



Foreshore and Public Domain Improvements, Campbell's Cove

Request for Secretary's Environmental Assessment Requirements

August 2015

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1 Introduction

1.1 PURPOSE OF REPORT

This report has been prepared on behalf of the Sydney Harbour Foreshore Authority (SHFA) as a Crown applicant and outlines the proposed public domain improvements and associated works to be undertaken by SHFA within the Campbell's Cove precinct. The report has been prepared to request the Secretary issue Environmental Assessment Requirements to inform the preparation of an Environmental Impact Assessment (EIS).

The report confirms the proposed works outlined in the indicative concept plan have an estimated cost over \$10 million. As such, a State significant development (SSD) application is required to be lodged in accordance with Clause 6 in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. The Minister is the consent authority for State significant development under Clause 89D of the Environmental Planning and Assessment Act 1979.

This report provides the following information to assist with the Department's understanding of the proposal and the key issues to be addressed in the EIS:

- Identification of the site and locality.
- Description of the proposed works.
- Summary of the statutory planning framework applying to the site and the proposal.
- Key environmental assessment issues that will need to be considered, including likely extent and nature of potential impacts and stakeholders and agencies to be consulted during the preparation of the EIS.

An indicative concept plan has been provided to provide a general understanding of the proposal. It is proposed that the plan would be refined during the preparation of the EIS, including further clarification of government funding arrangements and a more detailed assessment of the key issues in accordance with the SEARs.

1.2 PROJECT VISION AND OBJECTIVES

The proposed public domain improvements in Campbell's Cove are consistent with SHFA's vision which is:

to make extraordinary places the world talks about by preserving and enhancing the inter-generational value of the State, heritage and cultural assets it manages

The proposal seeks to upgrade the existing public domain around Campbell's Cove to accommodate a range of public activities, balancing the demands generated by international and domestic tourists, the local community and commercial expectations for the precinct. The proposed works sit within a broader context of public domain upgrades to be completed around Circular Quay. These works are being undertaken by SHFA in accordance with a ten year plan to deliver exceptional and coherent improvements throughout the precinct.

The upgrade of West Circular Quay, which incorporates the Campbell's Cove precinct, is a priority project. The proposed works will be the most significant investment in the precinct since the bicentennial celebrations in 1988 and provide a major improvement to the existing public open space in this iconic location. The proposal will improve the pedestrian experience along the harbour foreshore from Circular Quay to Millers Point, Barangaroo and beyond. It will also enhance the existing appearance and functionality of the public space adjacent to the Overseas Passenger Terminal.

The proposed works are also partially driven by an Agreement for Lease with Tallawoladah for the remediation, restoration and adaptive re-use of Campbell's Stores. The public domain improvements will complement the works to be undertaken by Tallawoladah and deliver the agreed preservation solution for the remediation of the heritage-listed sandstone building.

2 Site Context

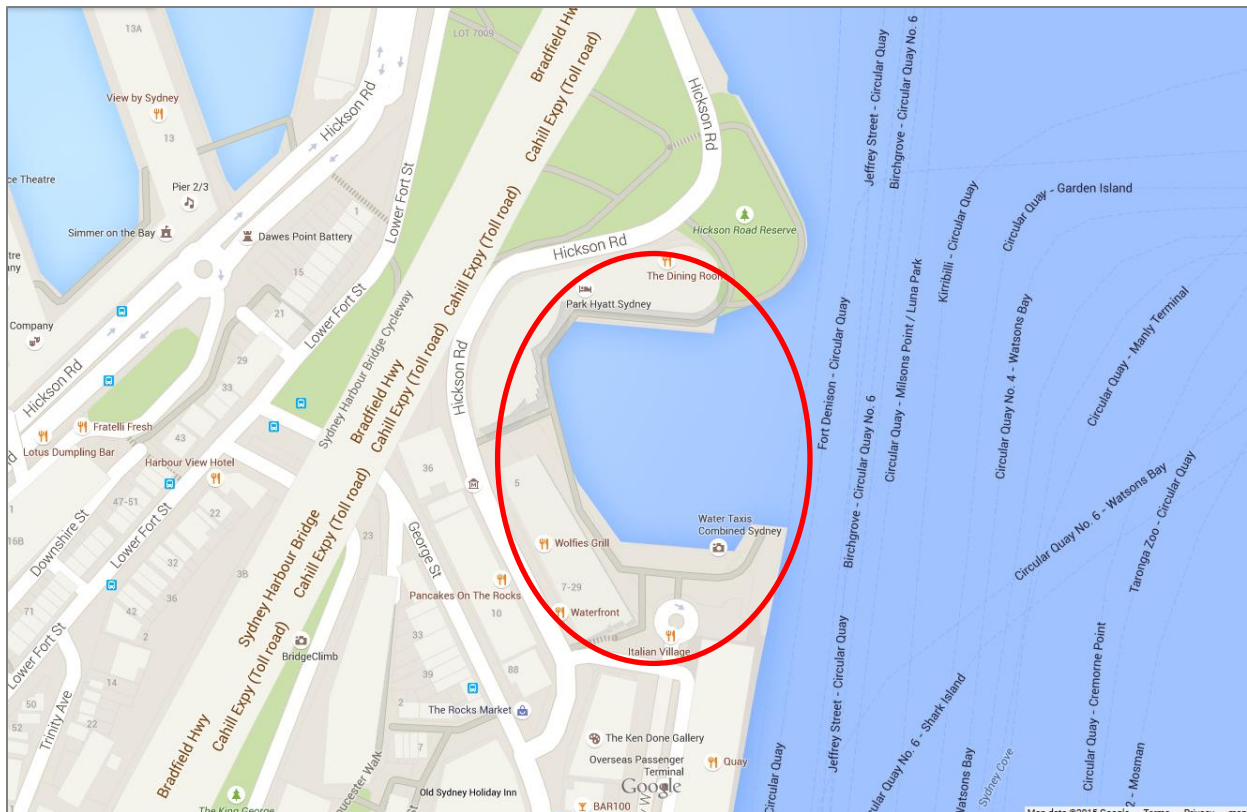
2.1 SITE DESCRIPTION

Campbell's Cove is located on the western side of the entrance to Sydney Cove and Circular Quay. The key features of the land affected by the proposal are described below:

- The Campbell's Cove foreshore generally comprises a pedestrian promenade providing a north-south connection between Circular Quay and Millers Point/Walsh Bay via Hickson Road Reserve. The area is popular with tourists due to its views of the Sydney Opera House and associated photo opportunities.
- A large area of publicly accessible open space is located at the northern end of Circular Quay West and adjacent to the Overseas Passenger Terminal, providing both a public gathering space and seating for passive recreation and public events in Campbell's Cove (eg Vivid Festival).
- Pedestrian access is provided from Hickson Road at two key points, north and south of the Campbell's Stores sandstone building. The northern connection comprises a sloping paved area with removable bollards, while the southern section comprises a set of stairs.
- A pontoon on the southern side of Campbell's Cove and adjacent to the stepped area provides a passenger collection and delivery point for a water taxi service. A private wharf/jetty is centrally located with Campbell's Cove which is used

A location map is provided below as **Figure 1**. An aerial photograph showing the key features of the site and surrounding development is provided as **Figure 2**. A reduced sized copy of the existing development plan is provided as **Figure 3** (full size version attached as **Appendix A**). Photographs of the site features described above are provided as **Figure 4**.

