

13 March 2020

17111

Mr Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
420 Pitt Street, Sydney NSW 2000

Attention: Anthony Withderdin (Director, Key Sites Assessments)

Dear Anthony,

Request for Secretary's Environmental Assessment Requirements New Hotel Development – 50-52 Phillip Street, Sydney

We are writing on behalf of Built Pty Ltd (Built), the proponent for the proposed redevelopment of a new hotel at 50-52 Phillip Street, Sydney. Built is seeking to transform the current site to deliver a new and modern hotel development which contributes to overcoming a shortage of hotel accommodation in Sydney, and positively contributes to the character and vibrancy of Sydney's Central Business District (CBD). As part of the redevelopment project, the existing heritage listed building on the site will be retained and refurbished for hotel purposes.

The purpose of this letter is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) to accompany a SSD Development Application (DA) for the proposed redevelopment of the site. The Staged State Significant Development (SSD) DA will be made under section 4.22 of the *Environmental Planning and Assessment Act 1979* (the Act).

The Staged SSDA proposes a concept proposal or Stage 1 DA for the retention and refurbishment of the heritage building on the site, demolition of other existing buildings on the site and construction of a new hotel. The Stage 1 SSD DA will seek consent for land uses, a maximum gross floor area, a maximum building envelope, pedestrian and vehicle access and circulation arrangements, and associated car parking provision. A future separate Stage 2 SSD DA will be lodged for the detailed design and construction of the development, following the completion of a competitive design process.

As the proposal is for the development of a tourist related purpose, being a hotel, that has a capital investment value in excess of \$100 million, it is SSD as prescribed in Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2010* (SRD SEPP).

To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal. This request is accompanied by concept plans prepared by FJMT illustrating the proposed development (refer to **Attachment A**); a Cost Summary (refer to **Attachment B**); and a Biodiversity Development Assessment Report (BDAR) Waiver (refer to **Attachment C**).

1.0 Project Background

On 15 October 2019, the NSW Government published details of the Built Unsolicited Proposal for the leasehold purchase of 50 Phillip Street, Sydney to allow for the proposed hotel redevelopment. The Built proposal has progressed to Stage 2 of the Unsolicited Proposal process, and has been deemed unique as Built owns the adjacent property (52 Phillip Street, Sydney) to the Government owned 50 Phillip Street, Sydney. As there are no other privately owned properties immediately contiguous to 50 Phillip Street, it has been determined that Built possesses unique property ownership that enables it to amalgamate 50 and 52 Phillip Street, and take full advantage of the unused developable air space.

As such, Built is in a unique position to deliver the proposal and better value for money outcomes for the NSW Government.

The proposed redevelopment project will combine both private and Government land, breathing new life into an underutilised heritage-listed NSW Government owned building and Built's aging privately-held commercial office building.

The vision for the redevelopment is to revitalise the lower end of Sydney's financial services district by delivering a new luxury accommodation hotel. The proposal will provide an important and much needed asset to the people of NSW and visitors. Sydney will have, as part of the amalgamation of the properties, its finest luxury hotel with associated retail areas providing ground floor public activation accessible to the general public and hotel guests alike.

Built is well recognised for work in the refurbishment and restoration of iconic heritage properties across Australia. As such, a foremost principle of the project is to ensure that the integrity of the heritage listed Government building is not compromised. Rather, the heritage qualities of the building will be celebrated and revitalised for the people of NSW. The Chief Secretary's Building which fronts Bridge Street will not be leased as part of this redevelopment project, and it is intended to remain in Government ownership and control.

Overall, the project will provide the following key public benefits:

- Job creation and benefits to the tourism industry from construction and operation of a new 5/6 star hotel in Central Sydney.
- Contribution to the NSW State's economic activity and Gross State Product, including the generation of construction phase revenue for the Government in the form of payroll tax, stamp duty and GST payments.
- Rejuvenation and adaptive reuse of a Government owned heritage building.
- Regeneration, enhancement and activation of the surrounding public domain, particularly upgrades to Phillip Lane.
- Creation of a heritage-tourism precinct with a new hotel as the centrepiece.
- The potential to deliver a capital return to Government to fund future Government investment in services and infrastructure.

2.0 Site Context and Description

The site is located in Central Sydney, along the eastern edge of Sydney’s core Central Business District (CBD). The Sydney CBD is an economic powerhouse of the Australian economy, being a key attractor for investment, talent, tourism and economic productivity. Central to Australia’s global success is the thriving global cities it boosts, none of which is as significant as Sydney which is anchored by the Sydney CBD, a recognised economic conduit between Australia and the rest of the world.

The immediate surrounds of the site in the eastern edge of the Sydney CBD present a mix of commercial, residential, and tourism uses. The prevailing built form in the vicinity of the site includes a range of building typologies and heights, as well as several significant state-listed heritage buildings, such as the Chief Secretary’s Building immediately to the north of the site.

The site itself is located at 50-52 Phillip Street, Sydney and has a total area of approximately 1,726m², with frontages to Phillip Street and Phillip Lane. Two commercial buildings sharing a built-to-boundary condition currently occupy the site. The heritage-listed sandstone building in the northern portion of the site is six generous storeys in height and contains commercial office space. The building located on the southern portion of the site is 12 storeys in height, and contains a ground level café/bar use, with commercial office space above.

Phillip Lane connects through the site from Phillip Street at the northern boundary of the site. This connection creates a stratum of land on the northern edge of the site not forming part of the proposed project.

An aerial image of the site is provided at **Figure 1** and a photograph of the existing buildings fronting Phillip Street is provided at **Figure 2**.



