

## Consultation Outcomes Report

State Significant Development (SSD) Development  
Application (DA)

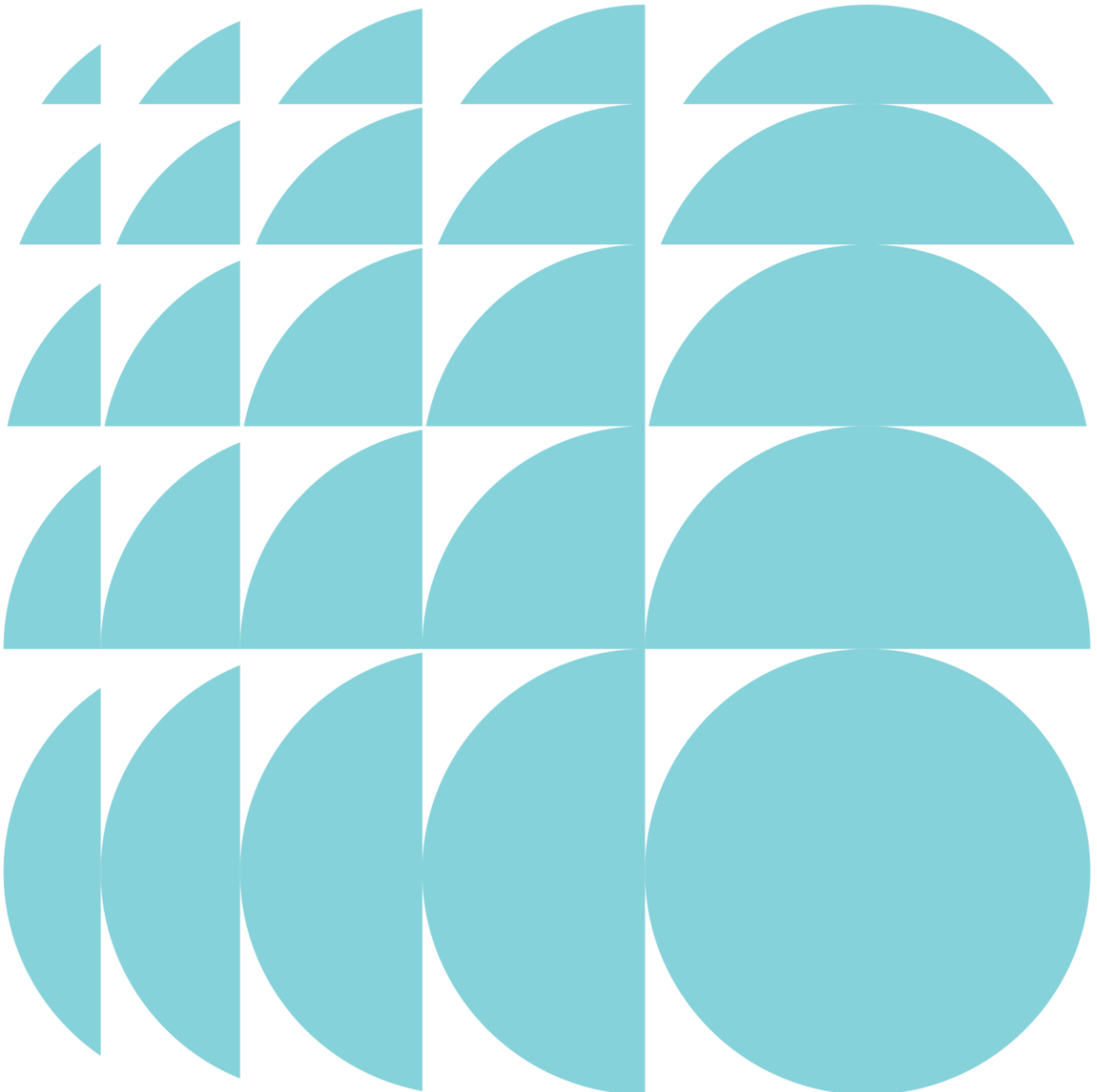
50-52 Phillip Street, Sydney

New Hotel and Residential Redevelopment

Submitted to the Department of Planning, Industry  
and Environment

On behalf of Built Development (Phillip St) Pty Ltd

25 March 2021 | 2200462





1.0	Executive Summary	3
2.0	Introduction	4
2.1	Site Description	4
2.2	Background	6
2.3	Project Description	7
3.0	Assessment Requirements	8
4.0	Engagement Approach and Objectives	9
4.1	Approach to engagement under COVID-19 restrictions	9
4.2	Engagement objectives	9
5.0	Engagement Process	10
5.1	Engagement tools	10
5.2	Engagement activities	11
6.0	Summary of feedback received	12
6.1	Community Feedback	12
6.2	Stakeholder/Agency Feedback	13
7.0	Conclusion and Next Steps	20

## Appendices

Appendix A	Flyer
Appendix B	Letterbox distribution zone
Appendix C	Stakeholder letter

## 1.0 Executive Summary

The redevelopment of 50-52 Phillip Street presents an opportunity to revitalise the lower end of Sydney's financial services district through the creation of a new and modern mixed-use development which contributes to overcoming a shortage of hotel accommodation in Sydney, and positively contributes to the character and vibrancy of Sydney's CBD through the retention and revitalisation of the existing heritage building.

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.

The Stage 1 State Significant Development (SSD) Development Application (DA) will seek approval for 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, including the in-principle demolition of the existing commercial building at 52 Phillip Street (but not the heritage listed building).

This Consultation Outcomes Report has been prepared by Ethos Urban on behalf of Built Development Group Pty Ltd (Built) to outline the engagement process undertaken during the development of the Stage 1 SSD DA. This report outlines the engagement activities undertaken, noting the limitations of face-to-face engagement due to COVID-19, the feedback received, as well as identifies opportunities for future engagement with stakeholders. In undertaking this consultation, full consideration has been given to the consultation requirements outlined in the Secretary's Environmental Assessment Requirements (SEARs).

The purpose of the engagement process undertaken to date has focused on building trust with stakeholders and the local community, developing an understanding and support for the project vision, as well as ensuring the community and stakeholders are equipped with the right information about the proposed development as it moves through the planning process.

