

16 January 2024

Lucinda Craig  
Planning Officer  
Department of Planning & Environment

**Our reference:** R/2023/23

**Your reference:** SSD-56380711

**Subject:** Argyle Terrace Courtyard - SSD-56380711 - Advice on EIS

Thank you for your correspondence dated 28 November 2023 inviting the City of Sydney Council (the City) to comment on the above. The application seeks consent for alterations and additions to the existing Argyle Terrace Courtyard, including the following works:

- Installation of a new weather-proof canopy structure for outdoor dining, incorporating heating and lighting.
- Landscaping works including the replacement of existing pavement, new lighting and services, and permanent furniture and fixings.
- Demolition of the existing storage facility.

The City has reviewed the submission and provides the following comments for your consideration.

## 1. Proposed Works

Overall, the proposed upgrade of the Argyle Terrace Courtyard is generally supported. This will involve the replacement of non-significant heritage fabric such as kerbs and paving, and replacement with new fabric including new paving, lighting, landscaping and a weather-proof canopy. The canopy structure will be of an appropriate scale and form which will allow for views and vistas of the western rockface and the Argyle Terrace Building.

However, the following matters should be addressed:

- It is understood that some of the works extend beyond the site boundary into Playfair Street. Although all land is under the same land ownership, the result is that permanent walls, steps and ramps will extend onto the footpath of Playfair Street. Despite this footpath being currently

cluttered with various pieces of street furniture, these elements are temporary and removable. The City consider it is preferable to keep the footpath of Playfair Street clear, except for temporary structures. Subsequently, it is recommended that the ramp, steps, walls and planter should be shifted back to within the property boundary, or at least to align with the building.

- All external materials, finishes and colours should be specified including the type, profile and colour of the metal cladding proposed for the roof, soffit and column cladding of the canopy, as well as the proposed backlight aluminium screens. Details at 1:50 of the proposed backlit perforated screens should be provided, given the visual prominence of these screens.
- The proposed ramp between the restaurant and outdoor seating is divided into three 1:12 short ramps which does not comply with best practice for ramp gradients (1:14 minimum grade). However, this may not be required as the ramp does not technically provide access to a building. Please clarify whether this ramp needs to comply and if not, consider reducing the landings to 1 mid-way, so that the ramp gradient can be slightly less. If compliance with Australian Standards is required, ensure any ramp is minimum 1:14 slope.

## **2. Contamination**

The submitted Preliminary Site Investigation (PSI) must be peer reviewed by a NSW EPA Accredited Site Auditor and include either a section B Site Audit Statement or a letter of interim advice from a NSW EPA accredited Site Auditor either certifying that the PSI and limited investigations have fully assessed the potential site contaminants and to recommend a Remedial Action Plan or to recommend for a further Detailed Environmental Site Investigation (DESI) to be carried out.

Any further investigation works carried out on the recommendations of the Site Auditor as part of this peer review and a subsequent Remedial Action Plan (RAP) must be prepared by a suitably qualified and competent environmental consultant in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites and Planning NSW Guidelines “Managing Land Contamination Planning Guidelines” and Councils Development Control Plan “Contaminated Land.”

Please note that any further investigation works carried out on the recommendations of the Site Auditor and a subsequent RAP must be reviewed by a NSW EPA Accredited Site Auditor and include a Section B Site Audit Statement or letter of interim advice issued by the Auditor certifying that the RAP is practical and the site will be suitable after remediation for the proposed use before any consent is granted.

The City request the opportunity to provide recommended conditions should the Department proceed with any determination.

Please contact Mia Music on 02 9246 7283 or by email at [mmusic@cityofsydney.nsw.gov.au](mailto:mmusic@cityofsydney.nsw.gov.au) if you need to discuss your request.



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