Figure 1 Aerial photograph of the Site

Source: Nearmaps (edits by Ethos Urban)

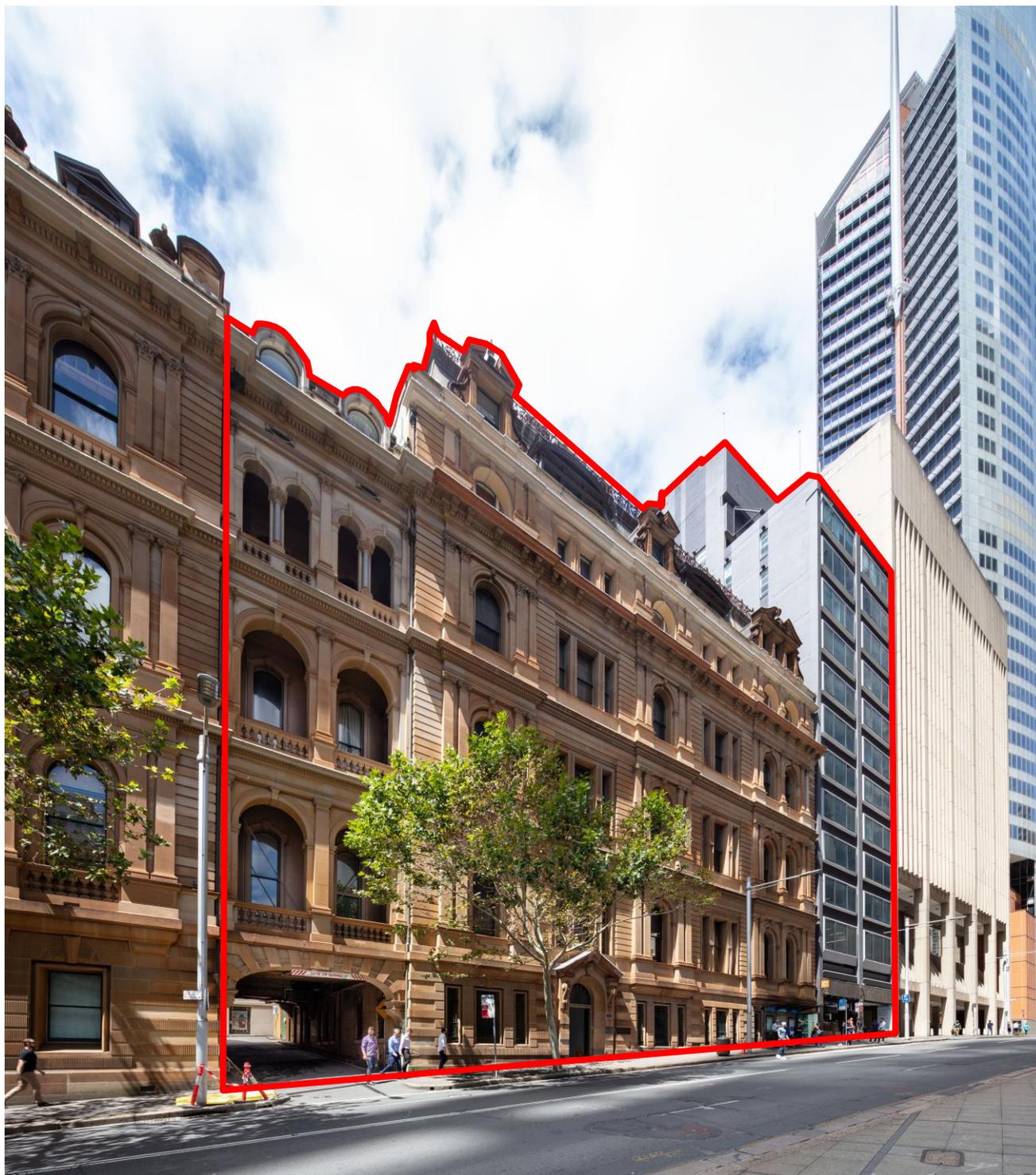


Figure 2 Existing buildings fronting Phillip Street

Source: Built

3.0 Project Description

The SSDA will seek consent for the delivery of a new landmark hotel building in Sydney’s CBD. The proposal will deliver approximately 331 new rooms in the Sydney hotel market, increasing Sydney’s global competitiveness and contributing to overcoming the critical shortage which has been identified in hotel accommodation.

Specifically, the SSDA will seek consent for:

- site preparation works, including termination/relocation of site services and infrastructure, demolition of the existing buildings/structure on the site, excluding the existing heritage-listed building;
- Staged DA (concept approval) for the construction of a new 47 storey hotel development including, lower level café/bar uses and associated servicing and back-of-house facilities, and a new basement containing waste rooms, loading space, and car parking spaces;
- retention of the existing heritage-listed building on the site, and refurbishment of this building for hotel purposes;
- a new driveway crossing over Phillip Street at the southern end of the site; and
- maintenance of the existing vehicular access easement over Phillip Lane.

The proposal will comprise a podium and tower style building, with the tower form elegantly cantilevering over the existing heritage building on the site. At the lower levels of the building, retail and hotel facilities such as the hotel lobby and reception will activate the surrounding public domain. Drop-off facilities for the hotel will be off the laneway connecting Phillip Street and Phillip Lane, while entry to the basement car park will be via Phillip Lane. The conceptual lower level plans are illustrated at **Figure 3**.