The approach focused on adopting a proactive, strategic, inclusive, and transparent program and tools to facilitate a meaningful and open dialogue.

As detailed in this report, key consultation activities included:

- Targeted outreach to over 600 local residents and businesses to inform them about the project.
- Establishment of an 1800 number and community email address to provide the community with a channel to provide comment and ask questions.
- Face-to-face briefings with neighbouring owners (The Astor Apartments).
- Facilitation of a Community Information Webinar.
- Targeted outreach to 16 agencies and 12 meetings held with government agencies.

The initial feedback to date has centred around the following elements:

- Impacts to Heritage fabric.
- The use of Phillip Lane and interface with neighbouring residents and businesses.
- The design features of the proposal.

Throughout this engagement process, Built has worked closely with all stakeholders to ensure stakeholders and the local community have been provided with an opportunity to participate and provide feedback prior to lodgement of the Stage 1 SSD DA.

Built will continue to engage with all stakeholders and the community during the formal public exhibition period, and will undertake a comprehensive stakeholder and community engagement process during the Stage 2 SSD DA.

## 2.0 Introduction

This report supports a Stage 1 SSD DA for the redevelopment of a new mixed-use hotel and branded residential building at 50-52 Phillip Street, Sydney.

The Stage 1 SSD DA will seek approval for 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, including the in-principle demolition of the existing commercial building at 52 Phillip Street (but not the heritage listed building). It specifically seeks 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.

Built is seeking to transform the current site to deliver a new and modern mixed-use development which will help address a shortage of hotel accommodation in Sydney, and positively contribute 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.

As the proposal is for the development of a predominately 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 *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

### 2.1 Site Description

The site is located in Central Sydney, along the eastern edge of Sydney's core CBD. 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.

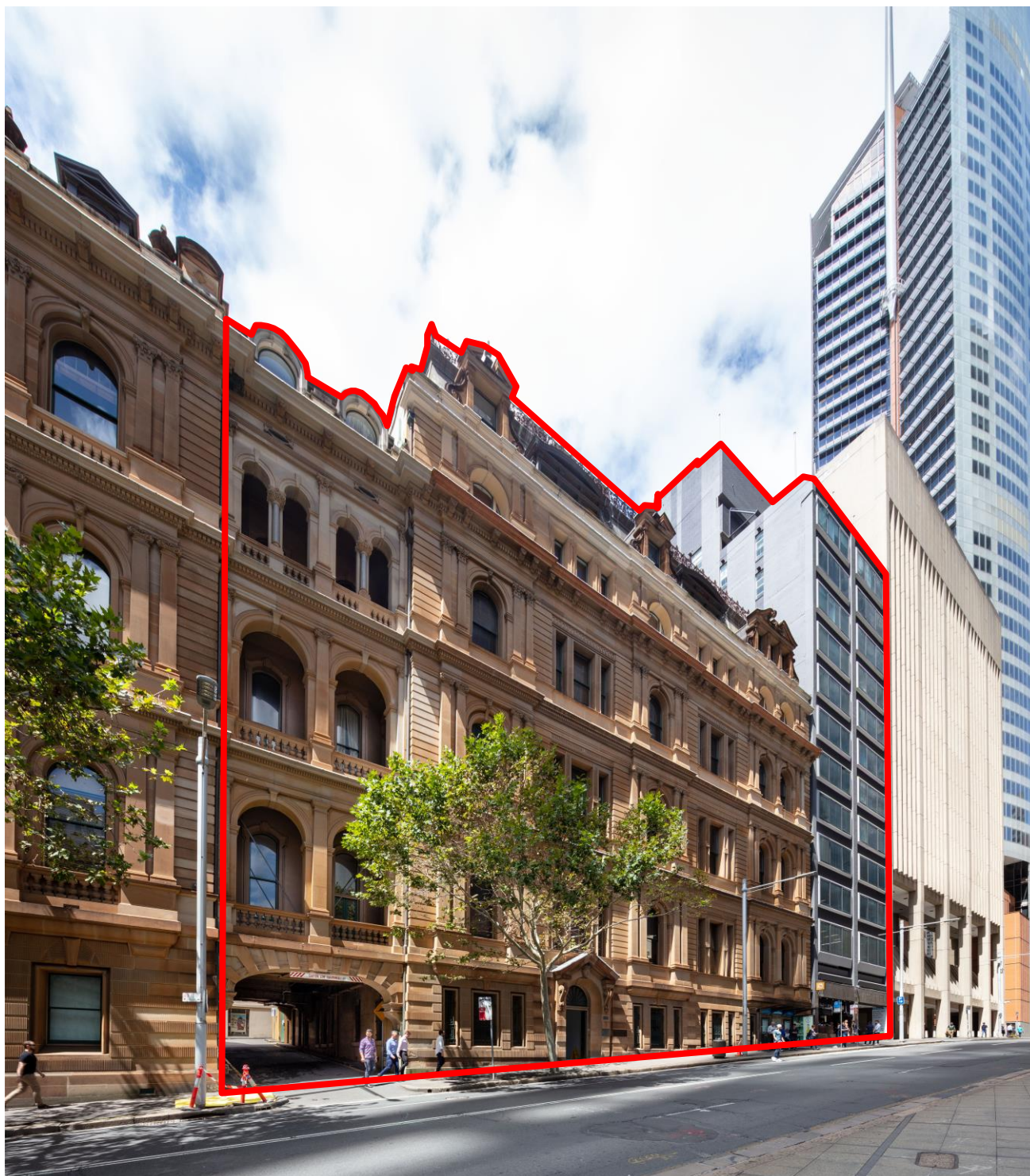
The site itself is located at 50-52 Phillip Street, Sydney and has a total area of approximately 1,726m<sup>2</sup>, with frontages to Phillip Street and Phillip Lane. Two commercial buildings sharing a built-to-boundary condition currently occupy the site. The heritage-listed sandstone building in the 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, which forms part of the 50 Phillip Street lot, connects through the site from Phillip Street at the northern boundary of the site. Phillip Lane is not proposed to be altered from its current form as an access point to the remainder of Phillip Lane at the rear of the site. 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

## 2.2 Background

### Built Unsolicited Proposal

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, 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.

