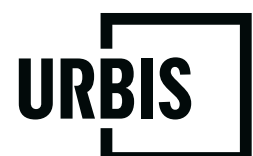




4-6 BLIGH STREET, SYDNEY

Community and stakeholder
engagement outcomes report

Prepared for
HOLDMARK NSW PTY LTD
19 December 2022



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0042039
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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EXECUTIVE SUMMARY

This community and stakeholder outcomes report has been prepared by Urbis Pty Ltd (Urbis) to accompany a detailed State Significant Development Application (SSDA) for the mixed-use redevelopment proposal at 4-6 Bligh Street, Sydney. The site is legally described as Lot 1 in Deposited Plan 1244245.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-48674209).

This report details the consultation undertaken between June to December 2022 as part of the SSDA. The consultation approach was consistent with *DPE's Undertaking Engagement Guide: Guidance for State Significant Projects* and its outcomes; and aimed to raise community and stakeholder awareness of the proposal, planning approval process and opportunities to provide feedback that will inform part of the SSDA submission.

Key themes that arose during the consultation period included:

- Impacts of the proposal on surrounding developments
- Integration of the design with surrounding context
- Traffic impacts and pedestrian access.

1. INTRODUCTION

This report has been prepared to accompany an SSDA for the for the mixed-use redevelopment proposal at 4-6 Bligh Street, Sydney (SSD- 48674209).

The Council of the City of Sydney, as delegate for the Minister for Planning and Public Spaces (the Minister), is the Consent Authority for the SSDA under an Instrument of Delegation issued by the Minister on 3 October 2019.

The application seeks consent for the construction of a 59-storey mixed-use hotel and commercial development. The purpose of the project is to revitalise the site and deliver new commercial floorspace and public realm improvements consistent with the City's vision to strengthen the role of Central Sydney as an international tourism and commercial destination.

A separate development consent (D/2018/892) relating to early works for the proposed application was granted for the site on 31 January 2020. Consent was granted for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) to accommodate the proposed mixed-use hotel and commercial development. As such, this application does not seek consent for these components and instead seeks to rely upon and activate D/2018/892 for early works.

Specifically, development consent is sought for:

- Site establishment, including removal of three existing trees along the Bligh Street frontage and de-commissioning and removal of an existing substation (s2041) on the site.
- Construction of a 59-storey hotel and commercial office tower. The tower will have a maximum building height of RL225.88 (205m) and a total gross floor area (GFA) provision of 26,796sqm, and will include the following elements:
 - Five basement levels accommodating a substation, rainwater tank, hotel back of house, plant and services. A porte cochere and four service bays will be provided on basement level 1, in addition to 105 bicycle spaces and end of trip facilities on basement level 2, and 28 car parking spaces.
 - A 12-storey podium accommodating hotel concierge and arrival at ground level, conference facilities, eight levels of commercial floor space and co-working facilities, and hotel amenities including a pool and gymnasium at level 12.
 - 42 tower levels of hotel facilities including 417 hotel keys comprising standard rooms, suites and a penthouse.
 - Two tower levels accommodating restaurant, bar, back of house and a landscaped terrace at level 57.
 - Plant, servicing and BMU at level 59 and rooftop.
- Increase to the width of the existing Bligh Street vehicular crossover to 4.25m and provision of an additional 4m vehicular crossover on Bligh Street to provide one-way access to the porte cochere and service bays on basement level 1.
- Landscaping and public domain improvements including:
 - Replacement planting of three street trees in the Bligh Street frontage,
 - Construction of a landscape pergola structure on the vertical façade of the north-eastern and south-eastern podium elevations,
 - Awning and podium planters, and
 - Provision of a feature tree at the level 57 terrace.
- Identification of two top of awning building identification signage zones with a maximum dimension of 1200mm x 300mm. Consent for detailed signage installation will form part of a separate development application.
- Utilities and service provision.

- Installation of public art on the site, indicatively located at ground level.

1.1. RESPONSE TO SEARS

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 1 October 2022 and issued for the SSDA (SSD48674209). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 Response to SEARs - SSD-48674209

SEARs item	Project response
27. Engagement	
<p>Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project.</p> <p>In particular, applicants must consult with:</p> <ul style="list-style-type: none"> ▪ the relevant Department assessment team. ▪ any relevant local councils. ▪ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). ▪ the community. <p>if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.</p>	<p>In accordance with NSW Department of Planning and Environment (DPE) expectations around early and effective engagement for state significant projects, an approach was prepared and implemented to ensure Goodman delivered an engagement program consistent with DPE's <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>.</p> <p>Holdmark's approach aimed to connect with the relevant local and state government authorities and relevant community stakeholders.</p> <p>Refer to Section 2 of this document for a detailed overview of the approach</p>

1.2. THE SITE

The site for the purposes of this SSDA is a single allotment identified as 4-6 Bligh Street, Sydney and known as Lot 1 in Deposited Plan 1244245. The site has an area of 1,218sqm, and is identified in Figure 1.

The site is relatively flat, with a slight slope ranging from 21m AHD in the north-western corner to 19.5m AHD in the south-western corner.