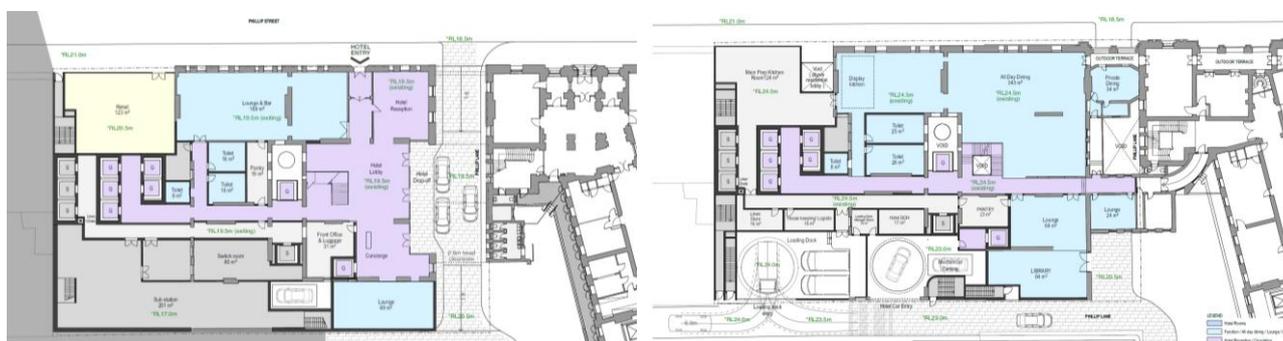


Figure 3 Concept lower level plans

Source: FJMT

On levels 2 and 3, the building will contain a variety of hotel supportive spaces, such as restaurant and dining rooms, as well as function spaces. Level 4 upwards will contain a variety of differently sized hotel rooms, catering to the demands of the accommodation market and ensuring a diversity of room types. At the uppermost level, a bar and pool facility will be provided for hotel guests to capitalise on the view opportunities available at this height.

Overall, the Stage 1 SSDA Concept Proposal will establish a maximum building envelope, land uses, a maximum total quantity of floor space, pedestrian, vehicle circulation, and drop-off arrangements and associated car parking provision.

Concept Architectural Drawings prepared by FJMT have been provided for information purposes (refer to **Attachment A**). Elevations of the proposed hotel scheme are provided at **Figures 4** and **5**.