FIGURE 1 – LOCATION MAP (SOURCE: GOOGLE, 2015)



An aerial photograph of the Sydney Harbour Bridge area. The image shows the bridge's approach roads, the Overseas Passenger Terminal, the ASNC Building, the Campbells Stores, the Campbells Cove Promenade, the Taxi Wharf, the Private Yacht Wharf, the Campbells Cove, the Park Hyatt Sydney, and the Circular Quay West. The water of the harbour is visible in the foreground and to the right. The labels are as follows: ASNC BUILDING, CIRCULAR QUAY WEST, OVERSEAS PASSENGER TERMINAL, TAXI WHARF - PRIVATE YACHT WHARF, CAMPBELLS COVE, PARK HYATT SYDNEY, CAMPBELLS STORES, CAMPBELLS COVE PROMENADE, and HICKSON ROAD.

FIGURE 4 – PHOTOGRAPHS OF KEY SITE FEATURES (SOURCE: URBIS, 2015)



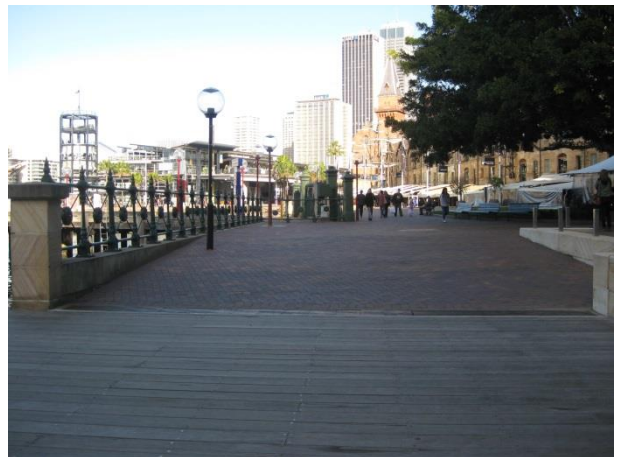
PICTURE 1 – PUBLIC SPACE AT NORTHERN END OF CIRCULAR QUAY WEST



PICTURE 2 – EXISTING CUL-DE-SAC - CIRCULAR QUAY WEST



PICTURE 3 – FORESHORE PROMENADE AND STEPS/SEATING AREA AROUND CAMPBELL'S COVE



PICTURE 4 – NORTHERN END OF PROPOSED WORKS ADJACENT TO PARK HYATT



PICTURE 5 – CAMPBELL'S COVE WHARF/JETTY



PICTURE 6 – WATER TAXI SERVICE PONTOON AND STEPS/SEATING AREA



PICTURE 7 – SOUTHERN STEPS FROM HICKSON ROAD TO FORESHORE PROMENADE



PICTURE 8 – NORTHERN PEDESTRIAN ACCESS FROM HICKSON ROAD TO CAMPBELL'S COVE

2.2 LAND OWNERSHIP

The land within the Campbell's Cove precinct includes a significant number of lots owned by various State and local government agencies as shown in **Figure 5** below and as further outlined within **Table 1** on the following page.

FIGURE 5 – LAND OWNERSHIP MAP (SOURCE: SHFA, 2015)

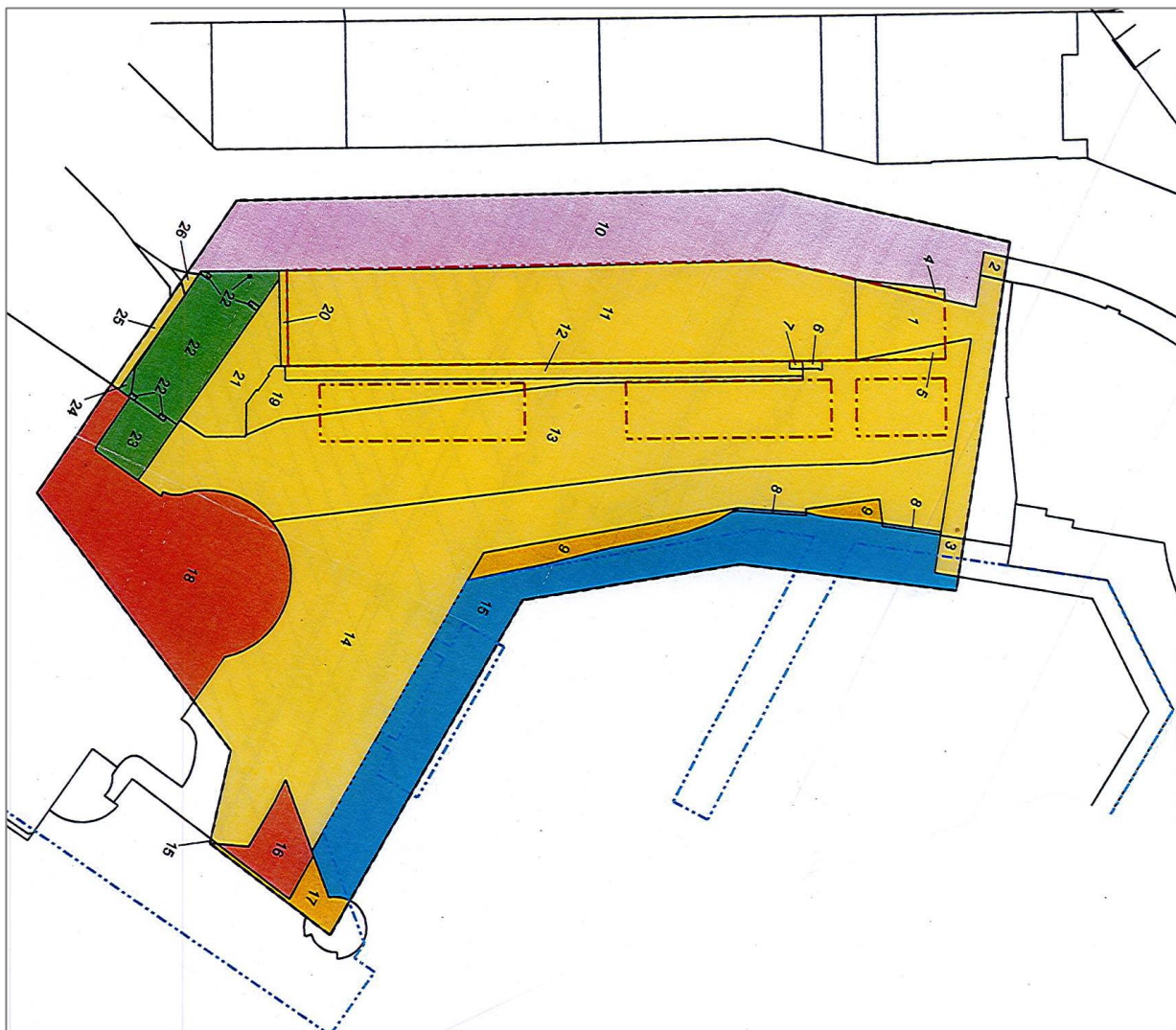


TABLE 1 – LAND OWNERSHIP IN CAMPBELL'S COVE PRECINCT (SOURCE: SHFA, 2015)