The site is located within the north-eastern part of Central Sydney in a block bound by Bligh Street to the west, Hunter Street to the south, Chifley Square/Phillip Street to the east, and Bent Street to the north. The surrounding buildings are generally characterised by a mix of commercial office and hotel uses with ground level retail, restaurant and café uses and are of varying heights, ages and styles, including a number of State and local listed heritage buildings.

The site is also located in proximity to a number of Sydney Metro City & Southwest (opening 2024) and Sydney Metro West (opening 2030) station sites.

Specifically, the site is located to the immediate east of the Sydney Metro Hunter Street station (east site), which is located on the corner of Hunter Street and Bligh Street, and approximately 350m east of the Sydney Metro Hunter Street station (west site). The Hunter Street station sites are part of the Sydney Metro West project. SEARs for the preparation of Concept SSDAs for the sites were issued in August 2022.

Approximately 150m to the south of the site is Sydney Metro Martin Place Station site, located to the south of Hunter Street between Castlereagh Street and Elizabeth Street. The Martin Place Station site is currently under construction and forms part of the Sydney Metro City & Southwest project.

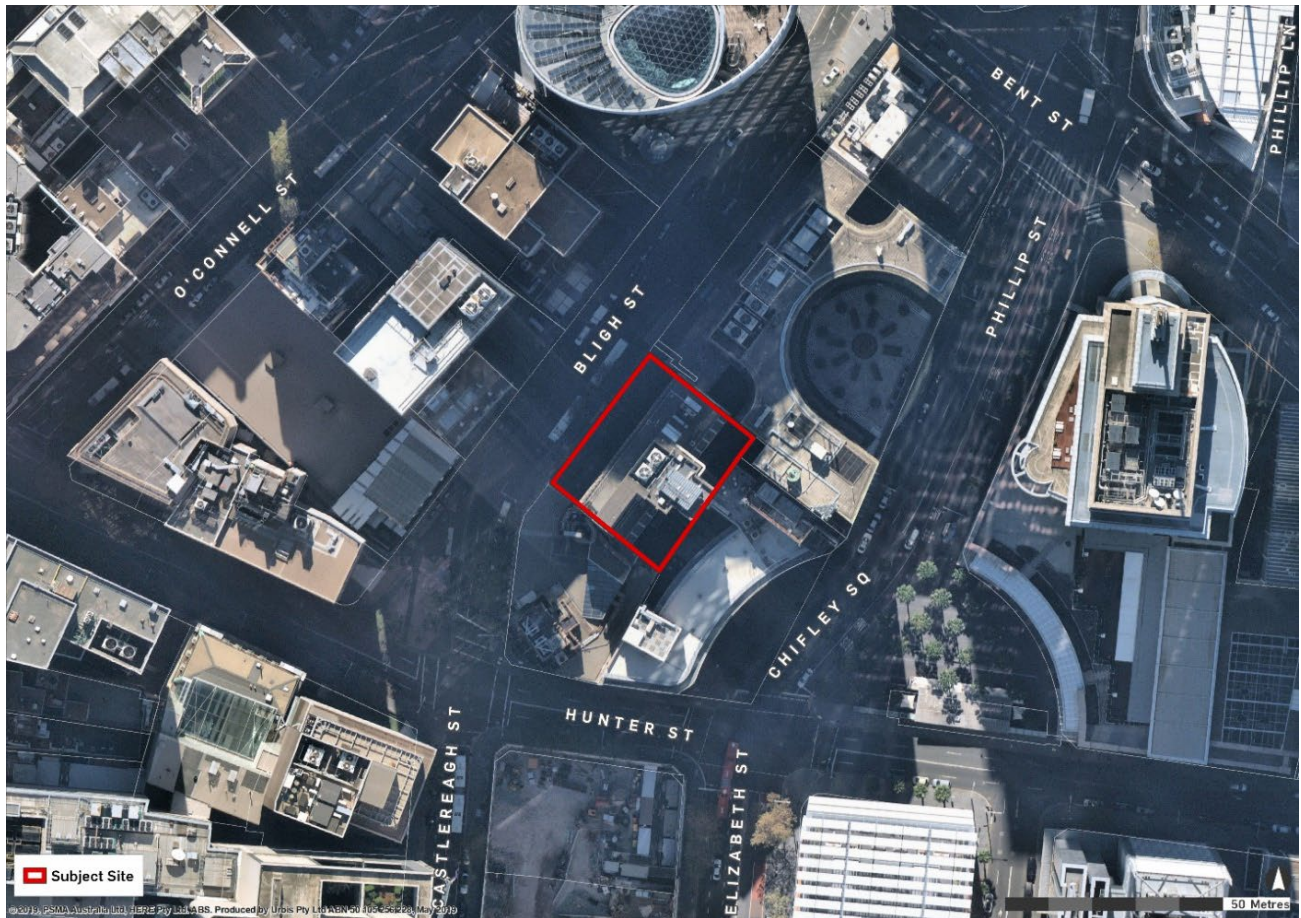
The site is occupied by a vacant commercial office building with ground floor retail and basement car parking known as "Bligh House". Completed in 1964, Bligh House is a 17-storey tower inclusive of a three-storey

podium with the podium levels built to the Bligh Street alignment and the tower setback from the street frontage. The building was designed by Peddle Thorp and Walker and was constructed as part of the post-World War II development boom in the Sydney CBD. The podium overhang along the footpath provides continuous pedestrian protection. Vehicle access to the site is off Bligh Street via a single 2.6m wide driveway that is restricted by a security gate under one-lane, two-way access arrangements. The driveway provides access to the basement car park, containing 21 car parking spaces.