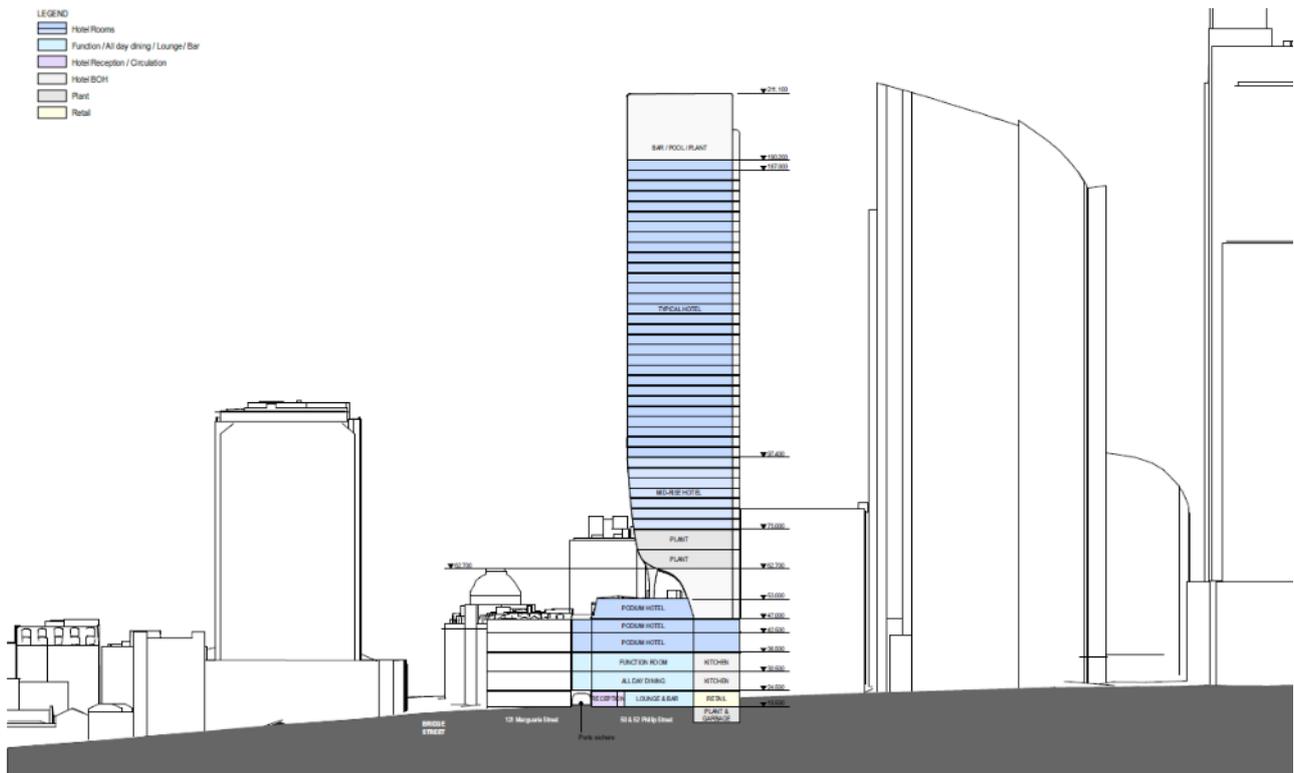


Figure 4 Concept North-South Section Diagram

Source: FJMT

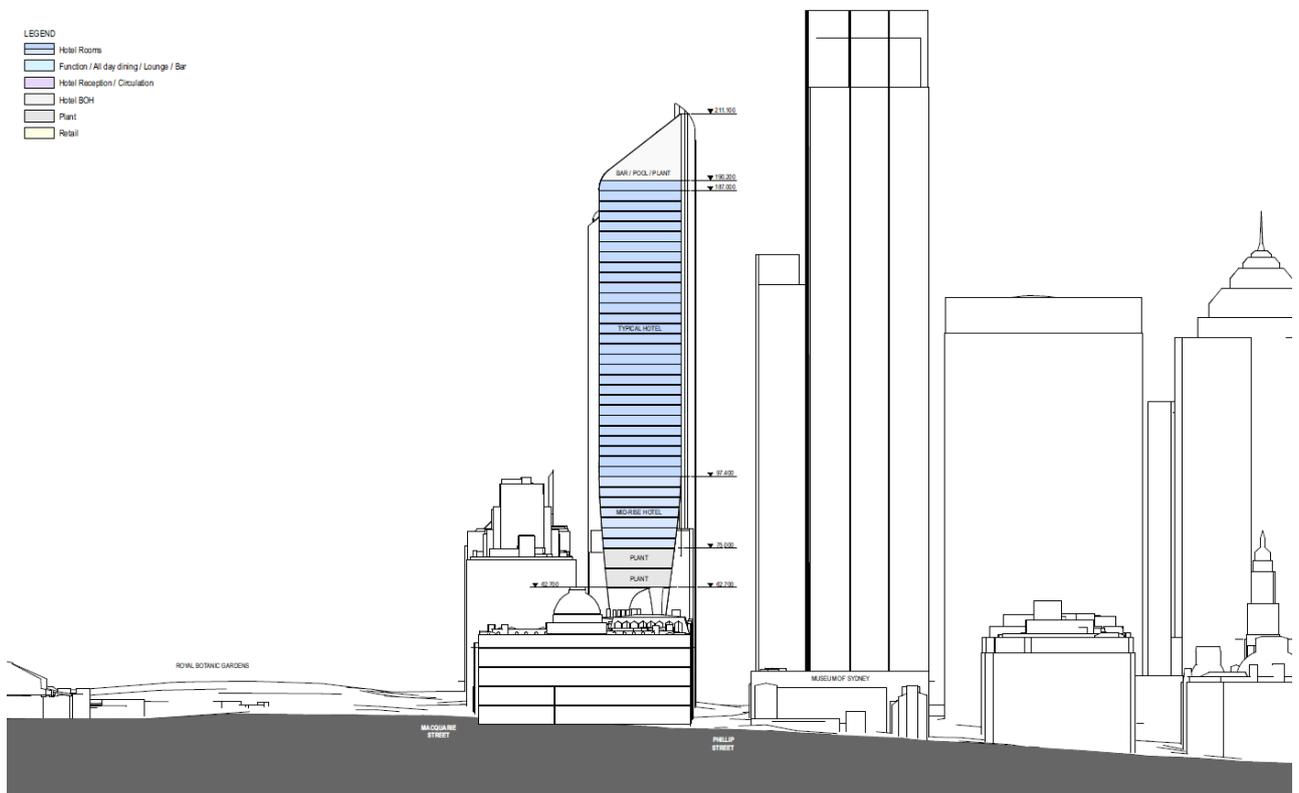


Figure 5 Concept East-West Section Diagram

Source: FJMT

4.0 Strategic Planning Context

4.1 City Plan 2036: Draft City of Sydney Local Strategic Planning Statement

The City of Sydney Local Strategic Planning Statement (LSPS) gives effect to the District Plans endorsed by the Department in 2018. The City's LSPS, City Plan 2036, was exhibited in August – October 2019, and sets out a series of actions to achieve the vision and guide future changes to the City's planning controls.

City Plan 2036 is underpinned by the following 13 priorities:

1. Movement for walkable neighbourhoods and a connected city
2. Align development and growth with supporting infrastructure
3. Supporting community wellbeing with social infrastructure
4. A creative and socially connected city
5. Creating great places
6. New homes for a diverse community
7. Growing a stronger, more competitive Central Sydney
8. Developing innovative and diverse business clusters in the City Fringe
9. Protecting industrial and urban services in the Southern Enterprise Area and evolving businesses in the Green Square-Mascot Strategic Centre
10. Protecting and enhancing the natural environment for a resilient city
11. Creating better buildings and places to reduce emissions and waste, and use water efficiently
12. Increasing resilience of people and infrastructure against natural and urban hazards
13. Open, accountable and collaborative planning

Relevant to the proposed development, the first key move proposed by City Plan 2036 is to '*Strengthen Central Sydney's economic role*'. This key move acknowledges that Central Sydney competes on an international scale as the economic engine of Australia's most prominent global city. Central Sydney is a strong attractor of global businesses, investment and talent, and the continued enhancement of Central Sydney is flagged as a key move to respond to market opportunities for growth, and delivering high-quality design and protecting the amenity of Sydney's public spaces.

Action P1.2 of City Plan 2036 relates to growing a stronger, more competitive Central Sydney, and states the following:

Provide an appropriate mix of land uses that support Central Sydney's role as the metropolitan centre and its visitor and night-time economies, including a range of retail, recreational, community, cultural and entertainment activities and hotel accommodation in the right locations.

The proposal will address this action by providing hotel accommodation in an optimal location within Central Sydney, contributing to a mix of uses which complements and contributes to the global qualities of Central Sydney.

Sydney is also recognised in City Plan 2036 as Australia's primary international gateway and most visited city, with close to 45 per cent of all international visitors, and containing close to 20 per cent of the hotel room supply across all major cities in Australia. Tourism contributes more than \$7 billion to the local area and economy and contributes to 11 per cent of Sydney's workforce. Sydney is anticipated to receive an increasing number of international and domestic visitors, and demand for hotels is expected to grow.

City Plan 2036 emphasises the need to support the tourism industry by providing a diversity of accommodation opportunities that respond to the different levels of demand in the market, and to allow the unlocking of new sites for future hotel accommodation. The proposed development will directly support and implement this approach by providing a new hotel servicing the tourism industry on an unlocked site in Central Sydney.

In respect of heritage, City Plan 2036 outlines a need to protect and conserve heritage items to retain the distinct identity and character of the city's precincts, but to continue to create great places which draw people to live, work and study. There is a desire set out in City Plan 2036 for the development of heritage items to be sympathetic to the built form, scale and fabric of the listed item. The proposal will achieve this by refurbishing the existing heritage building.

The consistency of the proposed development with the priorities and relevant actions of City Plan 2036 will be explored further in the EIS supporting the proposal.

4.2 The Draft Central Sydney Planning Strategy

In July 2016, the City of Sydney released the draft Central Sydney Planning Strategy (the Draft Strategy) to guide development within the Sydney CBD over the next 20 years. The Draft Strategy establishes a strategic direction to position and strengthen Sydney as Australia's leading global city.

