

GOVERNMENT AND AGENCY SUBMISSIONS - SUMMARY MATRIX

No.	Submission Reference	Location	Submission Position	Issue(s) Raised
111	279884	Darlinghurst Alex Greenwich MP	Objects	Planning Process (MP modification vs. new DA)
				Consistency with EPI (SLEP 2012 ' height ' by more than eight times)
				Context and setting (height, scale and bulk inconsistent with existing character ' scale)
				View impact (public)
				View impacts (private -16 homes located at 2 Jones Bay Road)
				Overshadowing (private ' no loss to solar access for those dwellings that already receive less than 2 hours)
				Overshadowing (public)
				Lack of assessment regarding wind.
				Congestion at intersections and pedestrian safety due to late night traffic impacts from the casino.
				Validity of traffic volumes quoted in Traffic Impact Statement
				Traffic congestion and reliance on the public transport network has significant reserve capacity is not supported The 117 spaces for residents will be likely leased out to commuters which will add to congestion. Parking should be limited to service vehicles, bicycles and car share

				The development should result in a net increase in trees. Expansion of nightclub is inconsistent with government policies. Increase to anti-social behaviour.
112	281071	RMS, Parramatta	Comments	TfNSW recommended a number of conditions with regard to: - Provision of a Construction Traffic Management Plan (CTMP) prior to CC - Proposed Pyrmont entry/exit line-marking is only to be used at traffic lights. - Proposed right-hand turn Jones Bay Road to be approved by Council prior to installation. - All costs associated with proposed signposting works to be borne by Proponent.
113	280980	Committee for Sydney, Sydney	Comments	Reduce pressure on hotel occupancy Contribution to tourism or the arts Rejuvenating Western Harbour Precinct Iconic Architecture and prominent Ritz-Carlton Brand Public benefit (positive)
114	281608	AFI AACTA	Supports	Contribution to tourism or the arts
115	277487	CASA, Canberra	Comments	Reiterates previous advice given to Proponent - Building to be lit in accordance with CASA requirements and ensure remote monitoring capability. Confirms assumption that 237m building height listed in Mod 13 EAR relates to Australian Height Datum (AHD) and not Above Ground Level (AGL).
116	280915	Destination NSW, The Rocks	Supports	Contribution to tourism or the arts Reduce pressure on hotel occupancy

				Iconic Architecture and prominent Ritz-Carlton Brand
117	280114	EPA, Parramatta	Comments	No comment
118	280976	TEG, Sydney	Supports	Contribution to tourism or the arts
				Rejuvenating Western Harbour Precinct
119	280347	Foundation Theatres, Sydney	Supports	Public benefit (positive)
				Contribution to tourism or the arts
120	280876	The National Trust of Australia (NSW), Sydney	Objects	Planning Process (MP modification vs. new DA)
				Precedent
				Heritage
				Overshadowing (general)
				Context and setting (height or scale or bulk inconsistent with existing character)
				Impacts to broader Sydney Harbour skyline and views (public)
121	280574	ICC Sydney, Sydney	Supports	Public benefit (positive)
				Reduce pressure on hotel occupancy
122	281058	Tourism and Transport Forum, CBD	Supports	Public benefit (positive)
				Contribution to tourism or the arts
				Reduce pressure on hotel occupancy
				Rejuvenating Western Harbour Precinct

123	280796	Business Events Sydney, Sydney	Supports	Public benefit (positive)
				Reduce pressure on hotel occupancy
				Sydney as a 'Global City'
124	277533	Sydney Airport Corporation, Sydney International Airport	Comments	Reiterates previous comments.
125	281029	Heritage Council, Heritage Division, Parramatta	Comments	Confirms the site is not within the curtilage of any State Heritage Register (SHR) items, although some in the vicinity. Refers to comments made by City of Sydney with regard to impacts on local heritage items.
				Requires assessment of state and local heritage items and the potential for below ground works to encounter archaeological finds. Seeks that: - Unexpected finds protocol to be adopted - Archaeological assessment for stormwater upgrade works beyond the site to be provided.
126	281729	Pyrmont Ultimo Chamber of Commerce, Pyrmont	Supports	Public Benefit (positive)
				Rejuvenating Western Harbour Precinct
				Iconic Architecture and prominent Ritz-Carlton Brand
127	281293	OEHS Communities and Greater Sydney	Comments	OEHS supports proposed replacement of removed trees as part of Mod 13 but seeks provision of more local provenance plants in planting schedule.
				Replacement street tree plantings and roof top planting