COLOUR CODE	LAND OWNER	LOT DESCRIPTIONS
Yellow	<i>Sydney Harbour Foreshore Authority</i>	Lots 1, 5 and 6* in DP 804776 Lots 1* and 2* in DP 1172586 Lot 3*, 4*, 5*, 8* and 12* in DP 264534 Lots 4 and 9* in DP 264534 (stratum) Lots 11* and 12 in DP 1172592 Lot 12 in DP 788130 Lots 4 and 5 in DP800881 Lots 5 and 7 in DP800881 (stratum)
Blue and brown	<i>Roads and Maritime Services and Marine Ministerial Holding Corporation</i>	Seawall Bed of Sydney Harbour (Vol 5018 Fol 1) Lots 4 and 5 in DP 876516
Red and green	<i>Port Authority of NSW</i>	Lots 1 and 2 in DP876516 Lot 1 in DP876516 (stratum)
Pink	<i>City of Sydney</i>	Lot 2 in DP 1176806*

Part of the land shown within **Figure 5** and listed within **Table 1** is the subject of a separate development application lodged by Tallawoladah Pty Limited for the remediation, restoration and adaptive re-use of the Campbell's Stores. The lots affected by the Tallawoladah proposal are denoted with an asterisk in the table above. The Tallawoladah proposal also includes a draft plan of subdivision to provide a clear delineation between the Campbell's Stores lease area and the public domain, including Lot 11 in DP 1172592 and Lot 3 in DP264534 which are currently partly located within each proposal.

This development application comprises the balance of the land within the Campbell's Cove precinct, generally comprising the public domain. SHFA will be the Crown applicant for the lodgement of the development application. SHFA will consult with each of the land owners throughout the preparation of the development application, as well as during the assessment and construction phases of the project. It is anticipated that land owners consents will be provided once the development application documentation has been finalised and lodged with the Department for their review.

2.3 LOCAL CONTEXT

Campbell's Cove is prominently located between the Sydney Harbour Bridge to the north and the world heritage listed Sydney Opera House to the east. It is highly visible from the eastern foreshore of Circular Quay and from water vessels on Sydney Harbour, including the numerous ferries and cruising vessels entering Sydney Cove on a regular basis. It is located on the western edge of The Rocks, a popular destination for international and domestic tourists and visitors.

The key features of the area immediately surrounding the proposed public domain works are described below:

- The Park Hyatt Hotel is located adjacent to the northern pedestrian link from Hickson Road to Campbell's Cove as shown in Picture 9. A wooden boardwalk runs along the water's edge adjacent to the hotel building, connecting to Hickson Road Reserve. The Sydney Harbour Bridge is clearly visible to the north of the hotel building as shown in Picture 10.
- The Overseas Passenger Terminal is located to the south-east of the proposed public domain works (refer to Picture 11). The terminal caters for larger cruise ships which cannot be berthed at the White Bay Cruise Terminal in Balmain. The terminal has recently been upgraded to meet the ongoing needs of the cruise industry.

- A gated driveway providing service vehicle access to the Overseas Passenger Terminal is located immediately to the south of the stairs which connect Hickson Road to the foreshore promenade (Picture 12). The Australian Steam Navigation Company (ASNCo) building is located on the southern side of the driveway (Picture 13).
- The Campbell's Stores are located immediately to the west of the proposed public domain works (refer to Picture 14). A separate development application has been lodged for the remediation, restoration and adaptive re-use of the building. The proposed works to this building are discussed in detail elsewhere within this report. A significant tree is located at the northern end of the building, adjacent to the northern pedestrian access from Hickson Road (Picture 15). The Metcalfe Bond Stores are located further west on the opposite side of Hickson Road and include retail, commercial and residential uses (Picture 16).

Photographs of the immediately surrounding development are provided below and on the following page as **Figure 6**.

FIGURE 6 – SITE LOCALITY PHOTOGRAPHS (SOURCE: URBIS, 2015)