The Draft Strategy was endorsed by the Central Sydney Planning Committee (CSPC) and Council in July 2016 and a Planning Proposal to advance specific elements of the strategy was forwarded to the Department for Gateway approval to allow formal public exhibition. Since that time, ongoing negotiations have been undertaken between Council and the State Government, and in February 2020, Council endorsed a revised Planning Proposal for Gateway approval. Exhibition of this Planning Proposal is anticipated in March-April 2020.

The draft CSPA notes that tourism is one of the fastest growing economic sectors in the world, and it contributes more than \$30 billion to the state economy every year. The tourism industry is acknowledged for supporting 10,000 businesses, making up 11% of Sydney's workforce and providing a total of 47,000 jobs. The opportunity for Central Sydney to remain as a popular destination for visitors will depend on the ability of it to respond to visitors needs and interest, and in particular the diversity of accommodation in the City.

With this tourism context in mind, and more broadly with a vision and aim to promote growth while protecting the amenity of Central Sydney, the draft CSPA sets forth the following key moves relevant to the proposal:

- Prioritise employment growth and increase capacity
- Ensure development responds to context
- Protect, enhance and expand Central Sydney's heritage, public places and spaces
- Move towards a more sustainable city
- Reaffirm commitment to design excellence

The proposed development will accord with the principles and strategic directions of the draft CSPA as it will contribute to the diversity of visitor accommodation in Central Sydney, and it will provide for employment uses which unlocks unrealised floor space and protects it for future income which will contribute to the state and Sydney's economy. Further analysis of the proposal's consistency with the draft CSPA will be provided in the EIS.

4.3 Other Strategic Plans and Policies

In addition to the above, the following strategic plans and policies are relevant to the site and proposal, and will need to be considered as part of the Stage 1 SSD DA:

- A Metropolis of Three Cities – Greater Sydney Region Plan
- Eastern City District Plan
- Future Transport 2056
- NSW State Infrastructure Strategy 2018-2038
- Planning Guidelines for Walking and Cycling;

- Sustainable Sydney 2030
- Sydney Green Grid
- Better Placed – An Integrated design policy for the built environment of New South Wales
- Sydney City Centre Access Strategy:
- Leave Nothing to Waste – City of Sydney Waste Strategy and Action Plan
- City of Sydney Environmental Action 2016-2021 (Strategy and Action Plan)
- Sydney’s Cycling Future;
- Sydney’s Walking Future; and
- City of Sydney Public Art Policy and Guidelines for Public Art in Private Development.

5.0 Statutory Planning Context

The following are the key relevant legislation and environmental planning instruments that will apply to the proposal:

- *Environmental Planning and Assessment Act 1979*;
- *Environmental Planning and Assessment Regulation 2000*;
- *Heritage Act 1977*;
- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *Sydney Local Environmental Plan 2012*; and
- Sydney Development Control Plan 2012.

The key elements of this legislation and environmental planning instruments is outlined below, as well as a preliminary overview of the proposal’s consistency with these elements.

5.1 Environmental Planning and Assessment Act 1979

The Act establishes the assessment framework for SSD, among other matters. Under Section 4.38 of the Act the Minister for Planning is the consent authority for SSD. Section 4.12(8) requires that a DA for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations. The purpose of this SEARs Request is to obtain the SEARs for the preparation of this EIS.

5.2 State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies development which is declared to be State Significant. Clause 13(2) of Schedule 1 of the Policy provides that development that has a capital investment value (CIV) of more than \$100 million for other tourist related purposes is State Significant Development (SSD). As the proposal is for the purpose of a hotel with a CIV in excess of \$100 million, the project is therefore SSD.

5.3 Sydney Local Environmental Plan 2012

The Sydney Local Environmental Plan 2012 (Sydney LEP 2012) is the principal planning instrument applying to the site. The Sydney LEP 2012 contains a number of provisions guiding development in Central Sydney, specifically in relation to land use, height, floor space, and planning process requirements. An initial overview of the proposal against the relevant clauses of the Sydney LEP 2012 is provided below. In summary, the proposal is permitted with consent in the B8 Metropolitan Centre zone, and it complies with the principal development standards as prescribed in the Sydney LEP 2012.

Zoning and Permissible Uses

The site is zoned B8 Metropolitan Centre, which permits all uses except for pond-based aquaculture. As such, the proposed hotel and ground level retail uses are permissible with development consent. The proposal is consistent with the objectives of the B8 Metropolitan Centre zone in that it:

- will provide for the development of an important CBD site which is of a scale and form consistent with its surrounds and heritage context;
- provides a hotel use which contributes to the delivery of a diversity of compatible uses characteristic of Sydney's global status and that serve visitors and the wider community; and
- Enhances and celebrates the fine grain urban fabric of central Sydney through an activated and seamless ground plane.

Floor Space Ratio

The site is identified within Floor Space Ratio (FSR) Map of Sydney LEP 2012, with a maximum base FSR of 8:1. The site is located in 'Area 1' and as such under Clause 6.4 of Sydney LEP 2012, a development containing hotel uses is eligible to an additional floor space of 6:1.

Clause 6.21 of the Sydney LEP 2012 provides for an additional 10% bonus to either the maximum building height or FSR if a competitive design process is undertaken. It is noted that the design excellence bonus would be applied to FSR in this case as the site is affected by a Sun Access Plane which limits building height (as discussed below).

Heritage

The northern portion of the site is identified as a State heritage item under Sydney LEP 2012. The identified heritage listed item is listed as I1872 under the Sydney LEP 2012, and titled '*Former Chief Secretary's Building including interiors, courtyard and carriageway*'. As such, the objectives and requirements of clause 5.10 of the Sydney LEP 2012 relating to heritage conservation will be addressed in the Stage 1 Concept SSD DA.

