

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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23 February 2023

Key Sites Assessments
Department of Planning and Environment
4 Parramatta Square,
Parramatta NSW 2124

To whom it may concern,

REQUEST FOR INDUSTRY SPECIFIC SEARS – ARGYLE TERRACE COURTYARD, THE ROCKS

This letter has been prepared on behalf of Place Management NSW to provide a detailed description of the proposed alterations and additions of the Argyle Terrace courtyard located at 13-17 Playfair Street and 67 George Street, The Rocks.

The letter has been prepared to request the Department of Planning and Environment (**DPE**) in issue industry-specific Secretary's Environmental Assessment Requirements (**SEARs**) for the proposed development.

Pursuant to Schedule 2 Clause 6 of the *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**), the proposed development is considered State Significant Development (SSD), as the proposal is identified as a significant site and will result in works which does not comply with the approved scheme (**SCRA envelope**) within the meaning of clause 27 of *Schedule 1 to the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*. An overlay of the proposed works against the SCRA envelope has been prepared by TKD Architects and is enclosed in **Appendix A**.

The following sections identify the applicant for the project and describe the site and proposed development.

1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

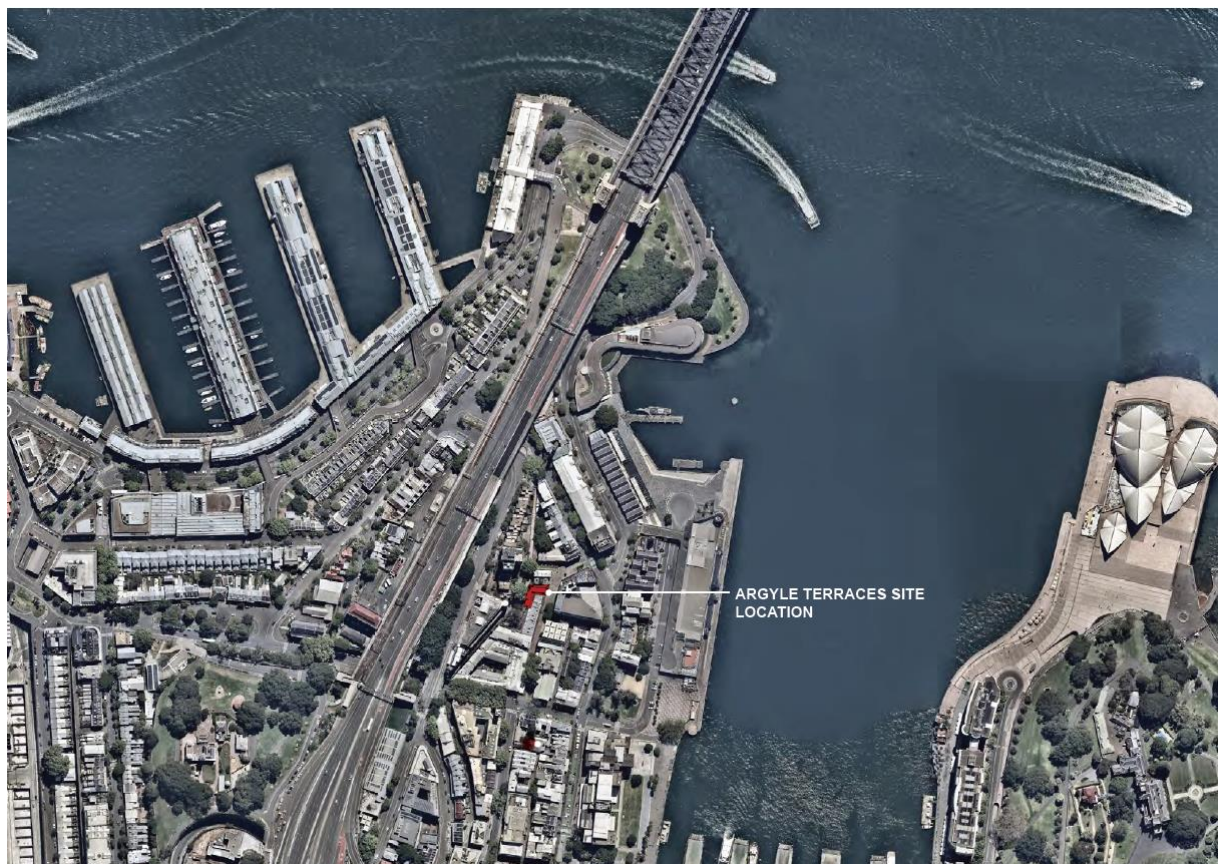
Descriptor	Proponent Details
Full Name(s)	Place Management NSW
Postal Address	Level 6/66 Harrington St, The Rocks NSW 2000

Descriptor	Proponent Details
ABN	51 437 725 177
Nominated Contact	Brigitte Bradley, Senior Consultant - Urbis
Contact Details	(02) 8424 5146

2. SITE DESCRIPTION

The site is located at 13-17 Playfair Street and 67 George Street, The Rocks within the City of Sydney local government area (LGA). The site is legally described as Lot 8 DP246098 and Lot 7 DP264080. The location of the site is illustrated in **Map 1** below.

