



Office of the Secretary

Mr Ted Bagaman
DFS Australia Pty Ltd
155 George Street
Sydney NSW 2000

14/16986

Dear Mr Bagaman

SEARs for DFS Galleria Refurbishment The Rocks (SSD 6715)

Please find attached a copy of the Secretary's Environmental Assessment Requirements for the preparation of an Environmental Impact Statement (EIS) for the refurbishment of the DFS Galleria building at The Rocks.

These requirements have been prepared in consultation with relevant government authorities based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information (Attachment 1). Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application and EIS for the development within two years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

Should you have any further enquires Teille Whiteman, Planning Officer at the Department, can be contacted on (02) 9228 6378 or via email at teille.whiteman@planning.nsw.gov.au

Yours sincerely

Carolyn McNally
Secretary

18.11.17

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6751
Proposal Name	DFS Galleria Refurbishment
Location	Lot 2003 in DP 788428, 145 - 155 George Street, The Rocks
Applicant	DFS Australia Pty Ltd
Date of Issue	
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • Adequate baseline data; • Consideration of potential cumulative impacts due to other development in the vicinity; and • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • A detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • An estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • Certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments, Policies and Guidelines • Address the relevant the planning provisions applying to the site, including, permissibility and the provisions of all plans and polices including: ○ <i>Sydney Cove Redevelopment Authority Scheme</i>; ○ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; ○ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; ○ <i>State Environmental Planning Policy No. 64 - Advertising and Signage</i>; ○ <i>State Environmental Planning Policy (Infrastructure) 2007</i>;and

	○ <i>State Environmental Planning Policy No.55 – Remediation of Land.</i> • Address the relevant provisions, goals and strategic objectives in the ○ <i>NSW 2012;</i> ○ <i>Draft Metropolitan Plan for Sydney 2031;</i>and ○ <i>Draft Sydney City Subregional Strategy;</i> 2. Urban Design • The EIS must include a detailed scope of works and demonstrate design excellence with specific consideration to the site's character and heritage, its layout, setbacks, architectural design, materials, articulation and detailing, amenity, open spaces and public domain, connectivity and street activation. • Provide a table identifying the proposed development's different land uses, including a floor-by-floor breakdown of GFA, total GFA and site coverage. 3. Heritage • Prepare a statement of heritage impact which includes: ○ Identification of the part of the development site which is of heritage significance, what impact the proposed works will have on the significance, what measures are proposed to mitigate negative impacts, and why more sympathetic solutions are not viable; ○ consideration of conservation works to the existing heritage building and wider heritage impacts to the area surrounding the site; and ○ consideration of natural areas and places of Aboriginal, historic or archaeological significance. • Demonstrate consideration of the relevant Conservation Management Plan(s). → <i>Relevant Policies and Guidelines</i> • <i>NSW Heritage Manual</i> • <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i> • <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i> 4. Accessibility • Opportunities are to be explored to improve pedestrian access to the building from; ○ Harrington Street; and ○ Globe Street including the removal of intrusive elements from the Globe Street elevation. 5. Construction Impacts • Identify measures to ameliorate potential construction impacts including to vehicular and pedestrian access, noise and vibration, air quality, waste management. 6. Ecologically Sustainable Development (ESD) • Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. 7. Building Code of Australia • Prepare a comprehensive BCA and access report demonstrating compliance with the Building Code of Australia.
Consultation	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. In particular you must consult with: • City of Sydney Council; • Heritage Council of NSW; and • Sydney Harbour Foreshore Authority. 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.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

Plans & Documents

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; • 7 hard copies and 7 electronic copies of the documents and plans (once the application is considered acceptable); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

ATTACHMENT 1
Government authorities' comments



Heritage Council

of New South Wales

3 Marist Place
Parramatta NSW 2150

Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599

heritage@heritage.nsw.gov.au
www.heritage.nsw.gov.au

Contact: Lily Chu
Phone: 02 9873 8595
Email: lily.chu@heritage.nsw.gov.au
TRIM no. DOC14/231081

Ms Teile Whiteman
Industry, Key Sites & Social Projects
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Whiteman

RE: Input on SEARs for refurbishment of DFS Galleria (SSD 6715) – 145-155 George Street, The Rocks

I refer to your email seeking input from the Heritage Council of NSW on key issues and assessment requirements for the above mentioned development proposal. As a Delegate of the Heritage Council of NSW I am responding on their behalf

It is unclear from the documentation and draft drawings what the extent of impact is to four heritage items located within this site. Therefore, we request that the environmental assessment includes a heritage impact assessment that addresses the heritage significance of the site and any impacts the development may have upon this significance. This assessment should include natural areas and places of Aboriginal, historic or archaeological significance. It should also include a consideration of conservation works to the existing heritage buildings and wider heritage impacts in the area surrounding the site.