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.

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.

### Project Vision

The vision for the redevelopment is to revitalise the lower end of Sydney's financial services district by delivering a new luxury mixed use hotel with a portion of branded residential apartments. 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.

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.
- A portion of branded residential apartments to support the deliver of the hotel and provide a variety of uses to contribute to the liveability of Central Sydney.
- The potential to deliver a capital return to Government to fund future Government investment in services and infrastructure.

## 2.3 Project Description

The SSD DA seeks consent for a concept proposal for a new landmark mixed use building with approximately 331 new hotel rooms and 23 branded residential apartments in Sydney's CBD. The Stage 1 SSD DA 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.

Specifically, the Stage 1 SSD DA seeks concept approval for:

- In-principle 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;
- A new 47 storey mixed use building envelope containing:
  - lower level café/bar uses and associated servicing and back-of-house facilities;
  - a new basement containing waste rooms, loading space, and car parking spaces;
  - hotel uses on levels 1 to 35; and
  - residential uses on levels 36 to 47.
- 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.
- Maintenance and retention of the existing vehicular access over Phillip Lane.

Development consent is not sought for any detailed component of development. A future separate Stage 2 SSD DA will be submitted for the detailed design and construction of the development, following the completion of a competitive design process.

A further detailed description of the proposal is contained in the supporting Environmental Impact Statement (EIS) prepared for the SSD DA by Ethos Urban.

### 3.0 Assessment Requirements

Secretary's Environmental Assessment Requirements (SEARs) were issued on 9 June 2020 and modified SEARs on 29 July 2020 to the application for the preparation of an EIS for the proposed development.

The table below provides a summary of the SEARs and how this report responds to the relevant consultation requirements.

Type	Condition	Comment
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• The City of Sydney Council</li> <li>• NSW Government Architect's Office</li> <li>• Heritage NSW</li> <li>• Heritage Council of NSW</li> <li>• Australian Heritage Council</li> <li>• Royal Botanical Gardens and Domain Trust</li> <li>• Sydney Coordination Office within Transport for NSW</li> <li>• Environmental Protection Authority</li> <li>• Environment, Energy and Science Group of the Department of Planning, Industry and Environment</li> <li>• Ausgrid</li> <li>• Sydney Living Museums</li> <li>• Sydney Water</li> <li>• Sydney Trains</li> <li>• Fire and Rescue</li> <li>• NSW Police</li> <li>• Liquor and Gaming NSW</li> <li>• Surrounding residents, businesses and local community groups</li> </ul> <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	<ul style="list-style-type: none"> <li>• A summary of the consultation with relevant Local, State and Commonwealth Government authorities and service providers can be found in <b>Section 6.2</b></li> <li>• A summary of the consultation with community groups and affected landowners can be found in <b>Section 6.1</b></li> <li>• A summary of the consultation with City of Sydney Council can be found in <b>Section 6.2.1</b></li> <li>• A summary of the consultation with the Department of Planning, Industry and Environment can be found in <b>Section 6.2.2</b></li> <li>• A summary of the consultation with Government Architect NSW can be found in <b>Section 6.2.3</b></li> <li>• A summary of the consultation with Heritage NSW and Heritage Council of NSW can be found in <b>Section 6.2.4</b></li> <li>• A summary of the consultation with Australian Heritage Council can be found in <b>Section 6.2.5</b></li> <li>• A summary of the consultation with Royal Botanical Gardens and Domain Trust can be found in <b>Section 6.2.6</b></li> <li>• A summary of the consultation with Sydney Coordination Office can be found in <b>Section 6.2.7</b></li> <li>• A summary of the consultation with Environmental Protection Authority can be found in <b>Section 6.2.8</b></li> <li>• A summary of the consultation with Environment, Energy and Science can be found in <b>Section 6.2.9</b></li> <li>• A summary of the consultation with Ausgrid can be found in <b>Section 6.2.10</b></li> <li>• A summary of the consultation with Sydney Living Museums can be found in <b>Section 6.2.11</b></li> <li>• A summary of the consultation with Sydney Water can be found in <b>Section 6.2.12</b></li> <li>• A summary of the consultation with Sydney Trains can be found in <b>Section 6.2.13</b></li> <li>• A summary of the consultation with Fire and Rescue can be found in <b>Section 6.2.14</b></li> <li>• A summary of the consultation with NSW Police can be found in <b>Section 6.2.15</b></li> <li>• A summary of the consultation with Liquor Gaming can be found in <b>Section 6.2.16</b></li> </ul>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>	<ul style="list-style-type: none"> <li>• A development application and EIS has been lodged within two years of the SEARs issue date. All consultation can be found in this Consultation Outcomes Report.</li> </ul>

## 4.0 Engagement Approach and Objectives

### 4.1 Approach to engagement under COVID-19 restrictions

Community engagement plays a fundamental role in the civic empowerment of communities, being an important mechanism for environmental management, liveability, and social cohesion. In the current environment of COVID-19 traditional engagement tactics and techniques are having to adapt to continue supporting project outcomes whilst complying with government direction on physical distancing and health protection.

Our approach centred on facilitating targeted consultation sessions for each key stakeholder group in ways that could still be delivered under any physical distancing restrictions to ensure the issues raised by each group are addressed in an appropriate environment. Community information sessions were for instance held virtually online via webinars to provide the opportunity to hold community conversations with local residents. Similarly, targeted briefing sessions were held in a mix of virtual and face-to-face engagement with stakeholder groups.

The COVID-19 crisis has demanded creative tools and approaches to connect, communicate and collaborate. Industry leading technology, platforms and software applications were used to incorporate 'remote' engagement approaches such as hosting an online Zoom webinar with easy to use registration, instruction on how to join the webinar and an anonymous question and answer function to ask questions directly to the project team during the information webinar.

