

Appendix A – Detailed Response to Submissions Tables

Council and Agency Submissions

Issue Raised	Response	Supporting Documentation
City of Sydney Council		
<p>1. Inconsistent scope of demolition</p> <p>The Amendment Report states that the Stage 1 demolition works only includes demolition of the existing building to the ground floor slab, with no ground disturbance. However, the Demolition Work Plan in Appendix C includes demolition of slab on ground and foundations in section 5. The demolition elevation prepared by SJB does not provide any clarification.</p> <p>Section 1.0 of the Demolition Work Plan also identifies the removal of trees, shrubs and soil on Macleay Street and McDonald Street to enable the erection of B-class hoarding and scaffolding. However, the Tree Protection Specifications and Plan (TPSP) in Appendix H identifies all trees to be retained.</p> <p>The scope of demolition must be clarified, and all documents must be amended to ensure consistency.</p>	<p>The Demolition Work Plan (DWP) prepared by Jabbs Excavation has been updated (Appendix B) to provide greater clarity regarding the scope of stage 1 works. The updated DWP confirms that demolition is limited to the existing building down to the ground floor slab only, with no removal of slab on ground, foundations or vegetation proposed. References to tree and soil removal in the earlier version were general in nature and not specific to this site. These references have been removed to avoid confusion and ensure consistency with the Tree Protection Specifications Plan which confirms all trees will be retained.</p>	<p>Appendix B</p>
<p>2. Impact on Street Trees</p> <p>The existing street trees form an avenue of London Plane trees, are of good health and high amenity value, and are listed on the City of Sydney</p>	<p>The Demolition Work Plan (DWP) prepared by Jabbs Excavation has been updated (Appendix B) to provide greater clarity regarding the scope of stage 1 works.</p>	<p>Appendix B</p>

Significant Tree Register. The TPSP must continue to identify all street trees to be retained.

The TPSP must include detailed assessment on the extent of pruning necessary to accommodate hoarding and scaffolding, including any required clearances. Only minor pruning would be acceptable, being branch removals not exceeding 50mm diameter and the removal of no more than 5% live canopy. The design of hoarding and scaffolding must be modified as necessary to minimise impacts on the existing street trees.

Furthermore, the TPSP must better assess any potential impacts on the roots of the existing street trees and identify the existing building footings along Macleay Street to be retained. This is because previous root explorations found a concentrated mass of tree roots within those front gardens. The retention of existing footings is necessary to avoid damage to structural roots, at least until detailed root investigation is undertaken to allow further assessment.

The TSPS and the Demolition Work Plan need to be updated to provide consistent information. No removal of any trees, shrubs or soil within the public domain will be permitted.

References to tree and soil removal in the earlier version were general in nature and not specific to this site. These references have been removed to avoid confusion and ensure consistency with the Tree Protection Specifications Plan which confirms all trees will be retained.

3. Construction Vibration Management

The Construction Noise and Vibration Management Plan (CNVMP) in Appendix D references the German Standard DIN 4150-3. However, it fails to identify the appropriate criteria for the neighbouring buildings.

The CNVMP must be amended to adopt the most stringent Category 3 criteria of the DIN 4150-3. This is because the adjoining buildings to the south are identified as heritage items.

Noted. The Applicant is willing to accept a condition of consent which requires a site-specific Vibration Management Plan to be prepared prior to the commencement of any works on the site.

N/A

It is also noted that neither the Demolition Work Plan nor the CNVMP include site-specific vibration management strategies. It is recommended that a site-specific Vibration Management Plan be prepared prior to the commencement of any works to set out the maximum vibration limits as per Category 3 criteria of the DIN 4150-3 and as verified and recommended by a suitably qualified structural engineer. The Vibration Management Plan must also outline actions if an exceedance occurs including measures to review and alter the demolition methodology.

4. Construction Traffic Management

A Construction Pedestrian and Traffic Management Plan is to be prepared in consultation with the City prior to the commencement of works. This can be required by a condition of consent.

Notwithstanding, should the Department recommend the application for approval, the City requests the opportunity to view the recommended conditions of consent and provide further advice. It is expected that conditions will be imposed to ensure compliances with the submitted Remedial Action Plan with the *City of Sydney Code of Practice for Construction Hours/Noise 1992*.

Noted. The Applicant is willing to accept a condition of consent requiring a Construction Pedestrian and Traffic Management Plan prior to the commencement of works.

N/A

Heritage NSW

Archaeology – Recommended Draft Conditions

1. The proposed archaeological excavation works outlined in the Archaeological Research Design and Excavation Methodology (ARDEM) dated August 2025, prepared for the concept application should be undertaken to prior to submission of any future detailed design applications. The detailed development design should be

The Applicant is willing to accept HNSW’s proposed conditions of consent.

N/A

informed by archaeological works, analysis, conservation and redesign outlined in the ARDEM, Concept EIS and supporting documentation.

2. All reasonable steps must be taken to avoid harm, modification of or impact to heritage items and relics except as authorised by this approval. No relics of State significance are approved for excavation or impact under this, or future detailed design approvals.
3. Ensure workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.
4. All archaeological works must be undertaken in accordance with the ARDEM dated August 2025. Any substantial amendments to the proposed methodology should be submitted to Heritage NSW for review and approval.