Please be advised that:

- Non-Aboriginal heritage items within the area affected by the proposal should be identified by field survey. This should include any buildings, works, relics (including relics underwater), gardens, landscapes, views, trees or places of non-Aboriginal heritage significance. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual. The field survey and assessment should be undertaken by a qualified practitioner/consultant with historic sites experience.
- The Heritage Council of NSW maintains the State Heritage Inventory which lists some items protected under the *Heritage Act 1977* (e.g. listed on the NSW State Heritage Register) and other statutory instruments. This register can be accessed through the Heritage Division home page on the internet (<http://www.heritage.nsw.gov.au>).

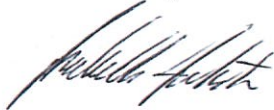
It should be noted that the legal standing of items listed on the State Heritage Register can be provided by applying for a section 167 Certificate through the Heritage Division's home page.

You should consult lists maintained by the National Trust of Australia (NSW), the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999* and the local council in order to identify any identified items of heritage significance in the area affected by the proposal. Please be aware, however, that these lists are constantly evolving and that items with potential heritage significance may not yet be listed.

- The relics provisions in the *Heritage Act 1977* require an excavation permit to be obtained from the Heritage Council of NSW, or an exception to be endorsed by the Heritage Council NSW, prior to commencement of works if disturbance to a site with known or potential archaeological relics is proposed. Where possible refer to archaeological zoning plans or archaeological management plans held by Local Councils. If any unexpected archaeological relics are uncovered during the course of work excavation should cease and an excavation permit, or an exception notification endorsement, obtained.

The Heritage Division, OEH, would be pleased to review any further documentation that may address any likely heritage impacts. If you have any queries, please contact Lily Chu, Heritage Officer at the Heritage Division, OEH, on (02) 9873 8595 or by email at lily.chu@environment.nsw.gov.au.

Yours sincerely



Rochelle Johnston
Manager Conservation
Heritage Division
Office of Environment and Heritage
As Delegate of the NSW Heritage Council

23 October 2014

16 October 2014

File No: 2014/467588
Ref No: R/2014/34

Cameron Sargent
Team Leader – Industry, Key Sites and Social Projects
NSW Department of Planning
PO Box 39
Sydney NSW 2001

Attention: Teille Whiteman
Email: teille.whiteman@planning.nsw.gov.au

Dear Teille,

RE: Request for Secretary's Environmental Assessment Requirements (SEARs) for the refurbishment of DFS Galleria, 145-155 George Street, The Rocks (SSD 6751)

I refer to your letter dated 7 October 2014 where you sought Council's input on the draft Secretary's Environmental Assessment Requirements (SEARs) for the subject proposal.

It is understood that the proposal involves the refurbishment of the existing DFS Galleria building, including:

- a maximum quantum of gross floor area for commercial uses within the development site;
- enclosure of the Globe Street entrance;
- internal reconfiguration of Levels 1-5 within the development, including amendments to the internal circulation arrangements (including installation of escalators), public amenities and staff facilities;
- amendments to the Harrington Street entrance at Level 5; and
- works to the fabric of the State Heritage Items.

A review of the preliminary assessment material submitted with the application has been undertaken by City staff and the draft SEARs are considered to be appropriate.

Notwithstanding the above, it is noted that the plans show the demolition of the existing Level 1 awning and replacement with a glazed awning on Level 2. Concern is raised regarding this element of the proposal. The location and material of the proposed awning is not considered to be appropriate in The Rocks area. The impact of the proposed awning on the significance of the building should be considered in detail as part of the application.

Thank you for the opportunity to provide input at this stage of the proposal. The City looks forward to providing further comments when the application and detailed design for the project are submitted.