The site contains no vegetation; however, two existing street trees are located adjacent to the site boundary on Bligh Street.

Development consent for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) was granted by City of Sydney on 31 January 2022 (D/2018/892).

Figure 1 Site identification plan



2. METHODOLOGY

This section outlines the engagement activities delivered between June and December 2022 to raise community and stakeholder awareness of, and invite feedback on, the proposal. In 2019, the previous owners of the site prepared a separate SSDA for a mixed-use hotel. Whilst this proposal was withdrawn in March 2021, this engagement methodology builds upon the previous consultation undertaken and its outcomes; and is consistent with DPE's *Undertaking Engagement Guidelines for State Significant Projects*.

2.1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for the 4-6 Bligh Street, Sydney project aimed to:

- Provide accurate information about the proposed concept plans
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the planning and development of all stages of the project
- Invite proactive engagement on key community issues and concerns
- Deliver an independent, transparent, and accountable consultation process.

2.2. STAKEHOLDERS

Figure 2 below outlines stakeholders who were engaged, consistent with the SEARs. Community stakeholders were identified due to their proximity to the site and/or likely impact during construction and operation.

Figure 2 Stakeholders

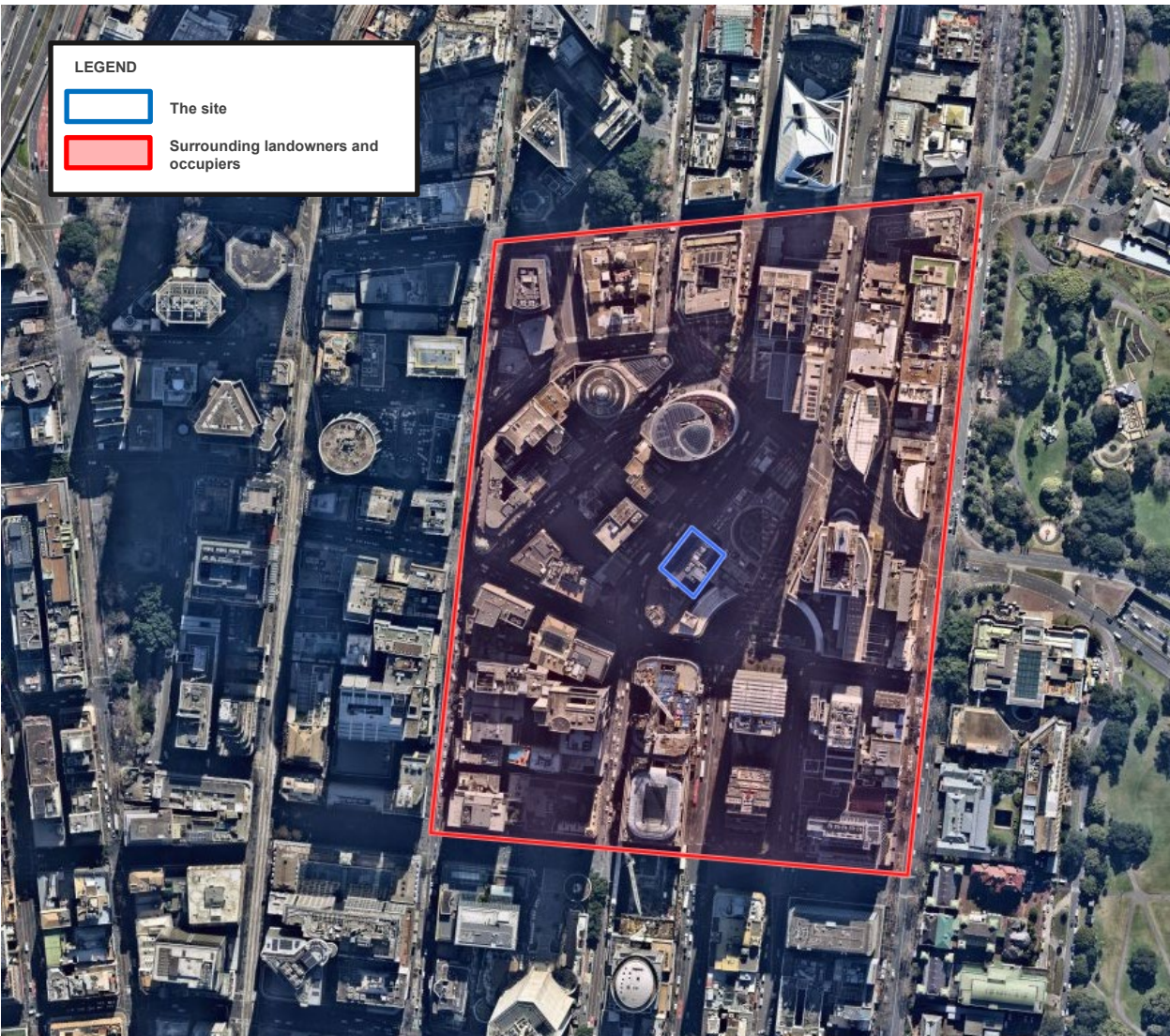
GOVERNMENT AUTHORITIES	RELEVANT AGENCIES	COMMUNITY
<ul style="list-style-type: none"> ▪ City of Sydney Council, specifically the: <ul style="list-style-type: none"> – Planning and Assessment Team ▪ Department of Planning and Environment, specifically the: <ul style="list-style-type: none"> – Planning and Assessment Team – Environment and Heritage Team – Government Architect NSW 	<ul style="list-style-type: none"> ▪ Transport for NSW, specifically: <ul style="list-style-type: none"> – Sydney Metro ▪ Sydney Water ▪ Ausgrid ▪ Jemena ▪ Heritage NSW 	<p>Surrounding landowners and occupiers, including:</p> <ul style="list-style-type: none"> ▪ Businesses located on: <ul style="list-style-type: none"> – Phillip Street – Hunter Street – O'Connell Street – Castlereagh Street – Bent Street – Elizabeth Street – Macquarie Street – Spring Street ▪ Sofitel Wentworth <p>Community groups, including:</p> <ul style="list-style-type: none"> ▪ CBD and Harbour Village Facebook Group ▪ BIKE Sydney ▪ City of Sydney Historical Association (COSHA) ▪ History Council NSW ▪ Twentieth Century Heritage Society of NSW