Built Heritage – Recommended draft conditions

5. The developed design should be prepared in consultation with a suitably qualified and experienced heritage specialist to ensure that the visual impacts of the development are minimised. The detailed design should consider materiality, scale, form, articulation and colour to minimise visual impacts on surrounding heritage items and streetscapes.
6. A Statement of Heritage Impact (SoHI) should be prepared for any future development application(s). The SoHI should be prepared by a suitably qualified and experienced heritage specialist and should consider impacts on all heritage items and heritage

The Applicant is willing to accept HNSW’s recommended conditions of consent to be addressed at the detailed design stage. N/A

conservation areas in the vicinity, with reference to their Statements of significance.

7. Interpretation be considered as part of the developed design. An interpretation plan prepared by a suitably qualified heritage specialist should be prepared as part of any future development application for the detailed design.

Transport for NSW (TfNSW)

TfNSW has reviewed the submitted information and provides the following suggested condition for the department’s consideration:

8. Prior to the commencement of demolition works, a Construction Traffic Management Plan (CTMP) must be endorsed by Council. The CTMP shall detail proposed vehicle access arrangements, haulage routes, loading and unloading zones, pedestrian safety measures, and provisions for managing traffic impacts on surrounding roads. All demolition-related vehicle movements must comply with the approved CTMP.

The Applicant is willing to accept a condition of consent requiring a Construction Traffic Management Plan to be prepared.

N/A

Public Submissions

Theme	Response	Supporting Documentation
<p>Issues relating to the concept proposal including (as categorised in the previous RTS):</p> <ul style="list-style-type: none"> ▪ Loss of housing ▪ Justification and evaluation of the project ▪ Heritage ▪ Built form ▪ Amenity impacts ▪ Procedural matters ▪ Social impacts ▪ Visual impacts ▪ The project ▪ Traffic and transport ▪ Other issues ▪ Issues beyond the scope of the project. 	<p>Issues relating to the concept proposal have been previously addressed as part of RTS prepared by Urbis and dated 12 June 2025.</p>	<p>Response to Submissions prepared by Urbis, dated 12 June 2025 including Appendix A.</p>
<p>Amenity impacts during demolition, including:</p> <ul style="list-style-type: none"> ▪ Noise and vibration impacts ▪ Demolition traffic impacts, including congestion ▪ Prolonged amenity impacts 	<p>The Amendment Report prepared by Urbis dated September 2025 was accompanied by a Noise and Vibration Management Report (NVMP) and Demolition Traffic Management Plan (DTMP).</p> <p>The NVMP considers that the proposal will result in acceptable noise and vibration impacts to nearby sensitive receivers, subject to mitigation measures such as the retention of external walls and installing acoustic</p>	<p>Amendment Report prepared by Urbis, dated September 2025, including Appendix D and Appendix E.</p>

hoarding around the site, which are expected to be secured through conditions of consent.

The DTMP confirms that traffic associated with the demolition works will not result in any adverse impacts on the surrounding intersections or road network and will be managed through the implementation of the Demolition Traffic Management Plan during works.

Prolonged amenity impacts to neighbouring residents are not anticipated as the proposed demolition works are expected to be short-term and temporary (over an approximate five-month period).

Procedural matters	<ul style="list-style-type: none"> Concerns with approving demolition prior to the assessment of the detailed design SSDA 	<p>The Concept SSD establishes a clear framework for the comprehensive redevelopment of the site into a shop top housing development that includes affordable housing. The inclusion of Stage 1 demolition works within the application is intended to enable an efficient construction program and ensure the timely delivery of fit for purpose market and affordable housing on the site within the Housing Accord period.</p> <p>It is acknowledged that the demolition would remove the existing building. However, the Applicant is committed to delivering affordable housing as part of the future redevelopment in accordance with the Concept SSD. Importantly, the future detailed SSDA will be subject to a separate assessment and approval process. Approval of demolition at this stage does not predetermine or prejudice the outcome of the detailed design assessment, which will be independently considered on its merits.</p>	N/A
Sustainability	<p>The Applicant has invested significant time investigating the viability of adaptive reuse alternatives, including retaining the existing building, constructed in the 1960s. However, the Applicant has undertaken technical analysis pertaining to architectural, building code, structural engineering</p>	<p>Environmental Impact Statement prepared by Urbis dated 27 March 2025 including Appendix R and Appendix DD.</p>	

- Concerns demolition of the existing building will create greenhouse gas emissions and landfill
- Options to remediate / refurbish the existing building should be explored

and building services constraints. Ultimately, it was determined that retaining the existing building would result in a much poorer and constrained development outcome. Further detail on this consideration is included at Section 2.4.1 and Appendix DD to the EIS.

The strategies and initiatives presented in the ESD Report (Appendix R to the EIS) demonstrate a strong commitment to sustainability, which meets and exceed expectations for the development.

Response to Submissions
prepared by Urbis and dated 12
June 2025.