

1 March 2022

Cameron Sargent
Department of Planning Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

ATTENTION: Lucinda Craig

Dear Cameron,

Walsh Bay Arts and Cultural Precinct

Re: Modification 7 Request for Information

The Department has requested additional information in response to submissions raised by City of Sydney Council regarding Modification 7 for SSD8671. The Applicant's response is as follows:

1. City of Sydney Council

City of Sydney requests the following recommendations contained within the Heritage Impact Statement submitted with the modification are to be included as a condition of consent for additional uses within commercial tenancies 2-4:

- *Sealing and painting of existing weatherboard façade must be carefully carried out. Application of sealant must be neat and consistent. This is to limit further impacts to heritage fabric and maintain a weatherproof and consistent appearance.*
- *Carefully clean brick surface in order to remove dirt, debris and harmful substances. NOTE: No harsh chemicals are to be used.*
- *Where repointing or making good to existing face work are necessary, match sound original brickwork and joints as determined by examination and matching of adjacent areas.*
- *No new chasing to brick wall is permitted.*
- *Any new fixings must be to mortar joints.*
- *New plasterboard lined wall to be set below window sill by approximately 3 bricks to allow interpretation of window sill and max exposure of undamaged brickwork. This will also interpret previous wall tiling to wet area.*

- *New steel framing is to be fixed to existing timber framing with minimal screw fixings at maximum centres. This is to minimise any damage to existing timber fabric, and allow reversibility.*
- *Existing storey posts must be kept exposed. Painting of timber storey posts is not permitted unless previously painted.*
- *Wherever possible, expose timber structural members (beams and bracing) and retain natural finish.*
- *New kitchenettes are to reuse existing service points.*
- *New service points in particular new plumbing to other areas are not permitted.*

Applicant Response: The Applicant raises no objections to such a condition of consent.

City of Sydney requests the following recommendations contained within the Heritage Impact Statement submitted with the modification are to be included as a condition of consent for installation of louvres:

- *New solid louvres must match colour of existing FC panels.*
- *Removal of existing FC panel must be carried out with care to minimise impact to adjacent heritage fabric.*
- *Installation of new louvres must be carried out with care with no/minimal heritage fabric intervention.*
- *Mechanism for operable louvres must be rationalised and avoid fixing into existing heritage fabric.*
- *If any fixings are required into heritage fabric, they must be minimised to allow reversibility. Heritage Consultant must be notified.*

Applicant Response: The Applicant raises no objections to such a condition of consent.

2. Heritage NSW

The Applicant notes that Heritage NSW is supportive of the modification applicant and requests the recommendations of the Heritage Impact Statement are implemented.

Applicant Response: The Applicant raises no objections to this request.

3. Documentation

The Department has requested that the planning report and each appendix is submitted as separate files.

Applicant Response: The Applicant has submitted the separated files through the major projects portal with this response.

I trust the above satisfies the Department's requirement for additional information.
Please contact me should further clarification on the above information be required.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'TK', with a stylized flourish extending from the end.

Tom Kennedy
Director