		Division, Parramatta		Flooding
				Aboriginal consultation log ĩ not attached.
128	280870	Sydney Business Chamber, Sydney	Supports	Contribution to tourism and the arts
				Sydney as a ĄGlobal Cityġ
				Iconic Architecture and prominent Ritz-Carlton Brand
				Rejuvenating Western Harbour Precinct
129	277304	Tourism Australia, Sydney	Supports	Public Benefit (positive)
				Contribution to tourism or the arts
				Reduce pressure on hotel occupancy
				Rejuvenating Western Harbour Precinct
130	281762	Urban Taskforce Australia, Sydney	Supports	Public Benefit (positive)
				Contribution to tourism and the arts
				Sydney as a ĄGlobal Cityġ
				Rejuvenating Western Harbour Precinct
				Iconic Architecture and prominent Ritz-Carlton Brand
131	283609	NSW Police	Comments	No comment
132	284119		Objects	Validity of SEARs (outside of 2-year timeframe)

		City of Sydney Council		Lack of evidence to detail that the Proponent consulted with DPE regarding extension of time
				Planning Process (MP Mod vs. new DA)
				Insufficient information provided to allow a full assessment
				Bulk and scale
				Consistency with EPI (SLEP 2012 i height and FSR) i eight times the LEP height control
				Consistency with EPI B3 Commercial Zone - Residential a prohibited use
				Height (inconsistent with local character)
				Urban context (current and future)
				Visual Impact (Private i 30 dwellings as high impact)ii
				Visual Impact (Public) and validity of chosen focal length to demonstrate impact to public open space.
				Contravention to SREP Sydney Harbour Catchment 2005 regarding protection and enhancement of unique visual qualities of Sydney Harbour.
				Overshadowing (diagrams too small and does not demonstrate SLEP 2012 compliant envelope as comparison)
				Neighbourhood Centre (no objection but requires further detail on tenure long-term)
				Consistency with ADG and SEPP 65 (natural ventilation and provision of apartment areas, minimum deep soil areas, common open space)
				Traffic i not supportive of RH turn from JBR into the Porte Cochere, validity of SIDRA modelling)

				Future endorsement required by TfNSW and approval under Roads Act by LPCTCC for changes to parking etc. Bicycle facilities ĩ provision of bike parking must occur wholly within the site. Must consider also bike parking for the 204 residential units at rate of 1 per unit. Loading and servicing ĩ correct Loading Dock Management Plan (currently shows all service vehicles will exit to Jones Bay Road). Public domain and landscaping (upgrades to public domain, detail of landscaping drawings, additional wind analysis and consistency with Architectural drawings) Provision of further detail on plant species, green seam, green roof and walls, pool decks and leisure areas and miscellaneous landscape comments Environmental performance and notations for NatHERS, BASIX, glazing details, confirm GreenStar Design and as Built commitment and solar panel installation size and detail. Section 7.11 and Affordable Housing contributions ĩ clarify GFA assumptions and validity of calculations. Acoustics ĩ Precinct-wide noise strategy and confirmation of noise control measures. Generally supportive of cumulative noise control but requires more detail. Confirm patron numbers and amplified noise levels.
133	282654	Ausgrid, Sydney	Comments	No comment.
134	282839	Transport for NSW, Haymarket	Comments	Concerns about potential effect on structural integrity of light rail during construction and operation phases. Seeks that the Proponent comply with <i>T HR CI 12080 ST External Developments version 1.0</i> and <i>Development Near Rail Corridors and Busy Roads – Interim Guidelines</i>. Sought removal of references to light rail capacity and Sydney Metro West alignment and 2009 station location, within the Traffic Impact Statement. TfNSW recommended a number of conditions with regard to:

				- Provision of plans which delineate light rail corridor in relation to construction work site (for TfNSW review and endorsement prior to CC) and protection of TfNSW infrastructure. - Loading and Servicing Management Plan - Construction Pedestrian and Traffic Management Plan in consultation with the Sydney Coordination Office (TfNSW) - Service Road and Taxi and Car Stacker Management Plan in consultation with the Sydney Coordination Office (TfNSW) - Porte Cochere Management and Operation Plan in consultation with the Sydney Coordination Office (TfNSW) - Consult with the Sydney Coordination Office (TfNSW) regarding the changes to the Pirrama Road bus stop on the western side of Pirrama Road. A list of draft conditions was provided for DPE's consideration.
135	282186	Independent Liquor and Gaming Authority, Sydney	Comments	No comment.
136	280714	Pyrmont Action, Pyrmont	Objects	Planning Process (MP Mod vs. new DA)
				Visual Impact (Private)
				Visual Impact (Public)
				Overshadowing (private - residences adjacent Union Square)
				Overshadowing (public - Union Square)
				Transport (adequacy)
				Precedent
				No public benefit

				Amenity (reflectivity/glare)
				Height (inconsistent with local character)
				Neighbourhood Centre (accessibility by the general public and long-term tenure)
				Social Impacts (crime ĩ night club expansion)* *this item was removed in addendum submission below.
137	283693	Pymont Action, Pymont	Objects	*Addendum to previous submission to remove reference to nightclub GFA.
138	293180	Department of Industry	Comments	Provided recommendations regarding water licencing, groundwater and dewatering for the consideration of the Department.