In addition, the site is in the vicinity of a number of heritage items, including

- I1905 – Phillip Lane (Local);
- I1873 – Flat building 'The Astor' including interiors (Local);
- I1874 – Terrace house 'History House' including interiors (State);
- I1875 – Commercial Building 'BMA House' including interior;
- I1685 – First Government House site including Museum of Sydney, archaeology and 'Edge of the Trees' artwork;
- I1907 – Terrace pair including interiors;
- I1908 – Terrace house including interior; and
- 1909 – Terrace housing including interior.

Height of Buildings

The site is located within 'Area 3' on the Height of Buildings Map in Sydney LEP 2012. No maximum height is shown for land in 'Area 3', but the maximum height is determined by sun access planes outlined in clause 6.17 of Sydney LEP 2012. Clause 6.17 of the Sydney LEP 2012 aims to protect the provision of sunlight to key public spaces and buildings.

The site is subject to 'The Domain' and 'Royal Botanic Gardens' sun access planes (refer to **Figure 6** and **Figure 7**). These sun access planes result in a maximum building height of between approximately 160-180 metres for the site. The exceedance of these sun access planes is a prohibition and is unable to be approved under the Sydney LEP 2012. The proposed 47 storey building will be compliant with the sun access planes.

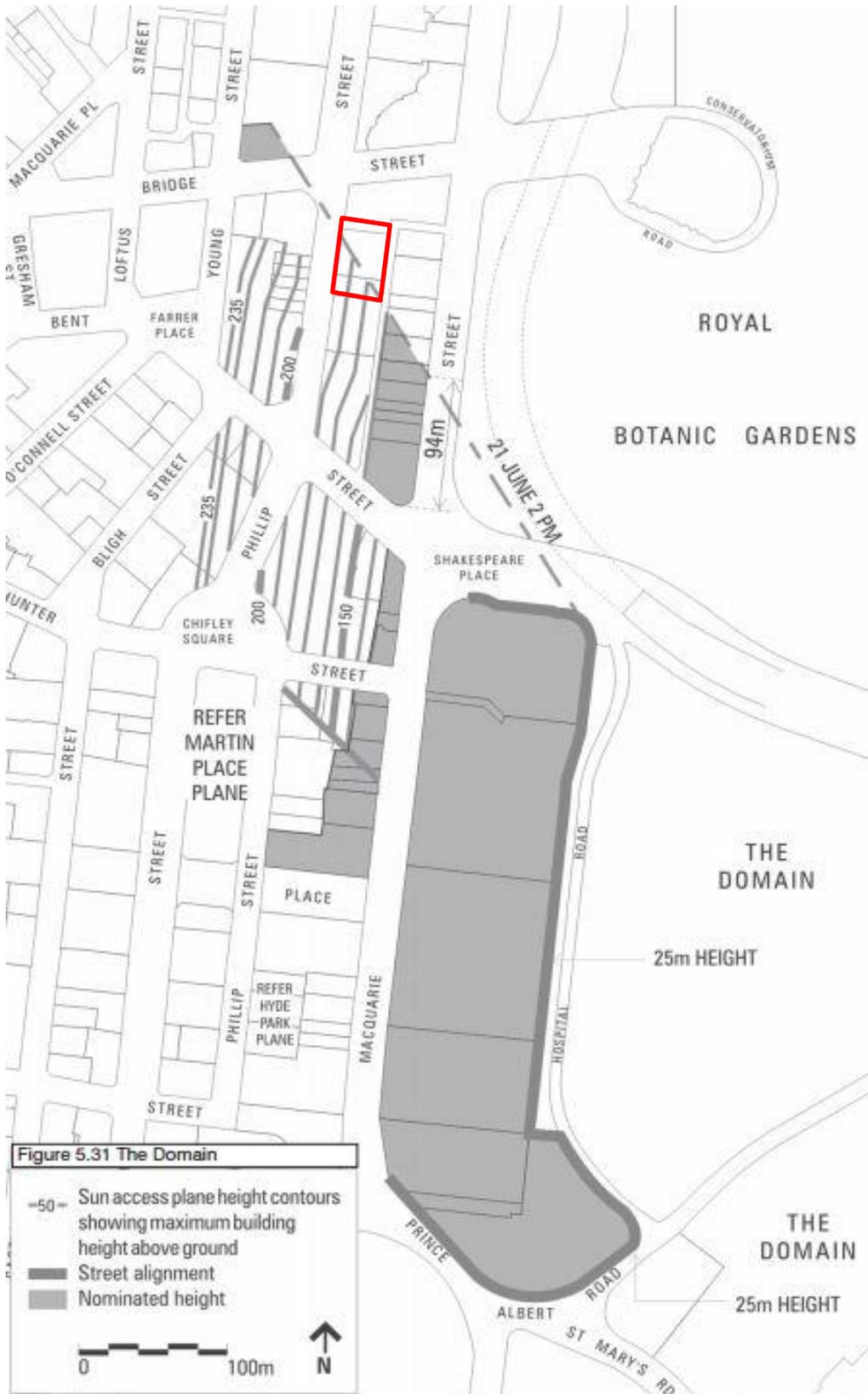


Figure 6 The Domain Sun Access Plane (site outlined in red)