Should you wish to speak with a Council officer about the above, please contact Natasha Ridler, Specialist Planner, on 9246 7720 or nridler@cityofsydney.nsw.gov.au

Yours sincerely



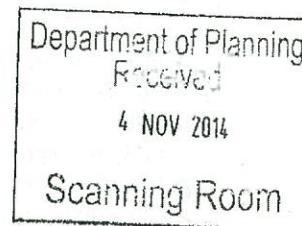
David McNamara
Area Planning Manager

24 October 2014



Sydney Harbour
Foreshore Authority

Ms Teille Whiteman
Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001



REF: SSD 6751

Dear Ms Whiteman

**Re: REQUEST FOR SEARs FOR THE REFURBISHMENT OF DFS GALLERIA,
145-155 GEORGE STREET, THE ROCKS**

Thank you for the opportunity to provide input on the draft Secretary's environmental assessment requirements (SEARs) for the above proposal. Sydney Harbour Foreshore Authority (the Authority) provides the following comments for consideration as part of the finalisation of the SEARs.

1. New retail entrance and new shop window off Harrington Street

- This aspect of the proposal is supported as it will assist in improving activation of Harrington Street, accordingly the SEARs should recommend that opportunities be explored to improve accessibility to the building at this location.

2. Enclosure of Globe Street entrance

- The plans provided for comment with the draft SEARs indicate that this part of the building will be fitted with fixed glazing with a doorway at the eastern end. The Authority's priority is to retain and enhance pedestrian access off Globe Street and the nearby stairs.
- The Conservation Management Plan (CMP) that applies to the subject site recommends that future works "*investigate opportunities for the removal of intrusive elements, such as the grille and fire doors on the Globe Street elevation*" (CMP 2012 page 13; item 1.5 Vision).
- The SEARs should recommend that opportunities be explored to improve pedestrian access off Globe Street and the removal of intrusive elements from the Globe Street elevation.

3. Proposed new glazed awning and alterations to George Street

- The predominant awning form within The Rocks is the traditional style with a fascia. The Authority considers the proposed installation of a glazed awning is unacceptable and would create an undesirable precedent for the streetscape of George Street, as it would not provide consistency or complement the architectural style of the host buildings or respond to the streetscape. The Department should request that this aspect of the proposal be excluded from any future application.

24 October 2014

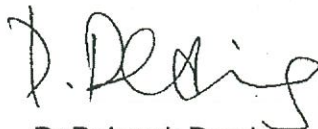
- Whilst the significance of existing awning is rated as 'moderate' in the CMP for the site, it is a 1992 reconstruction of the earlier awning, including the verandah-style awning with turned timber posts and decorative metal brackets to 153-155 George Street. The awning forms an important part of the composition, and supports the significance of the item.
- The Authority notes that the City of Sydney's awning policy recommends that proposed new awnings be compatible with existing awnings, and recommends that *"A traditional awning form is generally appropriate in the following situations: adjacent to heritage items that have a traditional awning; where the existing streetscape is predominantly composed of traditional awning forms; where adjacent buildings have a traditional awning form. Steeply sloped, arched or barrel vaulted awnings are not permitted"*. (City of Sydney awnings policy 2000; item 2.2 Form and Context).
- The Authority's preference is not to reinforce the prominence of the arched entrance over No. 147 George Street; the CMP recommends that *"when the opportunity arises, reconstruct the George Street elevation of 147 George Street to better interpret its original streetscape qualities"* (CMP page 13; item 1.5 Vision). This would involve the reinstatement of the earlier configuration of the former recessed porch to the first floor. It should be noted that the former barrel vaulted awning which was installed c. 1988-1990 was removed c. 1998 and replaced with the more current awning which is more sympathetic to the original façade treatment of the building.
- Whilst the current shopfronts date from the 1980s their "reinstatement" has been based on early photographs of 153-155 George Street (CMP page 119). These facades "contribute" aesthetically to the overall richness and are "sympathetic in scale and character" to the significant setting of George Street (CMP page 48). The scale, character and detail of the painted timber shopfronts should be retained.
- The SEARs should include a requirement that any proposed physical changes to historic fabric of the building along George Street must be carried out in accordance with guidelines and directions contained in the CMP that applies to the subject site.

4. Other Matters

No issues with proposed remodelling (escalators, removal of rotunda etc.) within the DFS building (western).

If you require any further information, please contact the Authority's Senior Place Planner, Nick Fterniatis on 9240 8507.

Yours sincerely



Dr Deborah Dearing
Executive Director, Place Renewal