### 4.2 Engagement objectives

On behalf Built, Ethos Urban undertook a proactive and strategic program of community consultation and stakeholder engagement during the preparation of the SSD DA. In delivering this approach, the transparent and comprehensive stakeholder engagement process was designed to be:

- **Timely** – occurred throughout the pre-lodgement process to provide the community and stakeholders with the opportunity to provide important feedback prior to the key lodgement milestone.
- **Genuine and constructive** – provided transparent and genuine opportunities for people to be involved in the project and participate in open conversations to help build trust in the project.
- **Broad** – worked with key stakeholders such as the City of Sydney Council, government agencies, members of parliament, local community and businesses, local media, business chambers of commerce, key community groups.
- **Engaging** – motivating participation, particularly when scheduling time can be difficult. Engagement activities included a mix of face to face and online tools which were deployed to maximise participation and reach.

The following engagement objectives were developed in partnership with Built:

- To satisfy all statutory and stakeholder requirements in terms of public information and consultation throughout the planning process.
- To be facilitate collaboration between the project team, priority stakeholders and government agencies.
- To be transparent when discussing project benefits, impacts and constraints.
- To proactively engage and motivate participation with key stakeholders and the community throughout the development of effective communications.
- To enhance stakeholder communications and relationships in the local area.
- To ensure the project team had an opportunity to incorporate feedback into the SSD DA.

## 5.0 Engagement Process

### 5.1 Engagement tools

Due to the varying levels of stakeholder interest in this project, as well as the different levels of awareness, Ethos Urban and Built recognised that a multi-channelled approach to communications was required to ensure consistent and proactive engagement.

The following section outlines a number of key engagement tools and activities established to support this approach.

#### 5.1.1 Letterbox drop

A flyer was delivered to 600 surrounding residents, businesses, commercial building managers, and landowners on Thursday, 12<sup>th</sup> November to inform the local community about the proposal and to invite them to attend a Community Information Webinar. A copy of the flyer can be found in **Appendix A** and a map of the distribution range can be found in **Appendix B**.

Strata and Building Managers from the following buildings also received a follow up call and/or email to inform them about the upcoming community information webinar and encourage them to participate:

- 123-125 Macquarie Street (The Astor Apartments Building)
- 135-137 Macquarie Street (BMA House)
- 139-141 Macquarie Street (Domain House)
- 149 Macquarie Street (Dorchester House)
- 151 Macquarie Street
- Governor Phillip Tower
- Governor Macquarie Tower

#### 5.1.2 Project email and phone number

A project email address and telephone number were set up to provide local residents and stakeholders with an outlet to ask questions and provide feedback both before and after the information session. The contact details were published on all communications collateral, including the letterbox drop, Webinar Registration page, and Webinar Presentation. No calls or emails were received.

The contact details being:

- [consultation@ethosurban.com](mailto:consultation@ethosurban.com)
- 1800 743 436

#### 5.1.3 Stakeholder letters

Letters were sent to several key stakeholders providing them with information about the project, an update on the planning process and offering a briefing session and seeking feedback prior to the application being submitted. A copy of a generic stakeholder letter can be found at **Appendix C**. Summaries of these meetings can be found in **Section 6.2** of this report.

Stakeholders included:

- The City of Sydney Council
- NSW Government Architect's Office
- Heritage NSW
- Heritage Council of NSW
- Australian Heritage Council
- Royal Botanical Gardens and Domain Trust

- Sydney Coordination Office within Transport for NSW
- Environmental Protection Authority
- Environment, Energy and Science Group of the Department of Planning, Industry and Environment
- Ausgrid
- Sydney Living Museums
- Sydney Water
- Sydney Trains
- Fire and Rescue NSW
- NSW Police
- Liquor and Gaming NSW

## 5.2 Engagement activities

This section of the report summarises the activities held during the preparation of the EIS. These included:

- one community information webinar;
- letters to 16 agencies; and
- 12 meetings held with Council staff and government agencies

### 5.2.1 Community information Webinar

A Community Information Webinar was held on Tuesday, 24 November via Zoom videoconferencing in the absence of face-to-face engagement due to COVID-19. Members of the project team from Built, FJMT (project architects), and Ethos Urban (Planning and Engagement) were all present online to discuss the proposal and answer any questions.

The webinars included a 30-minute presentation of key areas of potential impact and interest, including the design, traffic and parking management, the planning process, construction management, visual impact and the overall proposal as well as one hour of question and answer time. At the peak of the webinar, there was participation from a total of 15 attendees.

### 5.2.2 Agency and stakeholder briefings

The table below provides a summary of all stakeholder briefings held, requested by each group following an invitation letter from Built. Please note all agencies specified in the SEARs were offered a briefing, however only those outlined below chose to meet.

Date	Stakeholder group
30 March 2020	Department of Planning, Industry and Environment
26 May 2020	City of Sydney Council
30 June 2020	Department of Planning, Industry and Environment
16 September 2020	City of Sydney Council
	Department of Planning, Industry and Environment
11 August 2020	Heritage NSW and Heritage Council
3 November 2020	Heritage NSW and Heritage Council NSW Approvals Committee
6 November 2020	NSW Government Architect's Office
19 November 2020	Department of Planning, Industry and Environment
24 November 2020	Department of Planning, Industry and Environment
3 December 2020	Sydney Coordination Office within Transport for NSW
4 December 2020	Heritage NSW and Heritage Council NSW Approvals Committee
3 March 2021	Commonwealth Department of Agriculture, Water and the Environment

## 6.0 Summary of feedback received

This section summarises the feedback received from the community and various stakeholders.

### 6.1 Community Feedback

The section below provides a summary of the feedback received at the community information session comprising of local residents, landowners and businesses.