Source: Sydney Development Control Plan 2012

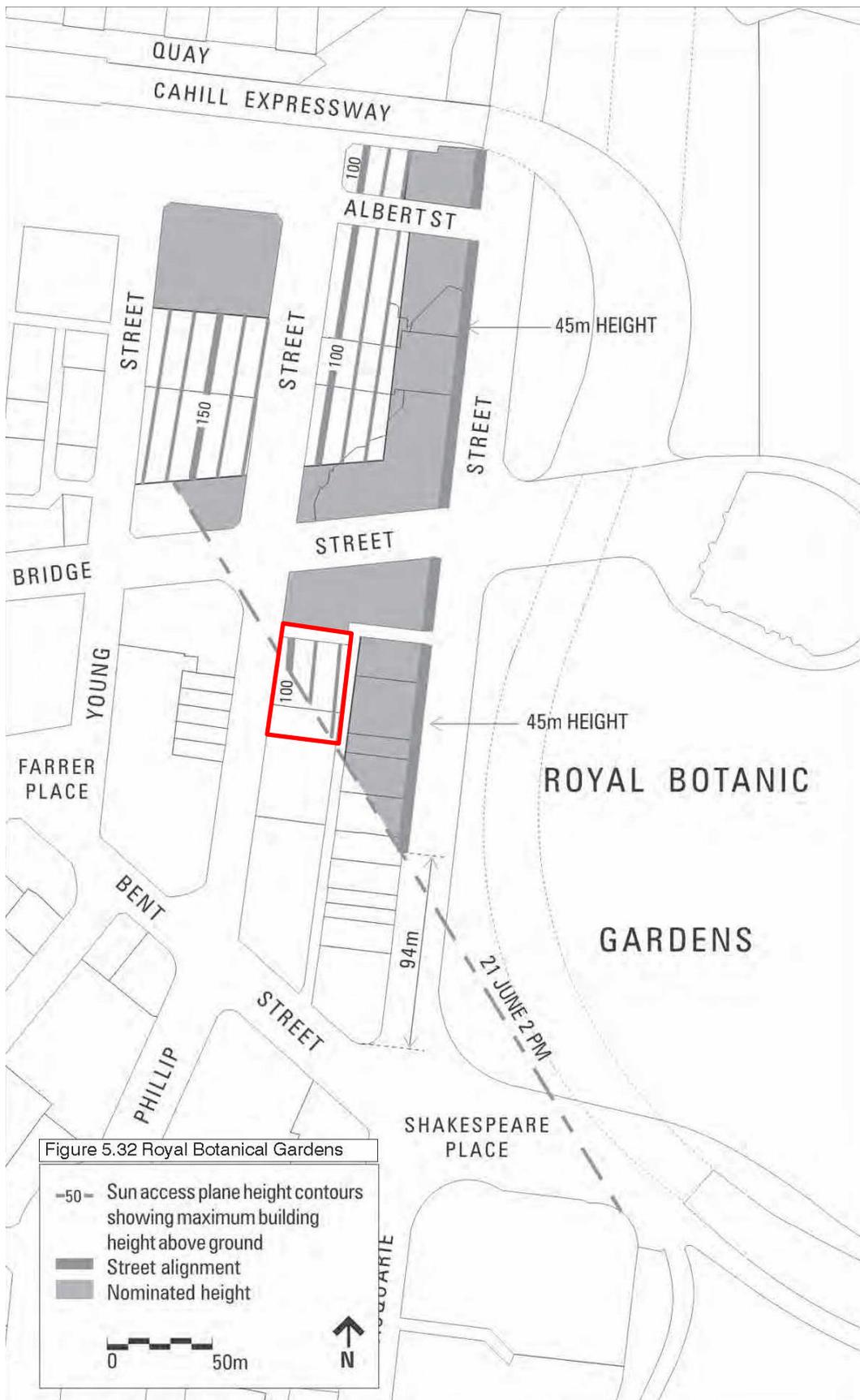


Figure 7 Royal Botanic Gardens Sun Access Plane (site outlined in red)

Source: Sydney Development Control Plan 2012

Site-Specific Development Control Plan

Clause 7.20 of the Sydney LEP 2012 requires a site specific development control plan (DCP) to be prepared for land in Central Sydney, if the site area for the development is more than 1,500 square metres or if the development will result in a building with a height greater than 55 metres above ground level (existing).

As the proposal exceeds both of these criteria, a site specific DCP is required. In accordance with section 4.22 of the Act, a staged DA is deemed to be a DCP, therefore the submission and determination of the proposed Stage 1 Concept SSD DA will satisfy the requirements of Clause 7.20 of the Sydney LEP 2012.

Clause 7.20(4) of the Sydney LEP 2012 further establishes requirements to be included in development control plans, comprising the following:

- (a) requirements as to the form and external appearance of proposed development so as to improve the quality and amenity of the public domain,*
- (b) requirements to minimise the detrimental impact of proposed development on view corridors,*
- (c) how proposed development addresses the following matters—*
 - (i) the suitability of the land for development,*
 - (ii) the existing and proposed uses and use mix,*
 - (iii) any heritage issues and streetscape constraints,*
 - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) the bulk, massing and modulation of buildings,*
 - (vi) street frontage heights,*
 - (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,*
 - (viii) the achievement of the principles of ecologically sustainable development,*
 - (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,*
 - (x) the impact on, and any proposed improvements to, the public domain,*
 - (xi) the impact on any special character area,*
 - (xii) achieving appropriate interface at ground level between the building and the public domain,*
 - (xiii) the excellence and integration of landscape design,*
 - (xiv) the incorporation of high quality public art into the fabric of buildings in the public domain or in other areas to which the public has access.*

The above requirements will be addressed in detail in the Stage 1 Concept SSD DA.

Design Excellence

Clause 6.21 of the Sydney LEP 2012 requires a competitive design process if one of the following criteria are triggered:

- Development in respect of a building that has, or will have, a height above ground level (existing) greater than:
 - 55 metres on land in Central Sydney, or
 - 25 metres on any other land,
- Development having a capital investment value of more than \$100,000,000,
- Development in respect of which a development control plan is required to be prepared under clause 7.20,
- Development for which the applicant has chosen such a process.

As the proposal constitutes a building over 55 metres in height; has a capital investment value of more than \$100,000,000; and also triggers a development control plan under clause 7.20, a competitive design process is required for the proposal.

A 'competitive design process' is defined as:

An architectural design competition, or the preparation of design alternatives on a competitive basis, carried out in accordance with the City of Sydney Competitive Design Policy.

As noted above, a development which has undergone a competitive design process and can demonstrate design excellence may be eligible for a 10% increase to either the maximum building height or FSR. In this case, the 10% design excellence bonus will be sought for increased floor space.

A competitive design process is intended to be undertaken following submission of the proposed Stage 1 Concept SSD DA.