Map 1 Local Context



The site within the commercial/retail core of The Rocks and is proximate to various transport nodes including Circular Quay Station and Ferry Wharfs, the Overseas Passenger Terminal and Sydney CBD generally. The proposed works are located adjacent to the State Heritage listed Argyle Terraces and is also located within *The Rocks Conservation Area* (SHFA S170).

The surrounding site area includes several items listed on the Place Management NSW Section 170 Heritage and Conservation Register, including:

- *Argyle Stores*, 12-20 Argyle Street, The Rocks (SHR Item 01524).
- *Cleland Bond Store (part of Argyle Stores)*, 33 Playfair Street, The Rocks (SHR Item No. 01538)
- *Playfair Street Terraces*, 17-31 Playfair Street, The Rocks (SHR Item No. 01569)
- *Glenmore Hotel*, 96-98 Cumberland Street, The Rocks (SHR Item No. 01549)
- *Argyle Cut*, Argyle Street, The Rocks (SHR Item No. 01523)
- *Penryhn House*, 22-26 Playfair Street, The Rocks (SHR Item No. 01568)

Figure 1 Site Photo



Source: TKD

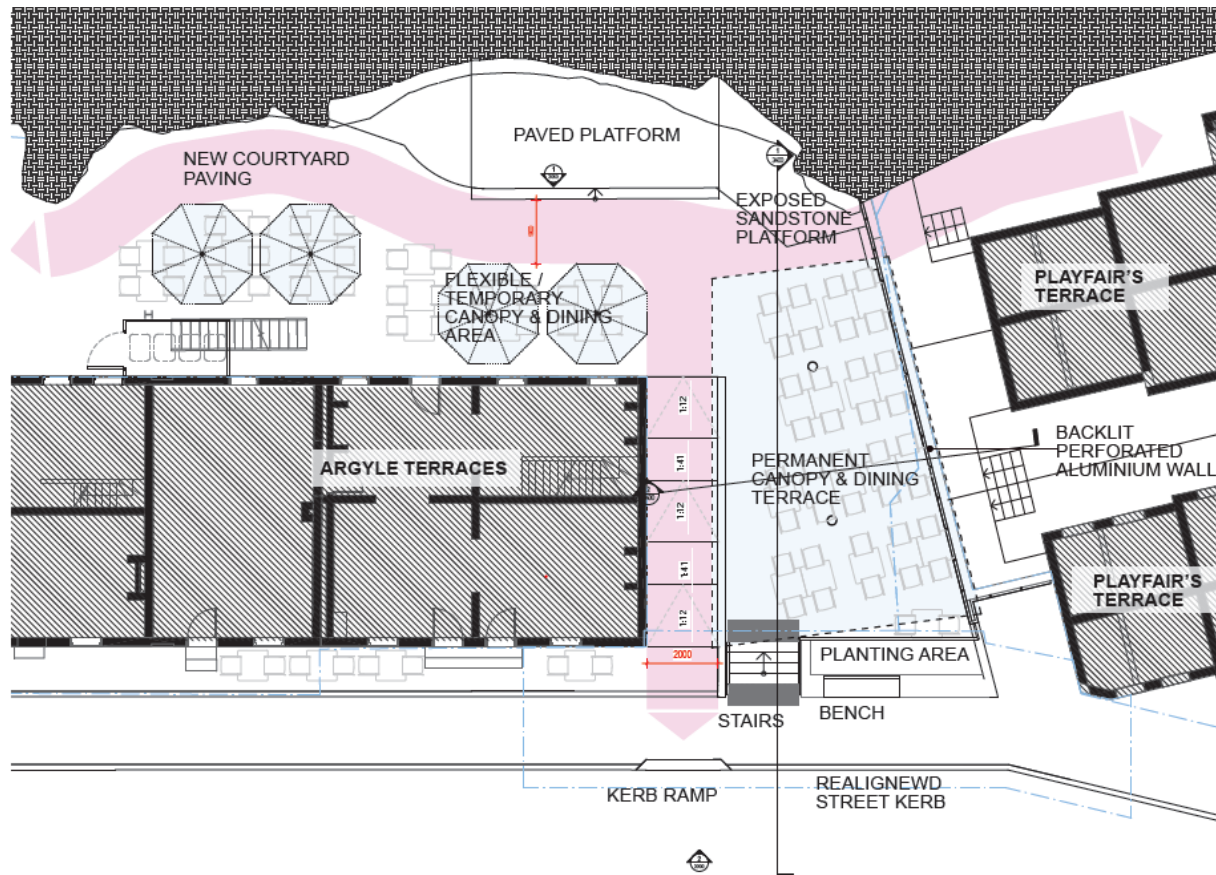
3. DEVELOPMENT DESCRIPTION

As part of a broader plan to activate and revitalise The Rocks, the proposed development aims to undertake various alterations and additions including the introduction of new outdoor seating within The Rocks. The proposed works are essential to ensure Place Management NSW complies with its obligations under the Heritage Act and will assist on the 'Road to Recovery' by promoting The Rocks as a vibrant tourism and entertainment precinct.

The scope of the project includes enhancement of the outdoor dining offering of 13 Playfair Street including:

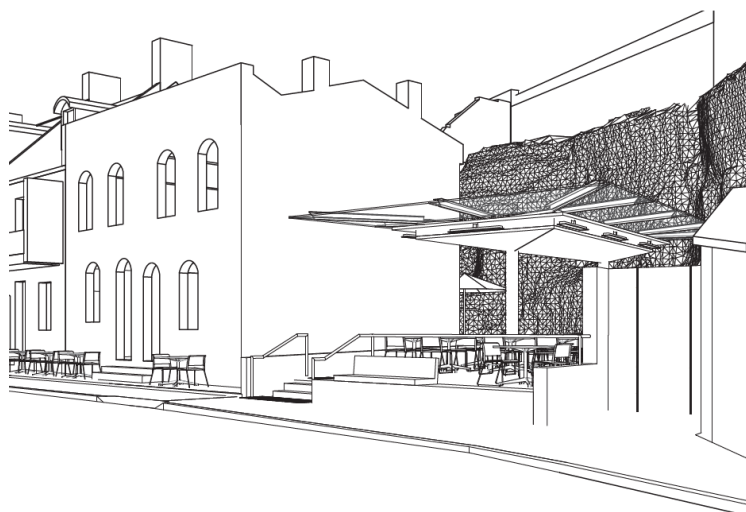
- Provision of a permanent weather-proof canopy structure for dining;
- Introduction of flexible/temporary dining areas to the rear of the Argyle Terraces; and
- Upgrades to the courtyard including improvements to accessibility, new paving and realignment of kerb to Playfair Street.

Figure 2 Proposed plan



Source: TKD

Figure 3 Axonometric of proposed canopy and dining area



Source: TKD

Given the significance of the Rocks, dining areas are setback to expose important buildings and rock face. Overall, the proposed works provide sun and weather protection for visitors to the Rocks. The Central column has been designed to minimise structure and obstructions for public circulation and outdoor dining. The central column also incorporates and integrates roof draining and services.