PICTURE 9 – PARK HYATT SYDNEY



PICTURE 10 – PARK HYATT, PROMENADE AND SYDNEY HARBOUR BRIDGE



PICTURE 11 – OVERSEAS PASSENGER TERMINAL



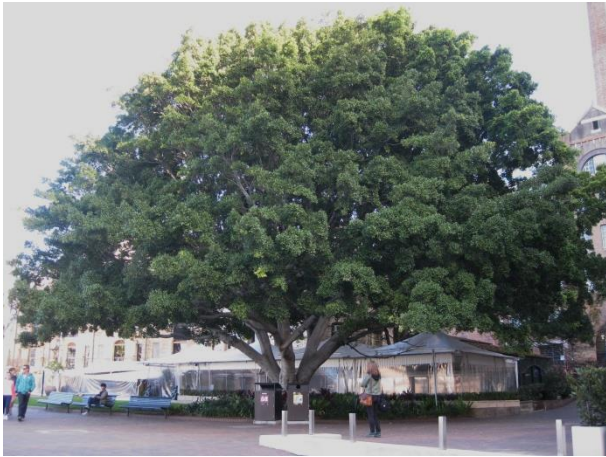
PICTURE 12 – OVERSEAS PASSENGER TERMINAL (OPT) ACCESS DRIVEWAY



PICTURE 13 – ASNCO BUILDING



**PICTURE 14 - CAMPBELL'S STORES ADJOINING
PROMENADE TO WEST**



**PICTURE 15 – SIGNIFICANT TREE AT NORTHERN END OF
CAMPBELL'S STORES**



**PICTURE 16 – METCALFE BOND STORES TO WEST OF
CAMPBELL'S STORES**

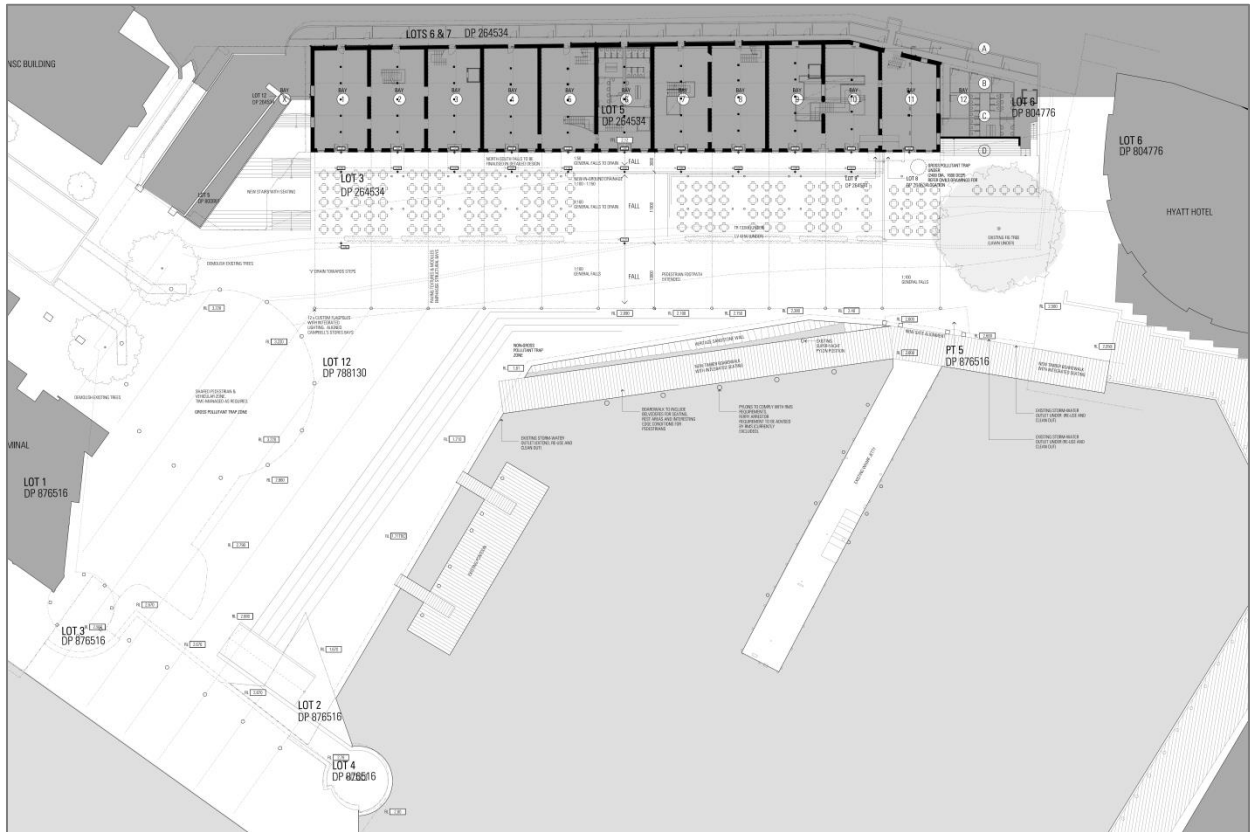
3 Development Description

The development application proposes to undertake public domain improvements on the land surrounding Campbell's Cove which is owned by SHFA and other government agencies (as outlined within Section 2.2). The proposed improvements to the public domain and associated works within the area are detailed in the drawings attached as **Appendix A** (reduced sized copy shown in **Figure 7** below) and as described below and on the following page:

- **Promenade upgrade** – it is proposed to modify the existing level of the foreshore promenade to contribute to the agreed preservation solution for Campbell's Stores, including replacement of existing paving and improvements to the existing stormwater infrastructure to avoid ponding beneath the building. The proposed works will provide a number of other benefits including:
 - Enhanced access for people with mobility issues or people with prams, particularly between the foreshore promenade and the outdoor dining area
 - Improving the relationship between pedestrians and the waterfront and providing amenity improvements for public spaces.
- **Land-water interface** – the existing fencing, landscaping and fixtures along the waterfront will be replaced, following the widening of the pedestrian promenade. Input will be sought from Roads and Maritime Services regarding the replacement materials, having regard to their functionality and appearance.
- **Boardwalk installation** – consideration is being given to the potential installation of a wooden boardwalk along the eastern part of the foreshore promenade. The boardwalk would form an integrated extension of the existing boardwalk adjacent to the Park Hyatt. It could also provide additional pedestrian capacity around Campbell's Cove and create clear sightlines of the heritage seawall.
- **Seawall rectification** – it is proposed to repair the damaged stonework within the heritage seawall, including the erosive impacts of the salt water within the harbour. The final extent of the proposed rectification works would be based on further advice from a heritage consultant and a structural engineer.
- **Roadworks** – consideration is to be given to the modification of the existing turning circle (cul-de-sac bulb) at the end of Circular Quay West. A number of options will be tested, having regard to the existing level difference between the edge of the roadway and the paved area to the north, the potential implications arising from the changes to the promenade levels and the potential impacts on existing traffic movements (eg service vehicles).
- **Pedestrian access** – it is proposed to upgrade the existing pedestrian access to the south of the Campbell's Stores building. The existing stairs will be upgraded to enhance the relationship between Hickson Road and the pedestrian promenade around Campbell's Cove.
- **Associated and ancillary works** – a range of works will be required in association with the proposed public domain improvements, including the relocation and/or modification of existing services as part of the agreed preservation solution for the remediation of the Campbell's Stores building.

It is anticipated that the indicative concept plan (**Appendix A**) will be refined during the preparation of the development application, taking into account further clarification of government funding and a more detailed assessment of the key issues to be identified within the SEARs.

FIGURE 7 – INDICATIVE CONCEPT PLAN (SOURCE: JPW, 2014)



4 Planning Framework

4.1 NSW 2021 – A PLAN TO MAKE NSW NUMBER ONE

The proposed upgrades to the Campbell's Cove foreshore promenade and surrounding areas is consistent with key objectives contained within NSW2021, including:

- **Increase walking and cycling** – the proposed works are consistent with the proposed objectives to increase the mode share of walking trips, encourage and promote walking for travel and recreation and enhance walking environments in NSW. The proposal will maintain and enhance existing pedestrian links along the foreshore promenade which are well utilised by international and domestic tourists, as well as commuters and recreational walkers.
- **Enhance the cultural and natural heritage in NSW** – the proposal recognises the significance of Campbell's Cove and the surrounding heritage items, including the Sydney Opera House, Sydney Harbour Bridge, The Rocks precinct and Campbell's Stores.

4.2 A PLAN FOR GROWING SYDNEY

The proposed works are consistent with the key objectives outlined in A Plan for Growing Sydney, including:

- **Diversify the CBD by enhancing the Cultural Ribbon** – the proposed enhancement of the public domain around Campbell's Cove will enhance the appearance and function of the foreshore promenade and surrounding areas. The proposed works will celebrate the heritage significance of the precinct, improve public access along the foreshore and maintain its potential use as a venue for major civic events and celebrations.
- **Deliver the Sydney Green Grid project** – the proposal will contribute to the ongoing implementation of the Sharing Sydney Harbour Program by upgrading the existing foreshore promenade and pedestrian access around the harbour.
- **Create healthy built environments** – the proposal will provide safe and convenient pedestrian access for a wide range of users and link key destinations, such as Circular Quay and Walsh Bay/Barangaroo. It will also provide an attractive public space that can be enjoyed by tourists and local residents.

FIGURE 8 – THE CULTURAL RIBBON (SOURCE: DEPARTMENT OF PLANNING AND ENVIRONMENT, 2014)