Holdmark, the project managers JPY Group and technical consultants including Urbis Planning, Stantec and Eco Logical, were responsible for engaging with government authorities and relevant agencies.

Urbis was responsible for engaging with community stakeholders including surrounding landowners and occupiers and community groups.

Figure 3 shows the site and surrounding community. This includes surrounding landowners and occupiers impacted by construction and operation immediately surrounding the site.

Figure 3 The site and surrounding community



Engagement activities across both categories of community stakeholders included a community newsletter letterbox drop, email distribution of a newsletter and enquiry management throughout the duration of the planning process. The community newsletter and distribution record can be found in the Appendices.

Table 2 Summary of engagement activities

Engagement activity	Target stakeholder	Reach
Letterbox drop	Surrounding landowners and occupiers	Community newsletter distributed to 2,403 properties within the marked area marked in Figure 3.
Email distribution of newsletter	Community groups	Community newsletter was emailed to 5 local community groups.
Enquiry management	Community stakeholders	To date, one email was received from the Twentieth Heritage Society of NSW.

3. ASSESSMENT AND FINDINGS

3.1. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders and the project response. Key themes that arose during the consultation period included:

- Impacts of the proposal on surrounding developments
- Integration of the design with surrounding context
- Traffic impacts and pedestrian access.

Table 3 Issues raised and project response

Stakeholder	How this group was consulted	Feedback	Project response
Government authorities			
City of Sydney Council	A pre-DA meeting was held on 15 September 2022 with Council, Holdmark and other technical consultants to provide an overview on the proposal, updates since Holdmark's purchase of the site and to confirm the SSDA deliverables.	<p>Key issues raised included:</p> <ol style="list-style-type: none"> 1. The importance of responding to the changes in the immediate surrounding context (driven by the Sydney Metro over station development, Gilligan development and Loftus Lane development) 2. Changes to the pedestrian and traffic networks in the northern CBD. 	<ol style="list-style-type: none"> 1. Holdmark will consult the various proponents of surrounding developments 2. A detailed Transport and Traffic Impact Assessment was prepared as part of the 2019 proposal which assessed potential impacts on the surrounding traffic and pedestrian networks and identify mitigation measures. Holdmark will apply these mitigation measures in its proposal. These mitigation measures include: <ul style="list-style-type: none"> – Implementation of a Green Travel Plan

Stakeholder	How this group was consulted	Feedback	Project response
			<ul style="list-style-type: none"> – Encouraging the use of active transport by providing adequate bicycle parking and end of trip facilities – All loading dock operations will be conducted in the basement levels to ensure pedestrian safety
	A secondary pre-DA meeting was held on 7 November 2022 with Council, Holdmark and other technical consultants to provide an in-depth presentation on the proposed development concept and Holdmark's intention to lodge a concurrent modification to the early works development application to reflect the current proposal to deliver 5 basement levels.	<p>Key issues raised included:</p> <ol style="list-style-type: none"> 1. The proposed landscaping, and the extent to which it is contained within the site boundary 2. The proposed podium form and alignment with the adjacent buildings, noting the opportunity for this development to achieve greater consistency and form within the streetscape context 	<ol style="list-style-type: none"> 1. The landscape architect has noted this feedback. 2. The proposed podium and tower form were largely driven by the site-specific setback controls in the LEP and DCP <p>Holdmark will continue to consult Council throughout the approval process to keep them informed of any updates and changes to the proposal.</p>
<p>Department of Planning and Environment, specifically the:</p> <ul style="list-style-type: none"> ▪ Planning and Assessment team ▪ Environment and Heritage 	<p>Urbis (on behalf of Holdmark) was in ongoing email correspondence with DPE's Key Sites team between June and November 2022 to seek clarification on:</p> <ol style="list-style-type: none"> 1. The Proposal's consideration for industry-specific SEARs. 	DPE confirmed new SEARs were required and the Design Integrity Panel needs to review/endorse the proposal prior to lodgement given the minor amendments made to One Investment Management's previous proposal.	Holdmark and Urbis submitted a Scoping Letter on 21 September 2022 requesting industry-specific SEARs.
	<ol style="list-style-type: none"> 2. Delegation of assessment to the City of Sydney. 	DPE confirmed on 6 September 2022 that assessment would be delegated to the City of Sydney.	Holdmark will keep DPE informed of any updates and changes to the proposal.