5.4 Sydney Development Control Plan 2012

Pursuant to clause 11 of SEPP SRD, Development Control Plans technically do not apply to State Significant Development. Notwithstanding, an assessment of the key provisions of the Sydney Development Control Plan 2012 (Sydney DCP 2012) will be considered as part of the EIS.

5.5 Other legislation and planning policies

In addition to the above, the following policies apply to the site and will need to be considered as part of the SSD application:

- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)*
- *State Environmental Planning Policy No.64 – Advertising and Signage (SEPP 64)*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*

The proposal is also required to be consistent with the following legislation where relevant:

- *Gaming and Liquor Administration Act 2007*
- *Liquor Act 2007*
- *Roads Act 1993*
- *Water Management Act 2000*
- *Work Health and Safety Act 2011*

6.0 Overview of likely environmental and planning issues

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future SSDA.

6.1 Urban Design and Built Form

The proposal will result in a new tower and podium building generally consistent with the form and scale of buildings within Central Sydney. The EIS will consider the urban design outcomes of the proposal and provide an assessment of the key considerations of the proposed built form in the city context. An Urban Design and Architectural Design Report and Architectural Drawings will also be provided in support of the EIS to outline the design rationale and approach for the proposal, as well as addressing the key built form and urban design matters related to streets, lanes, the public domain, active frontages, street frontage heights, building setbacks, building bulk, building exteriors and overshadowing.

6.2 Heritage

The refurbishment and conservation works to the existing heritage listed building on the site will need to be considered and addressed in-principle as part of the proposed Stage 1 SSD DA. The heritage qualities of the heritage building and statement of significance for the listed item will guide this assessment, and will ensure a number of principles are created to guide the future competitive design process and detailed Stage 2 SSD DA. A Heritage Impact Statement will be prepared as part of the EIS. The proponent will consult with the NSW Heritage Council as required prior to lodging the EIS.

6.3 Design Excellence

A competitive design process will be undertaken for the proposed development in accordance with the City of Sydney's Competitive Design Policy. A Design Excellence Strategy setting out the location and extent the competitive design process; the type of competitive design process to be undertaken; the number of designers involved in the process; how architectural design variety is to be achieved; and options for distributing any additional floor space area or building height will be provided with the Stage 1 SSD DA.

6.4 Wind

The addition of the proposal in the existing building context is likely to result in changes to the local wind environment. As such, wind testing will be required to determine the appropriateness of the proposed envelope and to identify specific wind controls/principles for pedestrian safety and comfort at certain points around the proposal. These wind controls/principles will be used in the future competitive design process and Stage 2 SSD DA to ensure the ultimate design responds appropriately to the wind conditions of the site and proposed development.

6.5 Ecologically Sustainable Development

The EIS will address the principles of ecologically sustainable development in relation to the project and set out an ESD strategy that will be incorporated into the competitive design process and any future stage 2 SSD DA.

6.6 Waste management

A Waste Management Plan will be submitted with the EIS and will assess the likely waste streams to be generated during both construction and operation, and will identify measures to manage this waste.

6.7 Social and Economic Impacts

The social and economic impacts of the proposed development will be addressed in the EIS.

6.8 Traffic, access and parking

A traffic and parking assessment will be prepared by a specialist traffic consultant and submitted in support of the EIS. The assessment will consider the site access arrangements and the design and operation of the proposed basement parking. The assessment will also examine:

- road safety;
- demand for car parking;
- loading and servicing arrangements;
- traffic impacts of the proposal on the surrounding road network and intersections; and
- accessibility to public transport.

6.9 Geotechnical/site contamination conditions

The site's subsurface conditions will be identified and assessed in a Geotechnical Report to determine the suitability of the site for the proposed development. The Geotechnical Report will detail any preliminary engineering principles/measures required for consideration in the construction of the proposal. The Geotechnical Report will be preliminary in nature reflecting the Stage 1 level of detail to be provided in the SSD DA. Future geotechnical assessment will be carried out during the Stage 2 SSD DA process.

6.10 Biodiversity

A BDAR Waiver has been submitted with this Request (refer to **Attachment C**). It is considered that preparation of a BDAR is unnecessary in this instance, given the limited vegetation and biodiversity value present on the site and the location of the site within the highly urbanised Sydney CBD.

6.11 Construction management

A Construction Management Plan will be prepared and submitted with the EIS. The Plan will identify the proposed construction hours and any management measures required to mitigate impacts during construction.

7.0 EIS technical studies

The following technical studies are anticipated as being prepared and submitted as part of the EIS:

- Land Owner's Consent
- Quantity Surveyor Certificate
- Site Survey Plan
- Urban Design and Architectural Design Report
- Architectural Drawings
- Physical Model
- Digital Model
- Shadow Diagrams
- Design Excellence Strategy
- Statement of Heritage Impact
- Wind Impact Assessment
- Noise and Vibration Assessment
- Traffic, Parking and Access Assessment
- ESD Report
- Services and Infrastructure Report
- Site Investigation Report
- Geotechnical Report
- Waste Management Plan

8.0 Community and other stakeholder engagement

The proponent will undertake consultation throughout the planning and delivery phases of the project. As part of the EIS consultation will be undertaken with a range of government and community stakeholders, including:

- City of Sydney Council
- Transport for NSW
- NSW Heritage Council
- Local residents and businesses in the vicinity of the site

9.0 Conclusion

The purpose of this letter is to request the SEARs for the preparation of an EIS for the a staged SSD DA comprising a hotel redevelopment of the site at 50-52 Phillip Street, Sydney. This proposal represents a significant investment in the heart of Sydney's CBD that will deliver accommodation to address an identified shortfall in hotel rooms in Sydney. Furthermore, the project will contribute to the revitalisation and retention of a heritage listed building which contributes to the character of Sydney's CBD.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962.

Yours sincerely,



Andrew Duggan
BA MURP LLB MPIA GAICD
Director, Planning



Brendan Hoskins
BPlan (Hons), GradDipEnvMgt, MPIA
Principal, Planning