4.3 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

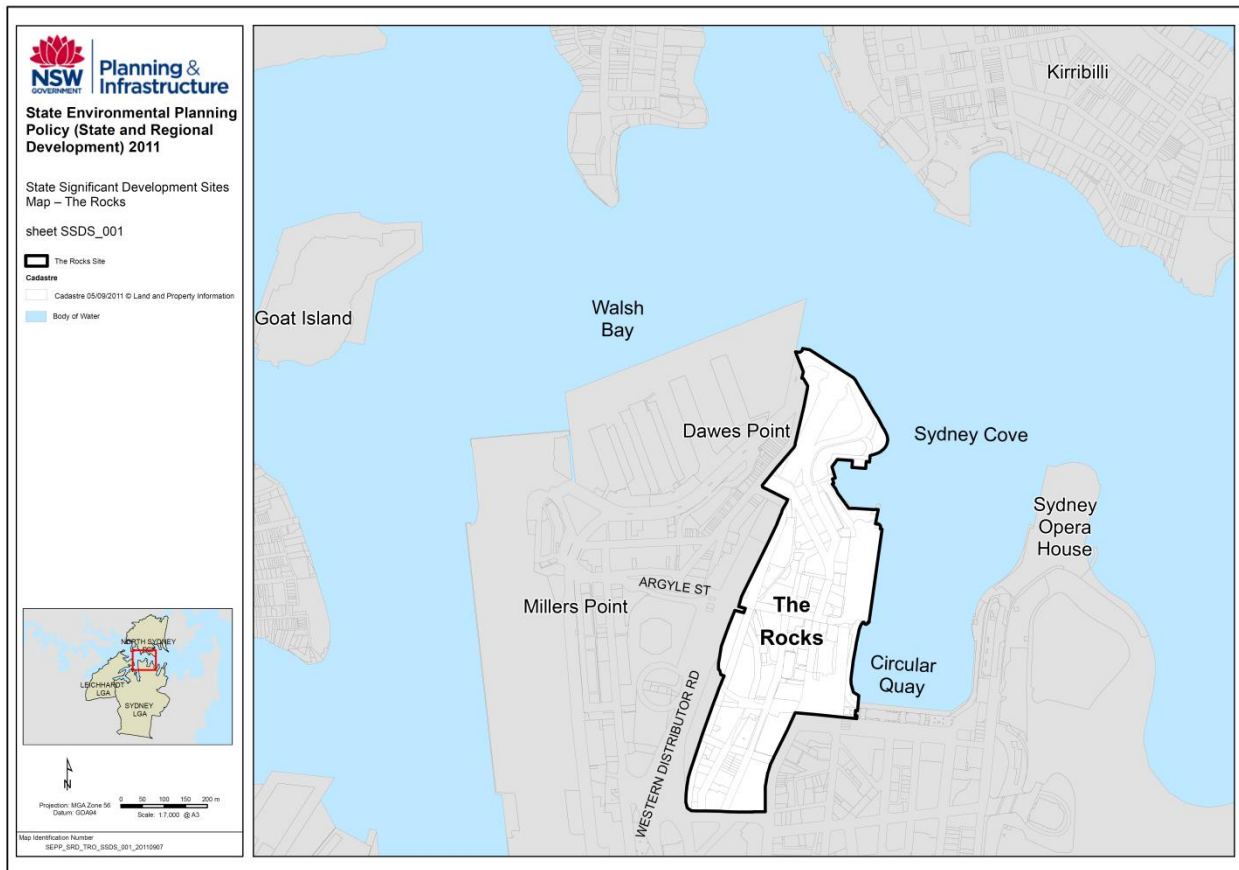
The site is located within 'The Rocks' under Part 6 of Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011 and as shown below:

6 Development in The Rocks

Development on land identified as being within The Rocks Site on the State Significant Development Sites Map if:

- (a) *it has a capital investment value of more than \$10 million, or*
- (b) *it does not comply with the approved scheme within the meaning of clause 27 of Schedule 6 to the Act.*

FIGURE 9 – THE ROCKS STATE SIGNIFICANT DEVELOPMENT SITE (SOURCE: WWW.LEGISLATION.NSW.GOV.AU, 2015)



The proposed works shown in the indicative concept plan have a capital investment value of approximately \$15million. The indicative works (and the associated CIV) may be refined in the detailed design phase, however, it is evident that the estimated cost will exceed the minimum threshold of \$10 million for the proposal to be considered a State significant development under Section 8 of the SEPP. Accordingly, a State significant development (SSD) application is required to be lodged with the Department of Planning and Environment for determination by the Minister for Planning.

4.4 SYDNEY COVE REDEVELOPMENT AUTHORITY SCHEME (SCRA SCHEME)

Campbell's Cove is generally located within three sites nominated under the SCRA Scheme which are broadly described as follows:

- Site XLVI - Overseas Passenger Terminal, Circular Quay West and ANSCo building
- Site XXV - Park Hyatt, Hickson Road and Hickson Road Reserve
- Site XXVII - Campbell's Stores, part of the northern pedestrian connection and the southern pedestrian connection from Hickson Road to Campbell's Cove

The principal implications of the SCRA Scheme with regard to the proposed works include:

- **Permissibility:** Site XLVI lists the permitted uses surrounding the Park Hyatt building as 'Special Uses'. Site XXVII lists the permitted uses as both 'Commercial' and 'Special'. The explanatory notes for the uses permitted under the SCRA Scheme states the following:

"Special" Uses are deemed to include utility services, substations, public open space and other amenities, open space, health and child minding facilities, tourist and other information services, handicraft and other clean cottage industries, ceremonial places, exhibition areas, museums, theatres, school purposes, instruction in the arts and crafts, places of worship, religious institutions and associated residential, ambulance services, wharves, rail works, service stations, police stations, minor factory type operations (provided they are non-polluting and non-obnoxious in nature), areas set aside for entertainment and recreational facilities and the like.

It is considered that each of the proposed future land uses and activities associated with the public domain improvements are appropriately categorised as 'Special Uses' and are permitted with consent under the provisions of the SCRAS.

- **Building site control and building envelope control:** the proposed works do not include the construction of any buildings. Accordingly, the proposal does not contravene the provisions of the building site control drawings for any of the nominated sites.
- **Vehicle routes** – Circular Quay West is nominated as a vehicle route under the provisions of the SCRAS. Consideration is being given to the potential modification of the turning circle at the end of this road, however, it is yet to be resolved as to whether this work would proceed and which option would be advanced. Regardless, it is acknowledged that any works would need to maintain vehicle access, having particular regard to the service vehicle requirements for Campbell's Stores, the Overseas Passenger Terminal and the commercial buildings facing Hickson Road and George Street.
- **Pedestrian routes** - there are a number of nominated pedestrian routes along the foreshore promenade and surrounding areas, including various east-west connections between Hickson Road and Campbell's Cove and Circular Quay West. The proposed works include upgrades to the nominated pedestrian route to the south of the Campbell's Stores building. The proposal will not impact upon the existing linkages between Hickson Road and the foreshore promenade and accordingly, is considered to satisfactorily address the provisions of the SCRAS.
- **Easement:** the vehicle driveway from Hickson Road to the Overseas Passenger Terminal is nominated as an easement under the provisions for Site XXVII. The proposed works will not have any impact on this easement.

Overall, it is considered that the proposed upgrades to the existing public domain are permitted with consent under the provisions of the SCRA Scheme and are consistent with the key guiding principles for future development within the nominated sites.

4.5 SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (REP) is a deemed State Environmental Planning Policy (SEPP) for assessment purposes. It provides a number of matters for consideration that will need to be addressed in the design and assessment of the SSD application, including:

- **Biodiversity, ecology and environment protection:** the EIS will demonstrate that the proposed works will not have a detrimental impact on the environment, having particular regard to water quantity and quality measures to avoid impacts on Sydney Harbour.
- **Public access to, and use of, foreshores and waterways:** the proposed public domain improvements aim to increase public access to the harbour foreshore. The proposed extension of the existing boardwalk to allow for enhanced viewing of the heritage sandstone wall and enjoyment of the harbour foreshore.

