts sustainability at the core of the design intent. There are a range of performance level improvements that will be realised through the application of a high performance façade, innovative air conditioning system, significant areas of natural ventilation to the tower, integrated on-site power generation, a low carbon timber structure, and a commitment to off-site renewable power off-set.

In addition to the above, DPIE in late 2019 issued Secretary's Environmental Assessment Requirements (SEARs) in relation to the State Significant Development Application (SSDA) for the project which will ensure that a robust ESD report is provided in relation the above aspirations. That DA will be reviewed by various government stakeholders, and a range of conditions imposed to ensure that these initiatives are adhered to through the design development.



In summary, Atlassian remain whole heartedly committed to providing an exemplar project from a sustainability perspective, and to leave a very positive lasting legacy for the Central Station Precinct.

#### **4.4. INFRASTRUCTURE CONTRIBUTIONS**

The Central SSP Submission Summary Report noted that the City of Sydney's submission identifies the need for the Central Precinct and Western Gateway rezoning to consider State and local infrastructure needs and for a framework for the contributions and delivery of infrastructure to be developed.

With regard to State Infrastructure the exhibition documents for the rezoning provided no specific guidance in relation to this, and no real or meaningful feedback can be provided by landowners in this respect until further clarity is provided. We would expect that TNSW will be providing a separate response in this regard.

Atlassian is currently in Direct Negotiations with the NSW Government and providing a significant contribution to the Western Gateway sub-precinct and playing a pivotal catalyst role in delivering the NSW Government's strategic planning outcomes for the Central Precinct. As part of its contribution to the Western Gateway precinct Atlassian has committed to providing the following:

- Delivering a high quality through-site pedestrian connection from the proposed Metro egress to Henry Deane Plaza which accommodates pedestrian forecasts to 2056.
- Providing an integrated Western Gateway Sub-Precinct Basement which enables future north south connections through the site.
- Facilitate the creation of a logical land tenure arrangement which enables the State to control public spaces and State assets.
- Providing opportunities for Government to remove vehicular access and pedestrianise Lee Street and Ambulance Avenue
- Providing a contribution toward to facilitate the Government's commitment to creating affordable spaces for start up within the new Sydney Innovation and Technology Precinct.

Further to the above the redevelopment of Block A, the Atlassian proposal will provide the following public and economic benefits:

- Be the catalyst and anchor to NSW's first globally competitive technology and innovation precinct which is of the highest degree of significance to the State;
- The project would be able to deliver a unique and significant opportunity to maximise pedestrian connectivity at a key 'pinch point' within the Central Station Precinct
- The project generates very significant direct and indirect employment growth for NSW
- The project provides high quality tourism and visitor accommodation which is aligned with tourism initiatives of the State
- Enormous growth of the NSW economy by accelerating the Australian technology industry in Sydney leading to the creation of jobs and economic output

- Growth in the value of NSW property assets by unlocking the development potential and anchoring a precinct on behalf of the Government leading to tangible increase land values
- Delivering an optimised placemaking outcome that maximises the efficiency and customer experience of future Central Station transport assets
- Creating public plazas to optimize customer experience and the public realm as well as the capacity for the precinct to attract talent and in turn grow the tech industry in Australia
- Adaptively reusing heritage assets to ensure their preservation for current and future generations to enjoy.
- Pursuing the integration of its project with other surrounding privately controlled properties to drive growth of the precinct.

Along with these significant public benefits, Atlassian will also be contributing to local infrastructure through the payment of City of Sydney Section 61 contributions.

In light of the above, Atlassian considers that the levying of additional contributions on the development, over and above works being offered through the Direct Negotiation process and the payment of section 61 contributions is not required.

#### **4.5. PEDESTRIAN WIND COMFORT**

Windtech Consultants have provided a response under separate cover which provides an assessment of the wind impacts of the proposed draft planning envelope.

This report provides an early assessment of potential wind impacts associated with the proposed Western Gateway Sub-Precinct Rezoning, and in particular the concept envelope design work which has sought to inform the draft planning controls for 'Block A' of the precinct.

Windtech's analysis demonstrates that the draft planning envelope provides an acceptable wind outcome, subject to some further work on some trafficable outdoor spaces which will require further detailed design testing to be compliant with the wind criteria. Windtech will continue to work closely with the applicant's design team during the detailed design phase to ensure that the proposed architecture can enable the wind criteria to be satisfied, without resulting in any undesirable elements in the public domain (i.e. such as large canopies and the like).

Windtech is currently working with Atlassian's project team following a recent competitive design process for the site. Their preliminary analysis of this scheme (which is consistent with the draft planning envelope) is that it will be possible to comply with the relevant wind criteria and have no unreasonable impacts on any key areas of the public domain adjacent to the site.

### **5. SUMMARY AND CONCLUSIONS**

We appreciate the opportunity to provide a response to the recent public exhibition of the draft planning controls for this important precinct.

We trust that the above information assists with the finalisation of these controls, which will allow the opportunity for proponents within the Western Gateway Sub-Precinct to proceed to lodging development applications to realise the vision and deliver significant public benefits to the City.



Should you have any questions, please do not hesitate to contact the undersigned on 8233 7606.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "A. Harvey", is placed on a light blue rectangular background.

Andrew Harvey  
Director