Stakeholder	How this group was consulted	Feedback	Project response
	3. Validity of the former Biodiversity development assessment report (BDAR) Waiver issued in One Investment Management's previous proposal.	DPE confirmed a new BDAR waiver request is required for the proposal.	Holdmark and Urbis submitted a BDAR Waiver Request to DPE and the Environment and Heritage team for review on 2 December 2022.
<ul style="list-style-type: none"> Government Architect NSW (GANSW) 	<p>Urbis (on behalf of Holdmark) contacted the Chair of the Design Integrity Panel (DIP) on 11 November 2022. This outlined changes to the proposal since the DIP's previous review in October 2019, including an additional two basement levels and a recessive awning at the level 12 terrace for wind mitigation.</p>	<p>The GANSW advised that given the additional changes, updated architectural drawings and renders were to be provided.</p>	<p>Urbis provided architectural drawings and renders on 18 November 2022.</p>
		<p>On 20 November 2022 the Chair of the DIP advised:</p> <ul style="list-style-type: none"> The proposed changes do not negatively impact the design integrity of the competition winning scheme. The level 12 canopy will act to improve amenity and is consistent with the formal language of the tower and is supported. The consent authority should review traffic impacts of any proposed increase in parking. 	<p>Holdmark note this feedback and has commissioned a detailed traffic study that will assess the impacts resulting from the additional two basement levels.</p> <p>Holdmark will continue to inform the GANSW throughout the approval process to keep them informed of any updates and changes to the proposal.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> It is not considered necessary to re-engage with the DIP for these modifications. 	
Relevant agencies			
Transport for NSW	<p>Urbis (on behalf of Holdmark) contacted Transport for NSW (TfNSW) on 6 December 2022 outlining the project proposal, particularly the additional 2 basement levels and 28 parking spaces since the 2019 proposal.</p> <p>This email included the presentation material from the 2019 consultation with TfNSW, seeking confirmation of whether the previous TfNSW feedback was still applicable and inviting further comments on the proposal.</p>	To date, no formal response was received from TfNSW.	Holdmark has incorporated the feedback received from the 2019 proposal and will continue to consult with and provide progress updates to TfNSW and offer the opportunity to provide feedback on plans.
Sydney Metro	Project managers JPY Group (on behalf of Holdmark) contacted Sydney Metro on 5 October 2022 outlining the project proposal to assess the potential impacts to Sydney Metro's Sydney Metro West project.	<p>On 20 October 2022, Sydney Metro provided indicative design plans for its tunnel advising that based on the information provided, Holdmark's basement excavation would not impact the tunnel.</p> <p>Sydney Metro requested for the proposal's architectural drawings to reflect the tunnel's alignment so its engineers can further assess potential impacts.</p>	Holdmark updated its architectural drawings of the proposal and reissued to Sydney Metro on 25 October 2022.