- **Foreshore and waterways scenic quality:** the proposed works will enhance the existing appearance of the public domain, including the replacement of the existing stairs and upgraded paving treatments.
- **Maintenance, protection and enhancement of views:** the proposed public domain improvements will not impact upon any existing sightlines to or from the site. The proposed boardwalk will enhance the public's enjoyment of the heritage features of the precinct, including the sandstone wall.
- **Master Plan:** it is anticipated that a master plan will not be required having regard to the nature of the proposed works, being an upgrade to the existing public domain.
- **Heritage:** the proposed works have been designed having significant regard to the prominent location of Campbell's Cove within Sydney Cove and the Buffer Zone of the World Heritage listed Sydney Opera House. The proposed works have also been designed to address the key findings and recommendations associated with the previous heritage studies undertaken for the precinct, including the Initial Archaeological Assessment prepared by SHFA in June 2012. It is anticipated that the proposal will complement the proposed upgrades to Campbell's Stores and provide a significant public benefit associated with the ongoing conservation of this important precinct.

Based on a preliminary assessment of the indicative concept plans, it is considered that the proposal satisfactorily address each of the relevant provisions within the deemed SEPP. Further discussion and consideration is given to the key issues in Section 5.

4.6 CITY OF SYDNEY DEVELOPMENT CONTROL PLAN

While the site is not included within the City of Sydney Local Environmental Plan, it is included within the land affected by the City of Sydney Development Control Plan 2012. Accordingly, each of the following matters will need to be considered in the detailed design and assessment of any future application:

- **Public domain:** the proposed works are consistent with the high level objectives of the DCP as the planning public domain improvements will make a positive contribution to the City and The Rocks precinct. The final design of the foreshore promenade, shared zone and upgraded stairs will address each of Council's requirements in detail.
- **Urban ecology:** consideration will need to be given to the retention of the significant fig tree on the northern part of the site, including any measures required to protect this tree during the construction phase of the project(s). Consideration will also need to be given to the proposed removal of the existing street trees at the end of Circular Quay West to accommodate the changes in levels and the introduction of the shared pedestrian and vehicle zone.
- **Ecologically sustainable development:** consideration will be given to ESD principles in the selection of appropriate materials and fixtures associated with the public domain improvements (eg lighting).
- **Water and flood management:** the proposed public domain improvements, including the remedial works, provide for upgrades to the existing stormwater infrastructure to improve the current management of stormwater on the site.
- **Heritage:** the EIS will include a comprehensive assessment of the potential heritage impacts of the proposed works, including the Buffer Zone of the World Heritage listed Sydney Opera House, the archaeological potential associated with any groundworks and the benefits arising from the completion of works under the agreed preservation solution for the Campbell's Stores.
- **Accessible design:** the proposed upgrades to the public domain will be designed in a manner which will enhance or increase the existing levels of access to/from and through the site, including for people with disabilities, mobility issues, parents with prams and the like. Specific consideration will be given to maintaining appropriate widths along the foreshore promenade for pedestrian access, both during and post-construction.

- **Crime prevention through environmental design:** consideration will be given to CPTED principles throughout the design process, including maintaining or enhancing existing sightlines and passive surveillance, having particular regard to the late-night trading operations of surrounding establishments.
- **Waste:** indicative waste and recycling measures will be provided within the EIS, including the demolition and construction phases of the development.
- **Late night trading management:** the area affected by the proposed public domain works is located within close proximity of a number of Late Night Management Areas under the DCP, including the Campbell's Stores, Overseas Passenger Terminal and ASNCo building. While the public domain improvements are not directly affected by these controls, it is important to realise that people may be moving around the area at night, requiring consideration to be given to other relevant matters such as adequate lighting and the CPTED principles.
- **Signage and advertising:** it is anticipated that any potential signage would be limited to directional signage to assist pedestrians (and particularly tourists) navigate the precinct. Consideration would be given to any relevant provisions contained within Schedule 6 of the DCP.
- **Contamination:** it is considered highly unlikely that the proposed works will give rise to any concerns regarding possible site contamination that would warrant an environmental assessment to be submitted with the EIS. The proposed public domain improvements may require some earthworks and/or ground disturbance, however, the previous archaeological assessment have not identified any previous uses that include potentially contaminating activities.

Each of these matters will be assessed in greater detail within the Environmental Impact Statement to be lodged with the development application. However, it is anticipated that each of the relevant matters can be satisfactorily addressed.

5 Key Issues for Consideration

The key issues arising from review of the site context and a preliminary assessment of the indicative concept plans are listed as follows:

- Land use and staging
- Access
- Heritage
- Views and vistas
- Water management
- Consultation

The following sections of the report discuss the potential impacts of the proposed development and the likely measures to avoid, mitigate and/or manage these impacts. This information has been prepared to assist the Department of Planning and Environment to identify the requirements for preparing the Environmental Impact Statement, including the detailed studies and investigations required to support the development application.

5.1 LAND USE AND STAGING

The construction of the public domain improvements outlined within this report (and shaded purple in the plan held as **Figure 8**) may need to be staged to address both contractual and financial obligations associated with the project. It is anticipated that a staging plan will be prepared following the completion of a business case and confirmation of funding for the proposed works. The staging plan would be submitted with the EIS to outline the sequence of construction, including the completion of the works associated with the Campbell's Stores works (and shaded green and yellow in the plan held as **Figure 10**).

For example, the proposed upgrade to the public domain surrounding the Campbell's Stores may need to be prioritised to address the requirements of the Agreement for Lease with Tallawoladah. In particular, it will be important for SHFA to complete the works required in association with the agreed preservation solution for the Campbell's Stores and the remediation of the sandstone building. Other non-essential works, such as the construction of the extended boardwalk along the harbour edge, could be deferred until a later stage.

While the proposed secondary pedestrian access along the extended boardwalk could be deferred, it is recognised that it will be important to maintain adequate access along the foreshore promenade during the construction stage(s) of each project. Accordingly, the project architects have made provision for a temporary arrangement that maintains a ten metre wide pedestrian accessway, if required, during the construction phase of the Campbell's Stores project, including the expansion of the outdoor dining area (refer to **Figure 11**).