Theme	Comment	Team response
Heritage	Question about the interface between the hotel use and heritage aspect	The hotel will be a public use, providing greater access to the heritage component of the site, compared to the current situation where there is limited public access. There will be a bar/restaurant and function areas, further enhancing the public use and opportunities for access within the heritage listed building.
	Question on whether the heritage buildings will ever be reunified	The heritage buildings possess different fabric and designs, with no single use, ensuring their continued separate use is appropriate.
Vehicle Access	Question on whether the lane between 50 and 52 Phillip Lane will remain as a vehicular thoroughfare	There will be no change to Phillip Lane, nor is it expected at this stage that there would be construction loading from the lane.
	Question on whether there can be shared loading docks with the Astor	This can be investigated during design development and addressed in the Stage 2 SSD DA.
	Concern Phillip Lane might become congested and cause noise impact from loading.	Traffic Studies will analyse any potential traffic impact. Any noise impact in Phillip Lane will be addressed in future management plans.
Construction	Question on the estimated demolition and construction commencement.	Estimated commencement of demolition and construction is not expected before 2023. The construction process is likely to extend across 2.5 years.
	Question on how decides construction hours	Construction hours will be determined as part of a future development consent.
Light spill	Question on how will light spill be prevented into the Astor Building	The existing window arrangements will be maintained with curtains installed. Above 50 Phillip Street, the tower will not interfere with the Astor Building due to setbacks and the height of the new tower.
Solar Access	Question on solar access impacts on Astor Building	There will be no solar access impact as the proposed building is situated to the south of Astor.
Design	Question on how many floors in the tower	47 floors are indicatively proposed.
	Question on windows on the southern facade	There are currently not intended to be significant windows on the southern façade.
	Question on what is proposed use for level 3 heritage building	A function space is indicatively illustrated in this location, but will be subject to further design resolution as the project proceeds.
	Question on visual impact on Astor	Visibility of the Astor Building roof may occur from hotel rooms due to the neighbouring context of the sites. Mitigating design elements could be provided to enhance visual privacy of this rooftop space, and the proponent is open to collaboration on this matter as the project proceeds.

## 6.2 Stakeholder/Agency Feedback

This section of the report provides a summary of all stakeholder briefings held during the preparation of the EIS as part of Stage 1 of the SSD DA.

### 6.2.1 The City of Sydney Council

Two meetings were held with City of Sydney Council (Council) staff. The first meeting was held on 26 May 2020 with a focus on heritage, urban design and transportation. Several questions were asked with key comments/feedback including:

- Consideration should be provided on how the rear façade will be incorporated into the proposal.
- Consideration should be provided to the 'urban room' on Phillip Street and how it is maintained through the proposal.
- Comment that the ground activation is important.
- Recommendation that consultation is completed with the Astor Apartments Building.
- Suggestion to use Phillip Lane as much as feasible.
- Comment that bicycle and end of journey facilities are desired.

A second meeting was held with Council staff on 21 September 2020 with a focus on solar access planes, setbacks, heritage, and traffic impacts. Several questions were asked with key comments/feedback including:

- Request for shadow animations, with these subsequently provided.
- Recommendation to consider the relationship between the podium of the Astor Apartments Building and the proposed podium envelope.
- Consideration should be provided to how the column will be constructed and the column size.
- Comment that the rear façade of the existing building to Philip Lane is well proportioned.
- Suggestion that vehicle parking should be minimised as much as possible.
- Queries related to further detail on how loading zones will operate, and how pedestrians and cyclists will use Philip Lane.
- Strong direction that no net additional overshadowing should result from the proposal on protected areas under the Sydney LEP 2012. At this meeting, one option resulted in additional overshadowing on a slither of Hospital Road, technically in a protected area of The Domain SAP. In response to this feedback, the lower portion of the tower envelope was re-modelled to sit within the existing shadow cast by the Quay Quarter Tower. In effect, this avoids any additional overshadowing of the protected areas under the Sydney LEP 2012, and all shadows will fall within existing shadows cast in protected areas consistent with the feedback provided.

### 6.2.2 Department of Planning, Industry and Environment

The project team first met with the Department of Planning, Industry and Environment (DPIE) on 30 March 2020. This purpose of this meeting was to provide a presentation to outline project. There was then agreement that request for SEARs would be submitted.

The next meeting was held on 30 June 2020 to discuss the SEARs and clarify that no detailed works were being sought. Agreement was found that a clarification letter would be submitted on this matter and amended SEARs would be provided.

Another meeting was held with DPIE on 16<sup>th</sup> September 2020 to provide a briefing on the proposal and the refined envelope that accounted for further analysis of the sun access planes. Key feedback included:

- Logical approach to the sun access plane
- Request for BDAR Waiver information and a copy of the presentation which was subsequently provided.

A final meeting was held on 19 November 2020 was provided an update on the proposal and discussions of an amended SEARs to include a greater variety of land uses in the Concept Proposal.

### 6.2.3 NSW Government Architect's Office

A meeting was held with the NSW Government Architect's Office on 9 November 2020 to provide a briefing on the proposal, building envelope and Design Excellence Strategy (**Appendix H of the EIS**). At this briefing, the project team provided an overview of the Concept Proposal and the key parameters of the future competitive design process. Feedback from the NSW Government Architect's Office was limited to noting an understanding of the proposal, and recommendation that efficiencies could be gained in the competitive design process to reflect the desire to simplify competitive processes in the COVID-19 recovery phase. With this in mind, the Design Excellence Strategy proposes a streamlined competitive design process which will ensure the highest quality design solution is achieved while ensuring a robust and comprehensive process is completed.

### 6.2.4 Heritage NSW and Heritage Council of NSW

An initial meeting with Heritage NSW and Heritage Council of NSW was held on 11 August 2020 and provided a general overview of the development. Heritage NSW provided formal comments as found in the table below, along with a response from the project team to each comment.

