



8 April 2021

Ms Emily Dickson  
A/Principal Planning Officer  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Ms Dickson

**Re: Response to Submissions - Environmental Impact Statement, Sirius  
Development 2-60 Cumberland Street, The Rocks – SSD 10384  
LOC Reference Number: #11059**

Place Management NSW have reviewed the Environmental Impact (EIS) for the Response to Submission and provide the following comments.

**Heritage Comments:**

- A Conservation Works Schedule (CWS) should be prepared for the Sirius development to inform the detailed design development prior to completion of the Construction Certificate (CC) documentation.
- The CWS should respond to the detailed statement of significance contained within the Heritage Impact Statement and the draft state heritage nomination.
- The extent and nature of conservation works, to include the Phillip Room, significant artworks and potential intact exemplar original apartment décor is to be finalised in consultation with Heritage NSW.
- Additional information is to be provided in relation to the design of the Park upgrade to the northern end of the Sirius development including further heritage impact assessment for the impact of the works on 23 George Street.
- The detailed design of the park is to be carried out in consultation with PMNSW and be provided for approval prior to issue of a CC.
- The detailed design of Gloucester Walk to include grading adjustments and public seating, bins and design interface with the Sirius Building in consultation with PMNSW prior to the issue of a CC.

**Archaeological Comments:**

- Archaeological recommendations (Mitigations) of Appendix E: Historical Archaeological Assessment (9.2, 9.3) are accepted; however, it is noted that deep features such as wells and cesspits have not been assessed for potential presence.
- In addition to the Recommendations of 9.2 and 9.3, for any ground disturbance on Gloucester Walk, and within four (4) metres of the western

side of Gloucester Walk, an archaeologist must be present while excavation occurs to monitor, to effect the recommendations of Appendix E of the report.

- PMNSW Archaeologist must be informed of the proposed ground disturbance, with the option to also be present.

#### **Place Planning and Urban Review Comments:**

- The detail design of the public domain is subject to further development, consultation, review and approval with PMNSW. A detailed design of the public domain (including a plan showing the type and location of bins, bollards, seating and the like to be installed) shall be submitted to PMNSW for approval prior to the issue of final LOC or CC.
- The final design of all new seating shall be developed in consultation with PMNSW with details being submitted to PMNSW for approval prior to the issue of final LOC or (CC).
- A final detailed seating plan shall be prepared and submitted to PMNSW for review and approval prior to the issue of final LOC or CC with attention being paid to how any seating addresses heritage, retail frontage location and pedestrian circulation considerations.
- Additional public seating to be provided on Gloucester Walk plus new seating on Bunker Hill viewing area with details to be included in the final seating plan.
- Although no external seating is currently shown for the retail tenancy, provision is to be made for external seating within the site boundary, as well as potentially external licensed seating in the public domain (subject to separate PMNSW approval).
- Details of future paving treatment and finishes around the site shall subject to further development, consultation, review and approval by PMNSW with particular attention being paid to the following:
  - The use of smaller paving sizes (modules) from City of Sydney palate to better reflect the Rocks' fine grain character.
  - Details of specific materials to be used in all public domain areas.
  - Details of paving treatment proposed for all transition zones.
- PMNSW encourages the provision of a small number of bicycle parking spaces in the surrounding public domain (other than on Gloucester Walk), subject to ensuring that visual clutter is reduced, and the free flow of pedestrians is not restricted. A plan showing the type and location any proposed bicycle parking in the public domain shall be submitted to PMNSW for approval prior to the issue of final LOC or CC.
- Signage & wayfinding to be shall subject to further development, consultation, review and approval by PMNSW.
- A detailed landscaping plan showing the proposed plant selection shall be submitted to PMNSW for review and approval prior to the issue of final LOC or CC. The plan shall also consider how the proposed plant selection contributes to enhancing the natural heritage of The Rocks.

- PMNSW does not support the use of the proposed pocket park (on top of Ajax building) as a playground.
- Retail would be preferred for tenancy bordering the pocket park and this is currently noted in the landscape report to have outdoor dining. If the usage changes to other commercial, there is a requirement to activate beyond the building line with seating.
- PMNSW supports the upgrade of the rooftop area over the Ajax building PMNSW as it would provide enhanced public amenity with increased public seating and improve accessibility. PMNSW would also consider licensing a section of the area to accommodate outdoor seating in conjunction with the adjoining retail offering.
- PMNSW does not support the introduction of car share spaces in the nearby public domain. Any proposed car share facilities are to be confined to within the development boundary.
- Pruning specification/details concerning the existing Plane Trees shall be submitted to PMNSW for review and endorsement prior to the undertaking any tree pruning works.
- PMNSW, as the landowner within the identified development site and surrounding precinct shall be involved in the further development of the public art strategy to ensure the best possible outcome for the surrounding locality and our stakeholders.
- Place Management NSW are to be provided the opportunity to review and comment on and approve the draft detailed Construction Management Plan for the works, regarding potential impacts to those areas under the control and management of Place Management NSW.
- The recommendations of the Crime Prevention Through Environmental Design Report (Architectus 2020) shall be implemented.

**For Further Assistance:**

If you require any further information or wish to discuss the contents of this letter, please contact Katarina Simunic on 0436 802 874.

Yours sincerely



**Arthur Tzortzis**  
A/Director, Leasing & Asset Management