Stakeholder	How this group was consulted	Feedback	Project response
		<p>On 26 October 2022, Sydney Metro emailed Holdmark requesting:</p> <ol style="list-style-type: none"> 1. The Foundation Plan with an indication of the loads 2. Information on whether tension piles or ground anchors will be used for lateral loads 3. Indicative timing of construction 	<p>Holdmark emailed Sydney Metro on 28 October 2022 advising:</p> <ol style="list-style-type: none"> 1. The sketches provided include the current iteration of the proposed foundations as well as a summary of the worst case loadings which are being used in the proposal's technical analysis 2. Based on current analysis, there is no need for tension piles/ground anchors to restrain the lateral loads. The proposal is aiming to size the foundations so there is no net tension/uplift and all lateral loading will be resisted through sliding frictions with the strata below 3. Commencement of construction is expected within 3-5 years of an approval.
	Holdmark and Urbis met with Sydney Metro on 31 October 2022 to discuss the tunnel's alignment and potential impacts further.	Sydney Metro requested more information on the peak and average loads.	<p>Holdmark commissioned a geotechnical review and analysis report that was provided to Sydney Metro for review on 15 November 2022.</p> <p>Holdmark requested a follow up meeting to consult further with Sydney Metro.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	Holdmark held a follow up meeting with Sydney Metro on 1 December 2022 to discuss the project further.	Project engineers Coffey provided confirmation and evidence that the additional two basement levels have no impact on Sydney Metro West tunnel. Sydney Metro acknowledged this and will issue final designs of its project to Holdmark.	Holdmark will continue to consult with and provide progress updates to Sydney Metro and offer the opportunity to comment / provide feedback on plans.
Sydney Water	Stantec (on behalf of Holdmark) submitted a Pressure and Flow application to Sydney Water on 10 November 2022 and provided information regarding the capacity for fire protection services to align with the current proposed DA design.	To date, no formal response was received from Sydney Water.	Holdmark will continue to consult with and provide progress updates to Sydney Water and offer the opportunity to comment / provide feedback on plans.
Ausgrid	An application requesting connection to the CBD Triplex was submitted by Stantec (on behalf of Holdmark) on 7 December 2022. This application included project information and methods to contact the project team.	To date, no formal response was received from Ausgrid.	Holdmark will continue to consult and provide project updates to Ausgrid and offer the opportunity to comment / provide feedback on plans.
Jemena	Stantec (on behalf of Holdmark) applied for low pressure network (7kpa) connection with Jemena on 7 December 2022, outlined the proposal and requesting information regarding connection to the 7kPA network.	Jemena responded on 7 December 2022 advising it is unlikely that a 7kPA network would supply the proposal and provided options for how the gas supply could be managed.	Holdmark will remain the current 1050kPa network and assess other supply options in the next stage of the proposal.
Heritage NSW	Eco Logical (on behalf of Holdmark) contacted Heritage NSW in August 2022 to understand whether the proposed changes	To date, no formal response was received from Heritage NSW.	Holdmark has incorporated feedback received from the 2019 proposal into its plans and will continue to consult with

Stakeholder	How this group was consulted	Feedback	Project response
	from the 2019 proposal required further consultation.		and provide progress updates to Heritage NSW should plans change.
Community			
<p>Surrounding landowners and occupiers, including:</p> <ul style="list-style-type: none"> Businesses located on: <ul style="list-style-type: none"> Phillip Street Hunter Street O'Connell Street Castlereagh Street Bent Street Elizabeth Street Macquarie Street Spring Street 	<p>A community newsletter was distributed to 2,403 properties on 2 November 2022.</p> <p>The community newsletter outlined the project proposal and invited feedback via the 1800 number and enquiry email.</p> <p>The community newsletter in Appendix A was attached to this email.</p>	To date, no enquiries or feedback from the surrounding landowners and occupiers have been received.	Holdmark is committed to maintaining contact with the community throughout the approval process to keep them informed of any updates and changes to the proposal.
<ul style="list-style-type: none"> Sofitel Wentworth 	<p>A community newsletter was distributed to the Sofitel Wentworth on 2 November 2022.</p> <p>The community newsletter outlined the project proposal and invited feedback via the 1800 number and enquiry email.</p> <p>This newsletter was also emailed directly to the hotel on 21 November 2022 and to</p>	To date, no enquiries or feedback from the Sofitel Wentworth has been received.	Holdmark will continue to consult with the Sofitel Wentworth throughout the approval process to keep them informed of any updates and changes to the proposal.

Stakeholder	How this group was consulted	Feedback	Project response
	Futuro Capital, the hotel's owner, on 28 November 2022 inviting feedback.		
Community groups including: <ul style="list-style-type: none"> ▪ CBD and Harbour Village Facebook Group 	Email from Urbis to the CBD and Harbour Village Facebook Group on 9 November 2022 with the community newsletter, outlining the project proposal and inviting feedback via the 1800 number and enquiry email. I	To date, no enquiries or feedback from the CBD and Harbour Village Facebook Group has been received.	Holdmark will continue to consult with the CBD and Harbour Village Facebook Group throughout the approval process to keep them informed of any updates and changes to the proposal.
<ul style="list-style-type: none"> ▪ BIKE Sydney 	Email from Urbis to BIKE Sydney on 9 November 2022 with the community newsletter, outlining the project proposal and inviting feedback via the 1800 number and enquiry email.	To date, no enquiries or feedback from BIKE Sydney has been received.	Holdmark will continue to consult with BIKE Sydney throughout the approval process to keep them informed of any updates and changes to the proposal.
<ul style="list-style-type: none"> ▪ City of Sydney Historical Association (COSHA) 	Email from Urbis to COSHA on 9 November 2022 with the community newsletter, outlining the project proposal and inviting feedback on the proposal via the 1800 number and enquiry email.	To date, no enquiries or feedback from the COSHA has been received.	Holdmark will continue to consult with COSHA throughout the approval process to keep them informed of any updates and changes to the proposal.
<ul style="list-style-type: none"> ▪ History Council NSW 	Email from Urbis to History Council NSW dated 9 November 2022 with the community newsletter, outlining the project proposal and inviting feedback via the 1800 number and enquiry email.	To date, no enquiries or feedback from the History Council NSW has been received.	Holdmark will continue to consult with the History Council NSW throughout the approval process to keep them informed of any updates and changes to the proposal.