Heritage NSW Comment	Project Team Response
Heritage NSW recommended that all impacts to significant fabric be annotated on the Architectural Drawings. It was also suggested that the Applicant provide a design statement that outlines the concept development and any justification for impact to significant fabric.	<p>The proposed building envelope will not result any unacceptable heritage impact to the adjoining Chief Secretary's Building. The low-rise tower envelope is above the dome height of the Chief Secretary's Building, allowing clear visual separation to the Chief Secretary's Building. The Heritage Construction Methodology Report (<b>Appendix F of the EIS</b>) and Structural Certificate (<b>Appendix O of the EIS</b>) both prepared by TTW, confirm that the proposal would not have any adverse impacts on the structural integrity of the Chief Secretary's building and its extension</p> <p>A Heritage Structural Construction Methodology Report prepared by TTW has been provided at <b>Appendix F of the EIS</b> to annotate any potential impacts.</p>
Heritage NSW recommended that consideration should be given for a demolition/construction methodology and a site protection strategy to ensure that significant fabric is protected at all times.	<p>A Heritage Structural Construction Methodology Report has been prepared by TTW (<b>Appendix F of the EIS</b>). It describes methodologies that have been developed for the central lightwell column that demonstrate that the risk of damage to the existing building fabric can be controlled.</p> <p>Moreover, since the consultation with Heritage NSW, the central column has decreased in size, allowing for a larger minimum offset of 550mm from any heritage fabric.</p> <p>Refer to Statement of Heritage Impact at <b>Appendix I of the EIS</b> and <b>Section 5.8.1</b> for further assessment</p>
Given that a rear addition to 50 Phillip Street is proposed, Heritage NSW have recommended that any amendments to the existing openings or any new elements introduced to facilitate the interface of the historic building and the new development be outlined, impacts established, and mitigation measures outlined in the proposal documentation.	<p>Refer to the Design Report at <b>Appendix B of the EIS</b>, Statement of Heritage Impact at <b>Appendix I of the EIS</b> and <b>Section 5.8.1</b>.</p> <p>On levels 2 and 3 of the heritage building, windows on the eastern facade of the heritage building facing Phillip Lane are proposed to be demolished down to floor level, but not widened, in order to provide connection between the heritage building and the proposed rear addition. The extent of the proposed demolition will not disrupt the overall layout and configuration of the heritage building, while these changes are required to facilitate the adaptive reuse of the building.</p>
Heritage NSW noted that the central structural column may cause considerable negative impacts to the subject building's aesthetic, siting and curtilage. It was recommended that the proposal documentation outline further details on the column including its use, construction methodology, site protection strategy, and impacts to the visual and physical fabric of the subject buildings, specifically the external elements of the courtyard.	<p>A Heritage Structural Construction Methodology Report has been prepared by TTW (<b>Appendix F of the EIS</b>). It describes methodologies that have been developed for future works that demonstrate that the risk of damage to the existing building fabric can be controlled. The future works reviewed include approaches for the construction of the central lightwell column, the support and underpinning of the eastern roof and masonry structure and provision for shoring where excavation occurs adjacent to existing walls.</p>

Heritage NSW Comment	Project Team Response
	Moreover, since the consultation with Heritage NSW, the central column has decreased in size, allowing for a minimum 550mm offset from any heritage fabric.
Heritage NSW requested further detail on how the entry to the car park is being rationalised along with details on proposed excavation methods. Any proposed excavation would require an Archaeological Assessment.	Refer to the Design Excellence Strategy at <b>Appendix H of the EIS</b> for further detail on the entry to the car park. An Historical Archaeological Assessment is provided at <b>Appendix P of the EIS</b>
Heritage NSW recommended that further details on the visual impact of the transitional volume between the tower and heritage building as viewed from the street be provided. It was strongly recommended that a sufficient vertical gap be retained between the heritage building and the proposed tower development to mitigate visual impacts.	Refer to Visual Impact Assessment at <b>Appendix J of the EIS</b>
While Heritage NSW understood that only a concept volume was considered at Stage 1 of the SSD, it was recommended that some thought be directed to possible materials and finishes including a skin for the tower and podium as they would provide essential characteristics that would directly impact the streetscape and the historic character of the locality.	The materials as shown in the indicative design utilise materials and detailing that respect and retain the primacy of the historic sandstone facades of the heritage building. The materials of the podium will be contemporary in character, while sympathetic to the significant fabric of the heritage building. Transparent glazing materials will be applied at the Phillip Lane Podium additions. The materials of the tower will be carefully selected to reduce the visual impact of the proposed tower over the heritage building. These will be further refined through the competitive design process and in the Stage 2 Detailed SSD DA.
It was recommended that the applicant provide details on the impacts of the proposal upon the original layout and spatial character of the subject building and its streetscape.	The Proposal does not change the setting of the heritage building. Its western façade to will be conserved and will remain in a built-to-boundary condition. The internal layout of the heritage building will be improved by removing all intrusive elements and re-instating the central north-south corridor.

A second meeting was then organised with the Heritage Council of NSW Approvals Committee. Held on 3 November 2020, the purpose of this meeting was to present a general overview and updated heritage strategy to the Approvals Committee.

Formal comments from Heritage NSW and Heritage Council NSW included:

Heritage NSW Comment	Project Team Response
The Committee supports a tower in principle, subject to further examination of cantilevering and alternative locations and configurations for the support column located within the former Public Works building.	The cantilevering strategy with slim column is considered most appropriate as it maximises vertical separation between the tower and heritage building. An alternative location for the column, inside the heritage building, on the west side of the central staircase underwent preliminary investigations, but was discarded in order to protect significant heritage fabric. The column location in the lightwell is appropriate as it would be well separated from the facade of the heritage building facing the lightwell and avoid any intrusive works to the heritage fabric. The proposed column within the light well also provides construction access that can be easily controlled to ensure no damage or adverse impact on the heritage building.  Refer to Statement of Heritage Impact at <b>Appendix I of the EIS</b> and <b>Section 5.8.1</b> for further assessment
The proposal illustrates a substantial level of impact to the subject heritage item and its context: <ul style="list-style-type: none"> <li>The proposed additions to the lightwell are unsupportable in their current configuration and would require further justification based on the functional reuse of the heritage rooms.</li> </ul>	The proposed sizing of the column has undergone a series of revisions driven by structural analysis. While the original shape and size did not accommodate a sufficient offset from the heritage fabric, the column shape was revised by TTW to provide a minimum 550mm off-set which also resulted in a more elegant shape of the column. It is envisaged that