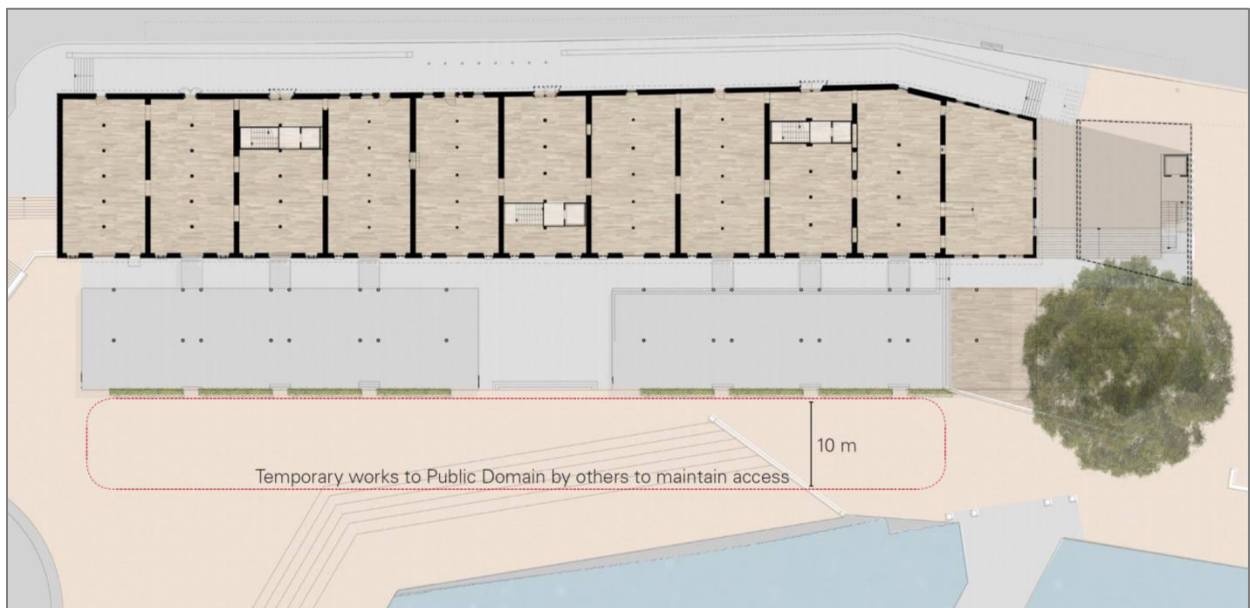
Under the provisions of the Agreement for Lease, each of the parties is responsible for obtaining the necessary approvals to complete their individual works. Accordingly, SHFA and Tallawoladah are each proceeding with their own development applications. However, both parties are committed to working together to achieve a coordinated approach to the detailed design, documentation preparation and approvals processes to facilitate a positive outcome for the public domain works and the conservation of the building in an efficient and logical manner. To assist with achieving this objective, both SHFA and Tallawoladah have engaged JPW as the project architects and Urbis as the planning for each project.

FIGURE 10 – PUBLIC DOMAIN WORKS AND TALLAWOLODAH WORKS (SOURCE: JPW, 2014)



- PUBLIC DOMAIN - [SHFA, SYDNEY PORTS, CITY OF SYDNEY, RMS]
- TALLAWOLADAH WORKS
- TALLAWOLADAH WORKS - CITY OF SYDNEY LAND

FIGURE 11 – EXTRACT OF PRELIMINARY CONCEPT DESIGN FOR POTENTIAL STAGING OF CONSTRUCTION WORKS (SOURCE: JPW, 2014)

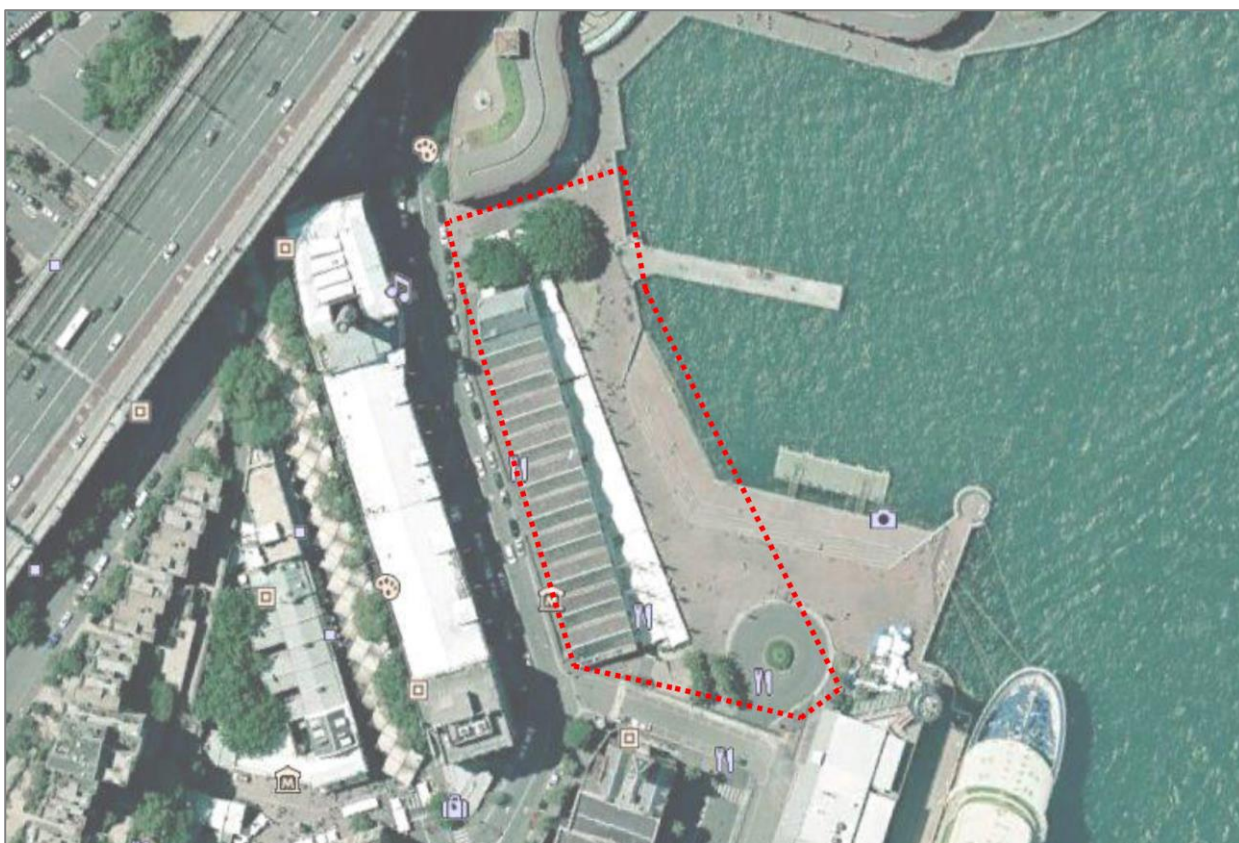


5.2 HERITAGE

The area affected by the public domain improvements is located within the Buffer Zone for the World Heritage Listed Sydney Opera House and within The Rocks precinct. Accordingly, the EIS will need to be accompanied by a Heritage Impact Assessment that examines the potential impacts of the proposed works on the heritage significance of the area.

An Archaeological Assessment was prepared by SHFA in 2012. This report indicated that the foreshore promenade (ie the area to the north-west of Circular Quay West) has the most archaeological potential. An Archaeological Assessment may be required to assess the potential impacts arising from the reconfiguration and upgrade to the outdoor dining area (including the footings for the covered areas), the upgrades to the stormwater infrastructure and construction of the northern building.

FIGURE 12 – EXTRACT FROM ARCHAEOLOGICAL ASSESSMENT SHOWING AREA WITH MOST ARCHAEOLOGICAL POTENTIAL (SOURCE: SHFA, 2012)



5.3 VIEWS AND VISTAS

Campbell's Cove is prominently located between the Sydney Harbour Bridge to the north and the Buffer Zone of the World Heritage listed Sydney Opera House to the east. It is highly visible from the eastern foreshore of Circular Quay and from water vessels on Sydney Harbour, including the numerous ferries and cruising vessels entering Sydney Cove on a regular basis. It is located on the western edge of The Rocks, a popular destination for international and domestic tourists and visitors.

The proposed public domain improvements will be designed to maintain and/or enhance the existing sightlines to and from the precinct. The EIS will clearly outline the proposed upgrades and the way in which the proposed modifications will improve the existing appearance of the site when viewed from the harbour foreshore areas and Sydney Harbour.

