

15 December 2015

Mr Ashley Cheong
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ashley,

Remediation, Renewal and Adaptive Re-Use of Campbell's Stores, The Rocks and Variation to the Sydney Cove Redevelopment Authority Scheme – Notice of Exhibition

Thank you for referring the development application (DA) for alterations and additions to the existing Campbell's Stores to the Port Authority of NSW (Port Authority).

The Port Authority has some concerns with the proposal as outlined below.

1. Inconsistency of the site boundary and scope of works for this DA and the potential consequential impacts on, and concerns for, Port Authority land and operations in regard to the Overseas Passenger Terminal (OPT).

The EIS and its appendices is not consistent with regard to the site boundary for the development application. This is of concern to the Port Authority as, in some places, the DA Site encroaches onto Port Authority owned land along Hickson Road in the vicinity of the upper level OPT access road. The Port Authority has not consented to any works on its land and, at this stage, objects to any proposal to alter the OPT upper level access road and the adjacent footpath area owned by the Port Authority.

Examples of the above-referenced inconsistencies include, but are not limited to:

- Section 2.1 of the EIS and the site survey plan in Appendix C do not acknowledge Port Authority owned land at the southern side of the DA Site, being Lot 1 DP876516.
- Figure 1 of the EIS indicates that the scope of the DA includes works to the OPT upper level access road and the adjacent footpath area, which seems to contradict plan EA-A-0002.
- EA-A-0002 indicates that the southern boundary of the Site aligns with the southern boundary of Campbell's Stores and that associated works to the stairs to the south of Campbell's Stores and proposed works that encroach on Port Authority land (Bay X) are subject to a separate planning application.

SYDNEY

ABN: 50 825 884 846

www.portauthoritiesnsw.com.au

YAMBA

PO Box 143
Yamba NSW 2464
T: 61 2 6646 2002

NEWCASTLE

PO Box 663
Newcastle NSW 2300
T: 61 2 4985 8222

SYDNEY

PO Box 25
Millers Point NSW 2000
T: 61 2 9296 4999

PORT KEMBLA

PO Box 89
Port Kembla NSW 2505
T: 61 2 4275 0100

EDEN

PO Box 137
Eden NSW 2551
T: 61 2 66461596

- The DA proposes a new LED signage element in Bay X, shown on EA-A-1002. This appears to be on land owned by the Port Authority.
- The proposed views of Photomontages 'Camera 5a' and 'Camera 5b' include works (e.g. footpath widening, narrowing of the Port Authority's access road to the OPT) that encroach on Port Authority land and which, according to EA-A-0002, are not part of this application.

With respect to the proposed digital sign, the Port Authority does not consent to its proposed placement at this stage, which appears to be on Port Authority owned land. We feel that further discussions are required between the relevant stakeholders, including the Port Authority, and consideration should be made to rationalise and integrate precinct signage. It is noted that this area has been previously highlighted by the Port Authority as a potential location for precinct and OPT-related wayfinding signage.

2. Proposed use of Circular Quay West Road

The Transport and Traffic Assessment does not acknowledge that Circular Quay West Road is a private road owned and managed by the Port Authority and that any proposed use of this road for construction traffic will be at the discretion of the Port Authority, with any use on cruise ship days likely to be prohibited. With cruise ships berthing at the OPT year round and with approximately 190 vessel visits from 1 October 2015 to 30 September 2016 and 205 vessel visits from 1 October 2016 to 30 September 2017, and with the construction program for the proposal estimated to take approximately 75 weeks, the Port Authority considers that alternative construction traffic arrangements should be considered and assessed. Any access/egress via Circular Quay West Road granted by the Port Authority is to be considered as the exception rather than the rule.

The Port Authority therefore requires further consultation with respect to any proposed use of Circular Quay West Road and that any construction traffic management plans required to be prepared as part of the DA are also submitted to the Port Authority for review and comment prior to the commencement of works.

The Port Authority supports the comment in Section 7 of the Transport and Traffic Assessment indicating that it is not proposed to establish a works zone on Hickson Road, as this would conflict with the taxi arrangements for cruise ship days at the OPT.

3. Construction noise and vibration impacts

The Noise and Vibration Impact Assessment did not consider construction noise impacts on the restaurant tenancies of the OPT, particularly those at the northern end of the OPT (Quay and the currently vacant spaces on the Ground and 1st floors of the OPT, which are soon to be occupied). Noise generating demolition activities associated with the removal of the existing brick stack ventilation riser at Bay X are proposed and have not been specifically noted or considered.

4. Consultation

Section 4 and Appendix V (Consultation Report) indicates that the Port Authority did not raise any key issues or concerns in relation to the proposal. The Port Authority does not consider that this is accurate as the proposed widening of the footpath at the entrance to the upper

roadway access to the OPT and construction impacts on OPT operations were raised previously with the proponent and their representatives as being of specific concern.

The Port Authority also wishes to note that there is a power line that runs across the front of the Campbell's Stores and out towards Hickson Road in the vicinity of the proposed new structure at the northern end of the Site. This power line provides the essential back-up power supply for the OPT and the Port Authority requires that we retain access to this electrical supply and to the power line at all times.

Please don't hesitate to contact me with regard to this submission.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Bennett', with a long horizontal line extending to the right.

Ryan Bennett
Senior Planning & Sustainability Manager