Heritage NSW Comment	Project Team Response
<ul style="list-style-type: none"> <li>Impacts to the historic buildings in terms of vehicle manoeuvring should be minimised.</li> <li>Impacts of water shedding on to the roof of the former Public Works building needs to be considered.</li> </ul> <p>While the removal of the existing infill is considered acceptable, the replacement extension located within the lightwell should be considered further including its impacts upon the former Public Works building.</p>	<p>proposed column may further reduce in size during design development.</p> <p>Overall, the location of the column within the lightwell retains and respects the overall architectural character of the heritage building by imposing a minimum level of changes. Thus, GBA Heritage have concluded that it has an acceptable impact.</p> <p>As the Stage 1 Concept SSD DA only seeks consent for a building envelope, watershed will be included as a key design issue in the design excellence brief and addressed in the Stage 2 Detailed DA .</p>
<p>While it is understood that only a concept volume is considered at Stage 1 of the SSD, some thought should be directed to possible materials and finishes including a skin for the tower and podium as they would provide essential characteristics that would directly impact the streetscape and the historic character of the draft national heritage item – Governor’s Domain and Civic Precinct.</p>	<p>The materials as shown in the indicative design utilise materials and detailing that respect and retain the primacy of the historic sandstone facades of the heritage building. The materials of the podium will be contemporary in character, while sympathetic to the significant fabric of the heritage building. Transparent glazing materials will be applied at the Phillip Lane Podium additions. The materials of the tower will be carefully selected to reduce the visual impact of the proposed tower over the heritage building. These will be further refined through the competitive design process and in the Stage 2 Detailed SSD DA.</p> <p>Refer to Statement of Heritage Impact at <b>Appendix I of the EIS</b> and <b>Section 5.8.1</b> for further assessment.</p>
<p>Significant impacts to the subject SHR listed item and the draft National Heritage Item be clearly addressed as part of the Statement of Heritage Impacts through a design statement, annotated detailed drawing, site protection strategy, construction methodology and mitigation measures undertaken to protect significant fabric during construction.</p>	<p>The heritage impact of the proposed development has been assessed in the Statement of Heritage Impacts (<b>Appendix I of the EIS</b>), a Heritage Structural Construction Methodology Report (<b>Appendix F of the EIS</b>) which both recommend mitigation measures to protect significant fabric.</p>
<p>Amendments to the existing openings or any new elements introduced to facilitate the interface of the historic building and the new development should be avoided as much as possible.</p> <p>Further documentation be provided on the central structural column proposed to the courtyard of the 50 Phillip Street, including its use, construction methodology, site protection strategy and impact to the visual and physical fabric of the subject heading.</p>	<p>Although minor changes are proposed to the original significant openings, they respect to the architectural integrity of the heritage building as whole. The proposed changes will be reversible. Existing openings to the western façade are unaffected.</p> <p>A Heritage Structural Construction Methodology Report has been prepared by TTW (<b>Appendix J of the EIS</b>). It describes methodologies that have been developed for future works that demonstrate that the risk of damage to the existing building fabric can be controlled. The future works reviewed include approaches for the construction of the central lightwell column, the support and underpinning of the eastern roof and masonry structure and provision for shoring where excavation occurs adjacent to existing walls.</p> <p>Moreover, since the consultation with Heritage NSW, the central column has decreased in size, allowing for a minimum 550mm offset from any heritage fabric.</p>
<p>An archaeological assessment be provided to measure impacts of the extensive excavation proposed.</p>	<p>Refer to Historical Archaeological Assessment Report at <b>Appendix P of the EIS</b></p>
<p>Details should be submitted on the tower volume proposed to be extended above the heritage roofscape of 50 Phillip Street and the resulting visual impact to the subject place when viewed from the surrounding streetscape and precinct.</p>	<p>Refer to the Visual Impact Assessment at <b>Appendix J</b>, Statement of Heritage Impact at <b>Appendix I, Section 5.8.1</b> and <b>Section 5.10</b>.</p>
<p>A sufficient vertical gap should be retained between the proposed tower and heritage building.</p>	<p>A sufficient vertical gap is retained between the proposed tower envelope and the heritage building.</p>

In order to facilitate a better heritage outcome, a subcommittee of the Heritage Council Approvals Committee agreed to participate in a design workshop with Built. This was conducted on 4 December 2020. A summary of the feedback during the meeting is provided below:

Heritage NSW Comment	Project Team Response
Justification for column sizing and maintenance of the heritage fabric	<p>Column sizing has been driven by the extensive structural analysis to date. Original shape and size did not accommodate a sufficient offset from the heritage fabric, TTW then re-worked the column shape and structural analysis to provide a 550mm off-set which also resulted in a more elegant shape of the column. The column sizing will also be detailed in the Stage 2 SSDA.</p> <p>The location in the lightwell has been selected as the most appropriate location as it does not involve any intrusive works to the heritage fabric, it also provides construction access that can be easily controlled to ensure no damage or adverse impacts on the heritage fabric (refer to the structural report).</p>
View to the proposed tower from Circular Quay	The VIA ( <b>Appendix J of the EIS</b> ) has found that the proposal has a largely localised viewshed, with its boundaries being contained to streets in the close range. As such, it is unlikely that the proposed development will result in any significant visual impact from Circular Quay.
Justification for interior changes to the heritage buildings (e.g. windows, doors, and general layout of the building especially on the ground floor for the parking)	<p>The building has undergone several refurbishments and two major alterations in the course of its history, resulted in extensive interior changes. As such, there are few remnant original elements in the building, which make the interior less sensitive to further changes.</p> <p>The proposed development comprises some level of internal changes; however, most of the high and moderate significant components of the building will be retained. Although, the building interior has undergone extensive changes over time, resulting in the loss of its architectural integrity, the principle of “loose fit” for new functions protects the architectural character and significance of remnant significant heritage interiors.</p> <p>The highly significant interior features of the building will be respected and enhanced, with spaces formerly occupied by the Industrial Court converted to hotel functions.</p> <p>Existing circulation throughout the building will be retained, enabling the interpretation of the heritage building and its original function.</p>
Vehicular and pedestrian access to the site and their impact on the heritage building	Refer to Transport Impact Assessment at <b>Appendix G of the EIS</b> and Statement of Heritage Impact at <b>Appendix I of the EIS</b>
Any consideration for watershed	As the Stage 1 Concept SSD DA only seeks consent for a building envelope, watershed will be included as a key design issue in the design excellence brief and addressed in the Stage 2 Detailed SSD DA.
The alignment of the proposed podium height up to 50 Phillip parapet and its impact on views to the heritage building from Phillip Street and Phillip Lane	The alignment of the proposed podium height up the 50 Phillip Street parapet will allow for an appropriate reading of the heritage building from Phillip Lane and Phillip Street and consistent street frontage height from Phillip Street. This is considered to be a positive impact that is sympathetic to the heritage building

## 6.2.5 Commonwealth Department of Agriculture, Water and the Environment

A meeting was held with the Commonwealth Department of Agriculture, Water and the Environment (Commonwealth Department) to discuss the proposed concept development and the potential implications of the recent national heritage listing of the Governors’ Domain and Civic Precinct. The purpose of the meeting was to provide the Commonwealth Department with an understanding of the proposal and to identify whether a referral would be required under the EPBC Act to determine if the concept development constitutes a controlled action.