Stakeholder	How this group was consulted	Feedback	Project response
<ul style="list-style-type: none"> Twentieth Century Heritage Society of NSW 	Email from Urbis to the Twentieth Century Heritage Society of NSW on 9 November 2022 with the community newsletter, outlining the project proposal and inviting feedback via the 1800 number and enquiry email.	The Society's president responded via email, questioning the need for the Society to be consulted and noting he did not support demolition of the existing building.	<p>Urbis advised that Holdmark was consulting with special interest groups, particularly those interested in potential impacts to heritage items surrounding the site, to seek their feedback.</p> <p>Urbis also provided information to the stakeholder regarding the demolition being approved under a separate Early Works Development Application in January 2020.</p> <p>To date, no further feedback was received from the Twentieth Century Heritage Society of NSW.</p>

4. CONCLUSION

4.1. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

Holdmark will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process
- Enabling the community to seek clarification about the project through the two-way communication channels.

5. DISCLAIMER

This report is dated 19 December 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Holdmark NSW Pty Ltd (**Instructing Party**) for the purpose of Community and engagement outcomes report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

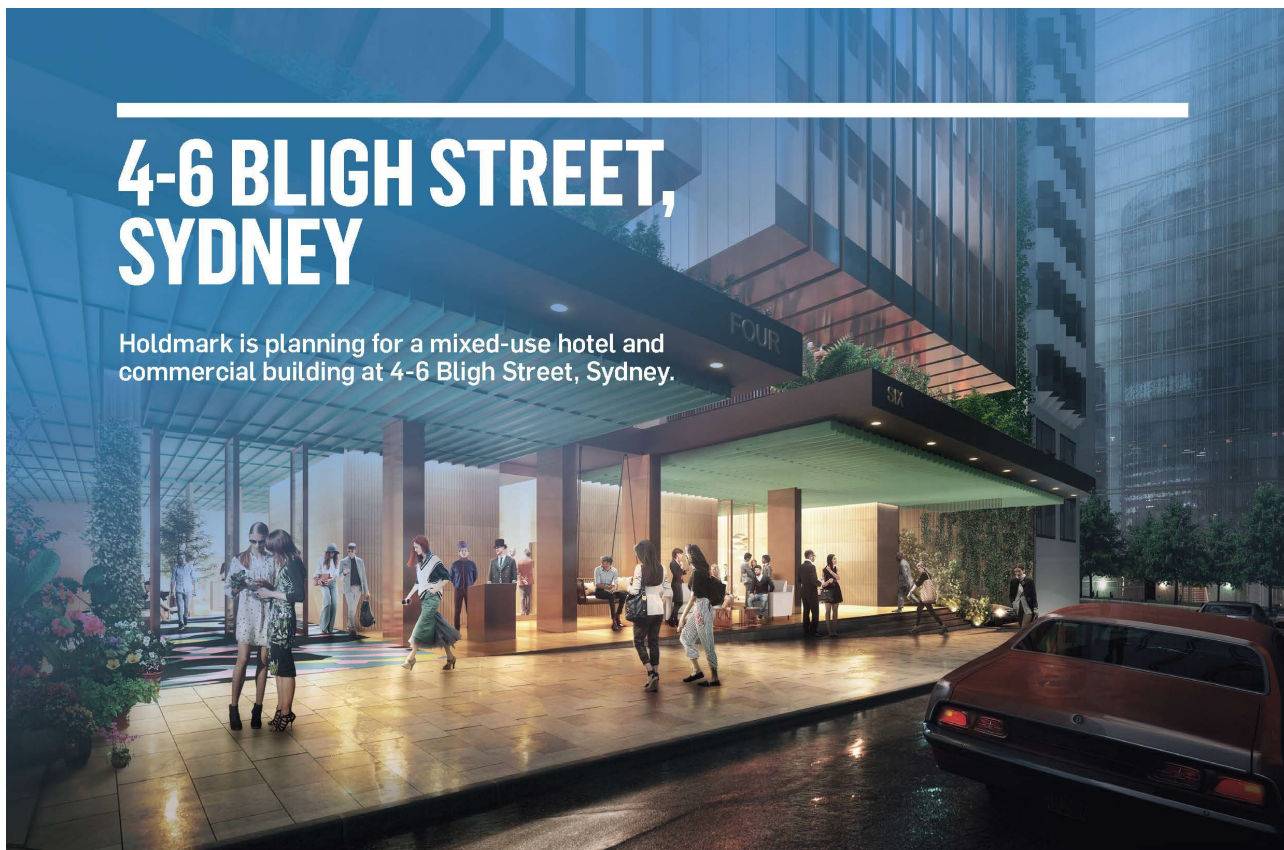
This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

COMMUNITY NEWSLETTER

4-6 BLIGH STREET, SYDNEY

Holdmark is planning for a mixed-use hotel and commercial building at 4-6 Bligh Street, Sydney.



ABOUT THE PROJECT

The proposal would provide a high quality and well-designed building, supporting the growth and development of the tourism industry in Sydney. Holdmark is seeking approval for the proposal from the City of Sydney Council, as delegated by the Department of Planning and Environment (DPE), through the State Significant Development Application (SSDA) process.

