

Alexander Scott

From: Russell Hand <RHand@cityofsydney.nsw.gov.au>
Sent: Tuesday, 14 June 2016 3:55 PM
To: Alexander Scott
Cc: Christopher Corradi
Subject: Re: Request for SEARs - SSD 7683 - New Restaurant, Pub and Micro-Brewery, Overseas Passenger Terminal, Circular Quay West
Attachments: SSD 7683 Application Report.pdf; SSD 7683 SEARs CoS.pdf; Draft SEARs - SSD 7683.pdf

Dear Alex,

I refer to the request below for comments on draft Secretary Environmental Assessment Requirements (SEARs) for a proposed restaurant and pub at the northern end of the Overseas Passenger Terminal in The Rocks.

As a general comment, it is difficult to comprehend how a pub and restaurant proposal is State Significant Development of state or regional planning significance and this appears to be a proposal where a technical anomaly arises.

The City requests that the following matters be included within the SEARs:

- Conduct a public domain view assessment of the external alterations and additions to the building;
- Address pedestrian circulation impacts of the project;
- Consider servicing (loading and unloading) requirements of the project including servicing of the external micro-brewery structure;
- Detail the proposed infrastructure by Sydney Harbour Foreshore Authority within Campbell's Cove and demonstrate how the project responds to the existing and proposed context;
- Address the provisions of the Liquor Act relating to "liquor freeze" matters within the CBD Entertainment Precinct. The City notes that the classification of the use as a "pub" and related hoteliers licence precludes a consent authority from granting development consent for premises which increase the number of patrons entering the Precinct to consume alcohol through a new licence, increase in existing licensed area or increase in existing licensed trading hours;
- Address proposed signage associated with the development.
- Address how Crime Prevention Through Environmental Design principles have been incorporated into the proposal.
- Provide a Social Impact Assessment.

The draft SEARs capture key issues that the City would expect to see assessed such as the impacts of the proposed building additions, alternatives considered for the external micro-brewery pod, treatment of outdoor furniture, interface issues, heritage impacts on highly significant surrounding items, noise and vibration matters and operational matters.

In relation to the desire of the Department for a "design alternatives report for the proposed micro-brewery pod", the City recommends rather than "design alternatives", the SEARs ought to refer to alternatives in general, such that the location of the pod structure on the site also becomes part of the consideration of alternatives. The reference in the draft SEARs to "design alternatives" gives the impression that the Applicant is directed to consider the shape, materials, finishes and access to the structure rather than the fundamental assessment issue of its location as well as design.

At this stage, it would appear that the micro-brewery pod structure would be difficult to support and objectionable. It is noted that this structure is generally the reason why the project could be classed as State Significant Development due to departure from the terms of the Sydney Cove Redevelopment Authority Scheme. The structure would be a highly visible, self-serving marketing beacon within the buffer zone of the World

Heritage Listed Sydney Opera House, State listed Campbells Stores and State listed The Rocks Conservation Area. The commercial use of the public domain in this manner, inconsistent with the Sydney Cove Redevelopment Authority Scheme and in a location with unrivalled high international and national heritage significance, will test the public interest of the project, in part and totality.

Regards,

Russell Hand
Senior Planner
Planning Assessments



Telephone: 9246 7321
cityofsydney.nsw.gov.au

From: Alexander.Scott@planning.nsw.gov.au [<mailto:Alexander.Scott@planning.nsw.gov.au>]

Sent: Thursday, 26 May 2016 3:52 PM

To: DAmajorprojects <DAmajorprojects@cityofsydney.nsw.gov.au>

Subject: Request for SEARs - SSD 7683 - New Restaurant, Pub and Micro-Brewery, Overseas Passenger Terminal, Circular Quay West

Please see attached letter requesting comments on SEARs for the above project. I have also attached a copy of the draft SEARs and the application report.

Regards,

Alexander Scott

Senior Planning Officer – Key Site Assessments

Department of Planning and Environment | GPO Box 39 | Sydney NSW 2001

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6 June 2016



**Sydney Harbour
Foreshore Authority**

The Secretary
Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001

Attention: Mr Alexander Scott

Sent via email to alexander.scott@planning.nsw.gov.au

Dear Mr Scott

**Re: REQUEST FOR SEARs FOR NEW RESTAURANT, PUB AND MICRO-BREWERY
AT TENANCY 5, OVERSEAS PASSENGER TERMINAL,
CIRCULAR QUAY WEST (SSD 7683), THE ROCKS**

I refer to the State Significant Infrastructure Application submitted by Jimmy's on the Mall Pty Ltd requesting the Secretary's environmental assessment requirements (SEARS) in preparation of Environmental Impact Statement (EIS) for the abovementioned proposal.