5.4 TRANSPORT AND ACCESS

It is anticipated that detailed consideration will be given to the final configuration and design of the proposed pedestrian and vehicle shared zone at the northern end of Circular Quay West. Particular consideration will need to be given to the potential implications for vehicles servicing the Campbell's Stores and the Overseas Passenger Terminal. The EIS will be accompanied by a transport and traffic statement, addressing the compliance of the proposed shared zone with the requirements of the transport and traffic authorities, including compliance with any relevant Australian Standards.

Particular consideration will also need to be given to pedestrian access, as previously outlined in detail within this report. An Access Report will be prepared and submitted with the EIS, demonstrating the way in which the proposed works have addressed the relevant accessibility requirements.

5.5 WATER MANAGEMENT

Site investigations undertaken by SHFA confirmed that the existing stormwater and subsoil drainage systems were inadequate and have contributed to the rising damp and deterioration of the Campbell's Stores. The agreed preservation solution includes upgrades to the existing stormwater infrastructure to be completed by both SHFA and Tallawoladah, as outlined within the development descriptions provided in each of their requests for SEARs.

The EIS will be accompanied by an Integrated Water Management Plan that details the proposed upgrades to the stormwater infrastructure on the SHFA land, including the upgrades and /or maintenance works associated with the existing infrastructure and the provision of additional infrastructure, if required.

5.6 CONSULTATION

It is understood that a Planning Focus Meeting is unlikely to be held, having regard to the scale of the proposal and the nature of the proposed works. However, further consultation will take place with key stakeholders and agencies during the preparation of the SEARs, including:

- Department of Planning and Environment
- Sydney Harbour Foreshore Authority (Senior Place Planner)
- City of Sydney
- Office of Environment and Heritage
- Sydney Water
- Transport for NSW
- Roads and Maritime Services
- Sydney Trains
- Port Authority of NSW
- Local Aboriginal Land Council and stakeholders, if relevant
- Local heritage groups, if relevant

The EIS would be placed on public exhibition once the Department of Planning and Environment has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. The key stakeholders would be provided with an additional opportunity to review the proposal, including the final development concept plans and the detailed specialist studies and assessment reports accompanying the final EIS.

6 Overview

The proposed public domain improvements at Campbell's Cove are entirely consistent with SHFA's vision for the site and its objectives for the West Circular Quay priority precinct. The proposed works will result in a significant upgrade to the foreshore promenade and the public gathering spaces to benefit international and domestic tourists, the local community and commercial expectations for the Campbell's Cove precinct.

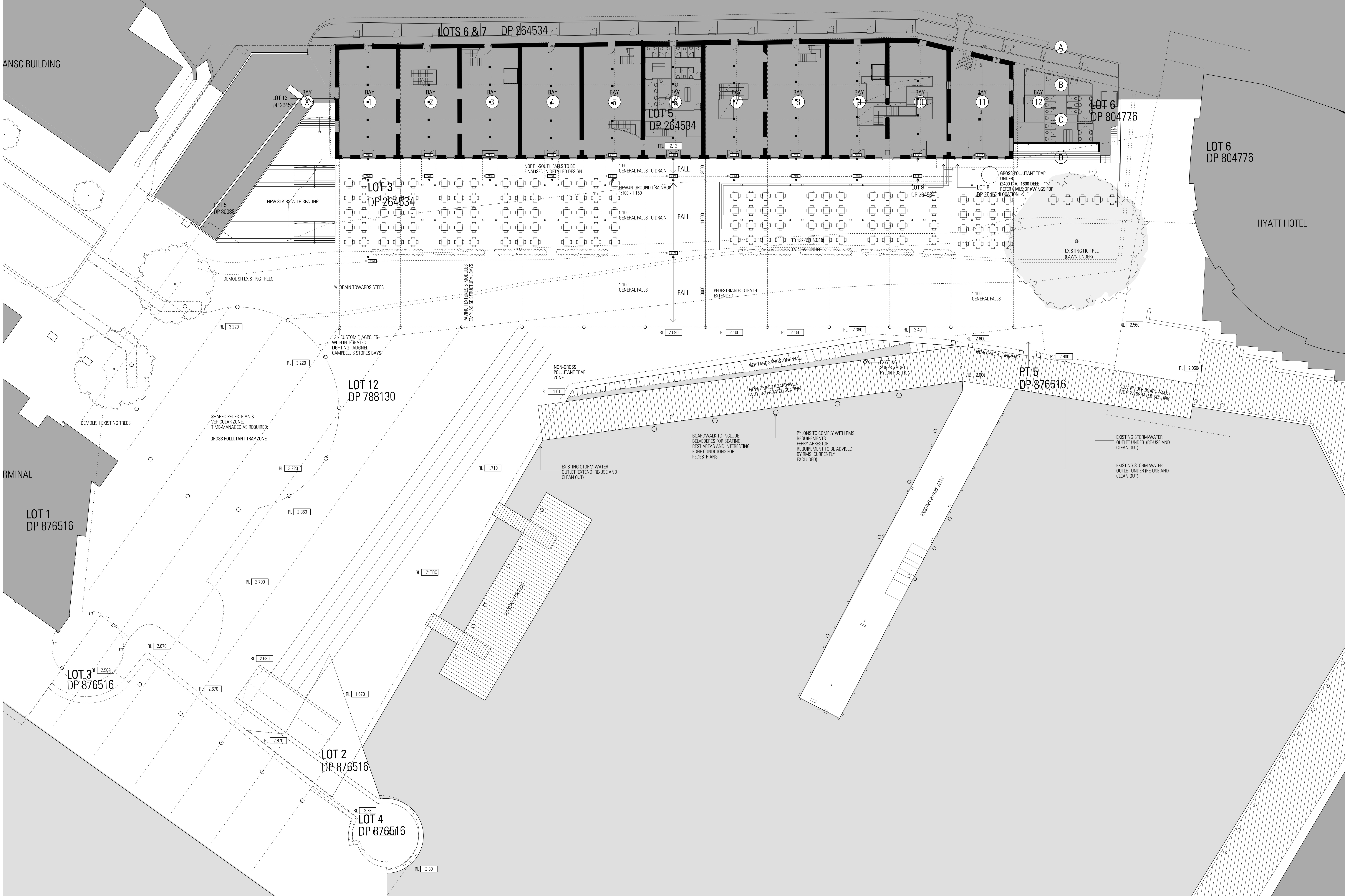
The public domain improvements will also complement the works to be undertaken by Tallawoladah in association with the Campbell's Stores. The works proposed in each of the proposals will deliver the agreed preservation solution and provide a significant public benefit through the remediation and conservation of the heritage-listed sandstone building. The proposed works will also improve the overall appearance and functionality of the broader Campbell's Cove precinct.

This report has provided a comprehensive outline of the indicative concept plan for the site and identified the key environmental issues to assist the Department of Planning and Environment in the preparation of the Secretary's Environmental Assessment Requirements.

We would welcome the opportunity to meet with the Department (and other key stakeholders, as required) to provide a detailed briefing regarding the project.

Appendix A

Existing and Proposed Development



Disclaimer

This report is dated April 2015 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's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Sydney Harbour Foreshore Authority (**Instructing Party**) for the purpose of Request for SEARs (**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).

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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.

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