If approved, Holdmark would demolish the existing building to make way for the 59-storey mixed-use hotel and commercial building. The new building would include:



Eight storeys of commercial office space and co-working facilities



Three basement levels including 137 bicycle spaces, end of trip facilities and a heavy vehicle loading dock



42 storeys of hotel space with 417 rooms



Landscaping



Six storeys of hotel facilities including a concierge, conference facilities, pool, gymnasium, restaurant, bar and landscaped terrace

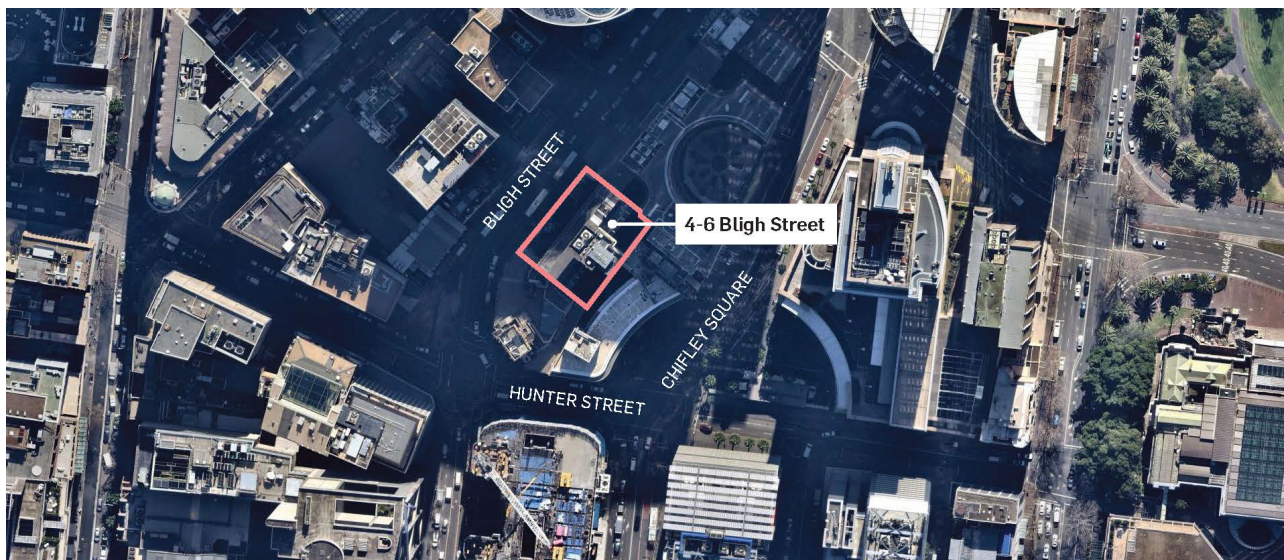


Off road vehicle access for pick up and drop off facilities using an internal driveway towards the rear of the building

SUPPORTING THE VISION FOR SYDNEY

The proposal would directly support the City of Sydney's Central Sydney Planning Strategy which seeks to maintain and grow Sydney's status as a global city.

Accordingly, the proposal would build on Sydney City's definition as the "engine room" of the NSW economy, retaining its place as a key international tourist and commercial destination.



MANAGING TRAFFIC AND ACCESS

Vehicle access to the facility will be via Bligh Street. Three basement levels will be constructed to provide loading access for trucks and heavy vehicles during operation.

A Transport and Accessibility Assessment, prepared as part of the SSDA, will consider all potential impacts on the local road network, public transport, cycling and walking during construction and operation.

PLANNING PATHWAY

Holdmark is seeking approval for the proposal from City of Sydney Council (Council) through the State Significant Development Application (SSDA) process. The SSDA includes an Environmental Impact Statement (EIS).

- August 2019:** Council gazetted a Planning Proposal to amend the planning controls for the site.
- January 2020:** Council approved an early works Development Application to begin demolition and excavation on the site.
- We are here:** Holdmark is preparing the EIS which will assess any potential impacts from the construction and operation of the proposal and suggest mitigation measures. While preparing the EIS, Holdmark is engaging with neighbours and the community. Feedback from the community and the project's response will be collated in a Consultation Outcomes Report. This report is included in the SSDA to Council to inform their decision on the proposal.
- December 2022:** Holdmark will lodge the SSDA with Council. The SSDA includes the EIS and Consultation Outcomes Report.
- February 2023:** Council will publicly exhibit the proposal. At this point, the community can make formal submissions about the project to Council.
- Spring 2023:** Council will make a decision on the proposal. Holdmark is expecting a determination within six to nine months of lodging the SSDA.

MANAGING IMPACTS DURING CONSTRUCTION

If the proposal is approved, Holdmark will prepare a Construction Management Plan to manage any impacts during construction.

During construction, crews will take care to restrict and minimise impacts on surrounding businesses and properties. Measures may include barriers and screens to contain dust and noise.

MORE INFORMATION

Holdmark has commissioned Urbis Engagement to collect your feedback and provide further information about 4-6 Bligh Street.

You can reach the team on:

- ✉ engagement@urbis.com.au
- ☎ 1800 244 863.

HOLDMARK

Holdmark is a Sydney based award-winning diversified property development and investment group. It has spent the past thirty-five years creating city shaping communities where people live, work and play.



APPENDIX B

NEWSLETTER DISTRIBUTION RECORD

