



SSD-7037

Andy Nixey  
NSW Planning & Environment  
23-33 Bridge St  
Sydney NSW 2000

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Sydney NSW 2000  
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www.ausgrid.com.au

Dear Andy,

**Re: SSD-7037 68-72 Gloucester St, The Rocks**

In reference to your letter dated 15/08/2016 concerning the above development.

Ausgrid has identified the following assets to be affected by the development works:

- Close proximity of overhead and/or underground cable/s on public land

Ausgrid require that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, electric and magnetic fields (EMF), noise, visual amenity and other matters that may impact on Ausgrid or the development.

In general, conditions to be adhered to by the developer include, but are not limited to, the following:

- Any work undertaken near Overhead Power lines needs to be done in accordance with
  - WorkCover Document ISSC 23 "Working Near Overhead Power Lines"
  - Ausgrid Network Standards
  - Ausgrid Electrical Safety Rules
- The location of underground cables by using *Dial Before You Dig* and comply with the requirements of Ausgrid's Network Standard 156: *Working Near or Around Underground Cables* before any excavation works are undertaken.
- Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.  
For further details refer to Ausgrid's Network Standard 143.

The developer is required to make a formal submission to Ausgrid by means of a duly completed Preliminary Enquiry and/ or Connection Application form, to allow Ausgrid to assess any impacts on its infrastructure and determine the electrical supply requirements for the development (eg. whether a substation is required on site).

The developer is to ensure that the proposed works do not contravene Ausgrids technical standards and statutory requirements, in regards to the safe and reliable operation of Ausgrid's network.

If you would like further assistance in this matter, please contact me on (02) 9663 9491.

Yours sincerely,

A handwritten signature in black ink, appearing to be "DL", written over a light blue horizontal line.

**David Lang**  
Ausgrid

## Andy Nixey

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**From:** Dana Alderson  
**Sent:** Tuesday, 23 August 2016 12:01 PM  
**To:** Andy Nixey  
**Subject:** RE: Referral letter re: SSD 7037 85 Harrington Street, The Rocks

Hi Andy

Thank you for forwarding the above proposal to the Office of Environment and Heritage (OEH) for consideration.

After reviewing the relevant documents, OEH's Greater Sydney Planning Team has concluded that the matter does not contain biodiversity, natural hazards or Aboriginal cultural heritage issues that require a formal OEH response. We have no further need to be involved in the assessment of this project.

Kind regards,  
Dana

Dana Alderson  
Planning Team  
Regional Operations Group  
Office of Environment and Heritage  
T: 02 8837 6304  
F: 02 9995 6900  
W: [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

*Please note my work days are Mon-Thurs*



Please consider the environment before printing this e-mail

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**From:** Andy Nixey  
**Sent:** Monday, 15 August 2016 3:58 PM  
**To:** OEH Planning Matters Mailbox <[PlanningMatters@environment.nsw.gov.au](mailto:PlanningMatters@environment.nsw.gov.au)>  
**Subject:** Referral letter re: SSD 7037 85 Harrington Street, The Rocks

Good Afternoon

Please find attached a referral letter in relation to the above State Significant Development which commences exhibition on Thursday 18<sup>th</sup> August. Hard copy to follow.

Kind regards

**Andy Nixey**  
**Specialist Planner**  
**Key Sites Assessments**  
**NSW Planning & Environment | GPO Box 39 | Sydney NSW 2001**  
**T 02 9228 6446 E [Andy.Nixey@planning.nsw.gov.au](mailto:Andy.Nixey@planning.nsw.gov.au)**

## Andy Nixey

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**From:** Ian Innes <iani@sydneylivingmuseums.com.au>  
**Sent:** Sunday, 18 September 2016 2:09 PM  
**To:** Andy Nixey  
**Subject:** 75-85 Harrington Street, The Rocks - Development Application for residential and commercial premises

Dear Mr Nixey,

I am contacting you on behalf of the Historic Houses Trust of NSW, which operates the Susannah Place museum in Harrington Street immediately north of the subject site of this development application. Whilst the Trust welcomes the overall concept and the commitment to achieving quality design outcomes characteristic of the work of FJMT Architects, we are nevertheless concerned about the proposal to exceed the existing height and envelope provisions contained in the planning instrument for the site – even taking into account the various setbacks and reductions in volume shown.

Much of Harrington Street's building stock comprises surviving 19<sup>th</sup> century and early 20<sup>th</sup> century terrace house forms of two or three storeys, and although not intact the street has a remarkable visual uniformity in the presentation of the streetscape which includes the pattern of rooflines, parapets, protruding party walls and chimneys. It is rare for this pattern to have survived anywhere in central Sydney except for these few streets in The Rocks and important that the predominantly 19<sup>th</sup> century character of the streetscape is carefully protected from intrusive development.

The design proposal for 75-85 Harrington Street includes increased height and bulk on a new upper floor that would visually dominate this (southern) end of the street and detract from the appreciation of the form and scale of the adjoining terrace houses. It seems to relate visually to the larger height and bulk of building south of the Cahill Expressway which we believe provides a clear physical barrier between the CBD scale beyond and the low-rise domestic scale of this part of The Rocks.

In assessing the development application, Historic Houses Trust of NSW requests that the unacceptable visual impact of the enlarged development be taken into account and the proposed variation to the current existing height limits not be permitted.

Please do not hesitate to contact me if I can provide further information.

Yours sincerely,

Ian Innes



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Ian Innes  
Director Heritage and Collections

SYDNEY LIVING MUSEUMS  
Historic Houses Trust of NSW  
The Mint, 10 Macquarie Street, Sydney NSW 2000

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