

PUBLIC SUBMISSIONS

| NO. | ISSUE | NO. OF SUBMISSIONS | RESPONDENT | RESPONSE |
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| | <p>USE</p> <p>Public high school</p> <p>Lands Department retained for land information purposes</p> <p>Should continue to be used by the public service Museum</p> <p>Centre for Architecture and Design</p> <p>Art Gallery</p> | 10 | <p>Don White</p> <p>Ian Rose</p> <p>Mora Main</p> <p>Phillipa Clark</p> <p>Henry Parkes Foundation</p> <p>WITHHELD</p> <p>Peter Myers</p> <p>WITHHELD</p> <p>Clive Gunton</p> <p>Peter Webber</p> | See Section 2.3 of the Response to Submissions (RTS). |
| | <p>HERITAGE/CONSERVATION</p> <p>Abstain from impacting upon the physical appearance of the building</p> <p>Reconstruction of heritage interiors will impact architecture and character</p> | 5 | <p>Dominique Lamusse</p> <p>Philip Drew</p> <p>WITHHELD</p> <p>Francis R Harvey</p> | See Section 2.4 of the Response to Submissions (RTS). |

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| <p>Possible listing of “Colonial Sydney” on the NHR has been not addressed</p> <p>Heritage Assessment inadequate</p> <p>Unclear how hotel room facilities will not damage heritage value</p> <p>SSD process overrides Heritage Act provisions.</p> <p>No CMPs provided.</p> | | <p>Peter Webber</p> | |
| <p>HEIGHT/OVERSHADOWING</p> <p>Increase in overshadowing</p> <p>Height increase is unacceptable when viewed from adjoining streets (should be setback)</p> <p>Rooftop additions should be setback</p> <p>The additional floors which create unacceptable shadow impacts on Farrer Place.</p> <p>The additional floors will create overshadowing on the Lands Building, which has not been addressed.</p> | <p>6</p> | <p>Clive Gunton</p> <p>Philip Drew</p> <p>WITHHELD</p> <p>WITHHELD</p> <p>John Freeman</p> <p>Peter Webber</p> | <p>See Section 2.1 of the Response to Submissions (RTS).</p> |
| <p>PUBLIC DOMAIN</p> <p>Use of the public domain during construction will disrupt the precinct for several years.</p> | <p>1</p> | <p>Philip Drew</p> | <p>We note that the impacts of the construction phase will be assessed during the Stage 2 DA as the proposal is not seeking approval for any construction works at this stage.</p> |
| <p>ECONOMIC ISSUES</p> | <p>1</p> | <p>Philip Drew</p> | <p>The proposal will provide for much needed</p> |

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| <p>The high redevelopment cost will create an excessively expensive hotel</p> <p>The heritage interior will force rooms to be larger and more expensive</p> | | | <p>tourism accommodation in the Sydney CBD. While the hotel will be adaptively re-used to a very high quality to celebrate the heritage values of the built form, this will assist with easing the pent up demand for hotel floor space in the CBD. This is a specific action of both the State and Local planning policies.</p> |
| <p>PROCEDURAL ISSUES</p> <p>Inadequate consultation</p> | <p>3</p> | <p>WITHHELD</p> <p>John Freeman</p> <p>Frances Harvey</p> | <p>The proposed development public ally exhibited in accordance with EP&A Regulations 2000, with an extension to this period due to the exhibition taking place during relevant public holidays.</p> |
| <p>VEHICULAR ACCESS</p> <p>Vehicular access should be arranged to not detract from buildings</p> | <p>1</p> | <p>WITHHELD</p> | <p>Noted. This will be assessed during the detailed design stage during the assessment of the Stage 2 DA.</p> |
| <p>VISUAL PRIVACY</p> <p>Privacy screens should be fixed to the north facing windows so the hotel rooms so they do not look directly into Bridgeport Apartments</p> | <p>1</p> | <p>WITHHELD</p> | <p>There is generous building separation on Bridge Street between the proposal and Bridgepoint Apartments which should not give rise to any privacy issues. However, privacy concerns and the use of privacy screens will need to be explored in further detail during the Stage 2 DA assessment.</p> |
| <p>STREET ACTIVATION</p> <p>Not clear how this will occur. Street activation/revitalisation is not required.</p> | <p>1</p> | <p>John Freeman</p> | <p>This application is not seeking approval for the internal layouts of the building. However, more of the point on activation is the presence of a hotel which operates 24 hours and will have uses which</p> |

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| | | | | activate the night-time activity in the precinct (comparative to commercial use which is used during the daytime). |
| | PUBLIC TRANSPORT Subterranean works should not preclude the development of a railway station on the site in the future. | 1 | John Freeman | Railcorp will provide conditions around this matter which the applicant will need to address following the Stage 1 DA approval. |