Based on the proposed development, the Commonwealth Department expressed a degree of comfort with the proposed envelope and noted that a full design would be required for a referral under the EPBC Act. As such, it was determined that a referral would not be necessary at this time, but may be required in the future as part of the Stage 2 detailed DA process.

### **6.2.6 Australian Heritage Council**

A letter was sent to the project contact at the Australian Heritage Council on 19 November 2020 to outline the proposal and offer a meeting.

The Australian Heritage Council responded to this letter to indicate that it is not appropriate for AHC to provide a response as Australian Heritage Council does not comment on development applications unless they involve a National or Commonwealth heritage listed place, or there are potential values at that level that are threatened.

### **6.2.7 Royal Botanical Gardens and Domain Trust**

A letter was sent to Royal Botanical Gardens and Domain Trust (The Trust) on 25 November outlining the proposal and offering a meeting.

The Trust responded with an email and phone call to discuss the Concept Proposal and potential overshadowing impacts. It was explained in this correspondence that there will be no additional overshadowing beyond existing shadows. Reflectivity of the façade was also a concern for The Trust, which will be considered in further detail during the Stage 2 SSD DA.

### **6.2.8 Sydney Coordination Office Within Transport for NSW**

A letter was sent to the Sydney Coordination Office outlining the proposal and offering a meeting on 25 November 2020. A virtual meeting was held on 3 December 2020 that provided a general overview of the development, the traffic strategy for the site including the loading dock and drop off, and the construction loading strategy.

No concerns were noted with the development with the acknowledgement that additional planning and analysis will be completed prior to committing to a construction loading strategy.

### **6.2.9 Environmental Protection Authority**

A letter was sent to the Environmental Protection Authority (EPA) on 25 November 2020 outlining the proposal and offering a meeting.

The EPA provided a letter in response to Built, outlining their understanding of the project and to state that the EPA had no further interest in the proposal and no further consultation is required.

### **6.2.10 Environment, Energy and Sciences of DPIE**

The Environmental, Energy and Sciences (EES) group of DPIE was consulted during the request for the Biodiversity Development Assessment Report (BDAR) Waiver issued to DPIE on August 2020. A DBAR Waiver was granted on 2 October 2020. The EES group commented that the proposed development is not likely to have any significant impact on biodiversity values and therefore a BDAR is not required.

### **6.2.11 Ausgrid**

A letter was sent to the project contact at Ausgrid within their development team on 26 November 2020 to outline the proposal and offer a meeting. No response has been received to date.

### **6.2.12 Sydney Living Museums**

A letter was sent to the Sydney Living Museums on 20 November 2020 to outline the proposal and offer a meeting. Sydney Living Museums responded that they would like to stay in touch in 2021 regarding the progress of the application, and that they are aware of the USP process.

Built will continue consultation with Sydney Living Museums in 2021 and seek to arrange a meeting.

### **6.2.13 Sydney Water**

A letter was sent to the project contact at Sydney Water on 23 November 2020 to outline the proposal and offer a meeting. No response has been received to date.

### **6.2.14 Sydney Trains**

A letter was sent to the project contact at Sydney Trains on 25 November 2020 to outline the proposal, design scheme, and offer a meeting. No response has been received to date.

### **6.2.15 Fire and Rescue**

A letter was sent to the project contact at Fire and Rescue on 25 November 2020 to outline the proposal, design scheme, and offer a meeting.

Fire and Rescue called the project team to inform that all of their input was already provided at the SEARs stage, and they have no further comment on the project.

### **6.2.16 NSW Police**

A letter was sent on 27 November to NSW Police outlining the proposed development and offering to meet.

An email response from NSW Police was received by Built requesting a more detailed copy of the plans. The Concept Proposal and indicative design scheme was sent to NSW Police on 1 December. No response has been received to date, however Built will continue to engage with NSW Police should a response be issued.

### **6.2.17 Liquor and Gaming NSW**

A letter was sent on 25 November to Liquor and Gaming NSW (L&G NSW) outlining the Concept Proposal and offering to meet.

L&G NSW called the project team on 27 November to state that L&G NSW only provide comments if a licensed premise is proposed. It was explained to by the project team that the Stage 1 SSD DA seeks conceptual approval for land uses which may in the future result in a DA for a licensed premises. Understanding this context and the stage of the planning process, L&G NSW declined to provide any further comment.

## 7.0 Conclusion and Next Steps

This consultation outcomes report provides a succinct overview of the communications and stakeholder engagement activities carried out during the preparation of the SSD DA.

Built and Ethos Urban have implemented a strategy to inform key stakeholders, local residents, landowners, and businesses about the redevelopment of 50-52 Phillip Street, Sydney. This has not only ensured that the community have a clear understanding of the proposal but it has also provided an important mechanism to gather feedback prior to formal public exhibition.

Understanding the various levels of interest in this project, a multi-channelled approach to communications and engagement was deployed. From letterbox drops, to online webinars, and virtual and face-to-face briefings, this ensured that stakeholders and the local community were provided with multiple forums and channels in which they could learn more about the project and share their feedback.

Built is committed to engaging with stakeholders in the future and will conduct a comprehensive engagement process during the Stage 2 SSD DA.

Built will continue to provide opportunities for local residents, landowners, businesses, and key agencies to make enquiries and provide feedback as the SSD DA progresses.