As custodian of The Rocks, the Sydney Harbour Foreshore Authority remains committed to closely working with the proponents and the Department of Planning and Environment to ensure that any renewal of tenancy 5 strengthens the urban design and heritage qualities of The Rocks and that the location of the micro-brewery pod does not obstruct and detract from public views towards the UNESCO World heritage listed Sydney Opera House.

The following additional items should be included in the SEARs back to the proponent:

Under item 1, Environmental Planning Instruments, Policies and Guidelines – include:

- Details of any required variations to Sydney Cove Redevelopment Authority (SCRA) as part of assessment under SCRA.

Under item 2, Urban Design and Public Domain - include:

- Under first dot point: add *any works to enclose level 1 of the OPT turret feature.*
- Under second dot point: add *within proposed outdoor licenced area.*
- Under third dot point: add *including options for locating the proposed micro-brewery pod wholly within tenancy 5.*

Under item 3, Heritage – include:

- Address view impacts on the Sydney Opera House Buffer zone identified as part of the UNESCO World Heritage Listing
- Address any visual clutter impacts on wider locality associated with locating micro-brewery pod external to tenancy on level 2.

Re: Request for SEARs Tenancy 5, Overseas Passenger Terminal

- Discuss any proposed design changes to the OPT with the original architect (Lawrence Neild) under Moral Rights legislation and include any feedback in final EIS.

Under item 4, Pub Use- include:

- Details of any music to be provided on the premises and location of any proposed speakers in outdoor dining area.

Under item 6, Amenity – include:

- Address the following additional impacts:
 - Noise generation from brewing process and use of premises in general,
 - Waste storage and disposal
 - Fumes and other emissions

Under item 8, Infrastructure – include:

- Details of any servicing infrastructure required to operate the micro-brewery pod on level 2 of OPT.

Under Consultation, – include:

- Property NSW as part of Sydney Harbour Foreshore Authority
- Adjoining sites, i.e. major tenants in Campbells Stores and ASN Building

Under Plans and Documents, - include:

- View loss/impact analysis drawings
- Photo montages of preferred option taken from several view points.

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

Yours sincerely



Paul Robinson
A/Executive Director, Place Renewal



Your reference: SSD 7683
Our reference: DOC16/260985-01

Mr Alexander Scott
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

alexander.scott@planning.nsw.gov.au

Dear Mr Scott

Request for SEARs - SSD 7683 – New Restaurant, Pub and Micro-Brewery at Tenancy 5, Overseas Passenger Terminal, Circular Quay West (City of Sydney LGA)

I refer to the request for SEARs for a new restaurant, pub and micro-brewery located at Tenancy 5, Overseas Passenger Terminal, Circular Quay West, received by the Environment Protection Authority on 27th May 2016.

On the basis of the information provided, the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act). The EPA does not consider that the proposal will require an Environment Protection Licence (EPL) under the POEO Act.

Accordingly, the EPA has no comments regarding the proposal and has no further interest in this proposal.

Yours sincerely

STUART CLARK
A/Unit Head - Regulation Unit South
Environment Protection Authority



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Our Ref: DOC16/259265
Your ref: SSD 7684

Cameron Sargent
Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO BOX 39
SYDNEY 2001

Send by e-mail to: alexander.scott@planning.nsw.gov.au

Dear Cameron,

Re: Request for Secretary's Environmental Assessment Requirements (SEARs) for a New Restaurant, Pub and Micro-Brewery at Tenancy 5, Overseas Passenger Terminal, Circular Quay West (SSD 7683) - Circular Quay West, The Rocks, City of Sydney LGA

I refer to your e-mail dated 26 May 2016 seeking input into the Department of Planning and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Assessment (EIS) for a new restaurant, pub and micro-brewery at tenancy 5, Overseas Passenger Terminal, Circular Quay West (SSD 7683).

The Draft SEAR's attached to your letter are considered adequate. Therefore, no additional heritage requirements are recommended.

If you have any questions regarding the above matter, please contact Bronwyn Smith, Heritage Planning Officer, at the Heritage Division, Office of Environment and Heritage on (02) 9873 8604 or bronwyn.smith@environment.nsw.gov.au.

Yours Sincerely

Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
7 June 2016