A copy of the architectural concept drawings prepared by TKD Architects is submitted with the request for SEARs.

4. LIST OF ANTICIPATED DELIVERABLES

Based on the scope of works, we request minor amendments to the Industry Specific SEARs for Development within identified Sites and Precincts. A summary of requested amendments and exclusions is provided below.

Industry Specific SEAR	Reason for Removal from Industry Specific SEARs
6. Visual Impact	Given the limited scale of works and minimal visual impacts we propose to address visual analysis within the EIS and Design Report.
7. Public Space	Given the limited scale of works we propose to address CPTED within the EIS and Design Report.
8. Trees and Landscaping	Tree removal is not proposed as part of this development. We propose to incorporate landscaping within the Architectural Plans.
9. Ecologically Sustainable Development (ESD)	No changes are proposed to traffic arrangements for the site, we propose to outline in the EIS. Given the limited scale of works we propose to address ESD Principles within the EIS and Design Report.

Industry Specific SEAR	Reason for Removal from Industry Specific SEARs
10. Traffic, Transport and Accessibility	Construction Traffic Management remains a valid requirements for the site and we proposed to asses impacts as part of the construction management plan.
15. Flooding Risk	The site is not flood prone.
16. Hazards and Risks	There are no dangerous goods and hazardous materials associated with the development in accordance with SEPP (Resilience and Hazards) 2021.
21. Social Impact	Given the limited scale of works we propose to address Social Impact within the EIS and Design Report.
23. Bushfire Risk	The site is not located on bushfire land.
24. Aviation	The SEARs is not required as: <ul style="list-style-type: none"> ▪ The development does not propose a helicopter landing site ▪ The site does not contain or is adjacent to a helicopter landing site

5. OVERVIEW

I trust the information provided with this letter provides sufficient details to provide the Department with a comprehensive understanding of the proposed development to facilitate the issue of industry-specific SEARs.

If you require any further information, please do not hesitate to contact me on (02) 8424 5146 to discuss.

Kind regards,



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