

Consultation Outcomes Report



201 Elizabeth Street, Sydney

SSD 8105: Stage 1 SSDA for mixed use development

Submitted to City of Sydney (as delegate of the Minister for Planning)
On Behalf of Dexu Property Group

February 2017 ■ 14262

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JBA operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed below, it is a preliminary draft.

This report has been prepared by:

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Fay Edwards

13/02/2017

This report has been reviewed by:

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Fee Chemke-Dreyfus

13/02/2017

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1.0 Introduction

This consultation summary report has been prepared by JBA on behalf of Dexus Property Group (Dexus) to outline the key issues raised by the local community and stakeholders during the preparation of the Stage 1 State Significant Development Application (SSDA) for 201 Elizabeth Street, Sydney.

As part of the SSDA, Dexus is committed to ongoing consultation throughout the development of this project. This report identifies the issues that were raised during the consultation period.

1.1 Proposed project

DEXUS is proposing to redevelop 201 Elizabeth Street, Sydney into a new world class building with a mix of retail, hotel and residential uses.

The proposed 51 storey mixed use development would include:

- 350 room 5-star hotel and function centre (45% of the development);
- Residential apartment tower (47% of the development);
- Ground and lower floor retail (8% of the development);
- Four levels of basement parking; and
- Potential pedestrian connections to Museum Station and a future Pitt Street North Metro Station.

2.0 Consultation overview

A letter was delivered to 500 surrounding residents and landowners on 25 November 2016 to provide local stakeholders with information about the proposed development. The letter also invited those interested to attend a community information session where they would be able to meet the project team and ask questions about the proposed development. A copy of the letter can be found in **Appendix A** and a map of the distribution range can be found in **Appendix B**.

A project email address and telephone number were set up to provide local residents and stakeholders with an outlet to ask questions and provide feedback both before and after the information session.

An advertisement was placed in the *Central Sydney* Newspaper on 30 November, advertising the community information session. A copy of the advertisement can be found in **Appendix C**.

The community information session was held on Tuesday 6 November at the Sydney Masonic Centre, 66 Golbourn Street, Sydney, from 6pm until 8pm. 12 interested stakeholders attended the information session. A copy of the display boards can be found in **Appendix D**.

The following stakeholders were invited to attend a briefing session about the proposed development, as outlined in the SEARs:

- City of Sydney Council;
- Environmental Protection Agency;
- Office of Environment and Heritage;
- Office of Water;
- Sydney Water;
- Sydney Metro (Dexus consultation only);
- Roads and Maritime Services;
- Department of Infrastructure and Transport;
- Civil Aviation Safety Authority;
- Sydney Trains;
- Ausgrid;
- Sydney Light Rail;
- Transport for NSW's CBD Coordination Office.

3.0 Summary of feedback received

The section below provides a summary of the feedback received to date as a result of community and stakeholder consultation activity.

3.1 Community Feedback

Feedback was received at the information session and through the consultation email address and 1800 number following the information session, including the design response is set out at **Table 1**.

Table 1 – Community Feedback

Issue	Design Response
View impacts	
- Concern about loss of views from Park Regis due to the position of the proposed building - Would like to see the building remain in the same position as the existing building, rather than shifting to the north east of the site. - Consider increasing the height of the proposed tower and therefore make it narrower than the proposed design.	- The project team has attempted to balance public and private views, as well as broader public benefits of the project. - It is acknowledged that some views may be compromised, however some adjoining properties are expected to experience an improved view. - Further view analysis has been conducted as part of the EIS and is included in the Design Report. - As described in the EIS alternative tower locations were investigated as part of the design development for the project. The northern tower, the subject of this application, is a preferable development outcome when taking into consideration the broader public benefits this form offers.
Reduction of overshadowing on Hyde Park	
Lack of care for the reduction of overshadowing on Hyde Park.	Noted
Construction impacts	
- Concern about construction impacts including noise, traffic, dust. - Queries about construction timing and duration	- Noted. Construction impacts will largely be addressed in the Stage 2 DA. These comments have been taken on board for consideration. - Dexus confirmed that construction is unlikely to commence prior to 2020, with a construction duration of approximately 3-4 years.

3.2 Stakeholder Workshops and Feedback

Briefing sessions were held with the following key agencies:

- CBD Coordination Office;
- Sydney Metro; and
- Roads and Maritime Services.

Written feedback was also received from the following agencies:

- Ausgrid;
- Sydney Water; and
- Civil Aviation Safety Authority.

The issues raised and the design responses for each agency is set out below.

Table 2 provides a summary of the key issues raised during a meeting with Transport for NSW's CBD Coordination Office, on Wednesday 14 December 2016.

Table 2 – Summary of consultation outcomes – CBD Coordination Authority

Issue	Design Response
Construction Management	
■ Managing construction issues will be important, especially cumulative impacts. ■ CMP must consider other CBD construction traffic and routes ■ Minimise construction traffic during peak ■ No 'works zone' on Elizabeth Street or Park Street. Castlereagh Street is quite restricted also. ■ Need to look for innovative ways to manage construction impacts. ■ May need to consider internal turn tables.	■ Noted. Construction impacts will largely be addressed in the Stage 2 DA. These comments have been taken on board for consideration.
Site Access and Loading	

- Hotel drop-off must be provided internal to the site, not on the street. On-street drop off would not be supported. - Hotel lobby and basement access are definitely preferable on Castlereagh not Elizabeth Street. - Hotel drop-off should provide for coach parking either at lobby or basement. - Basement entrance ramp to consider existing bus stops on Castlereagh St. - Basement ramps and hotel drop-off will need to consider pedestrian movements on Castlereagh St. - All loading must be provided on-site. Existing streets are at capacity. - Need to provide details of number of proposed and existing car spaces and estimated traffic generation. - Car stackers are not preferable.	- Indicative design proposes internal hotel-drop-off on Castlereagh Street – this is the preferred design option. - Double height drop-off can provide for coach parking. - All loading will be provided within the basement. Number of spaces will be provided consistent with Council's requirements. - Basement parking is provided in accordance with the maximums set under the SLEP 2012. The proposal includes 2 - The Traffic Report has considered the proposed development will not result in any increase to the existing peak traffic flows from the site. - A car stacker will not be included.
Existing and Future Stations	
- A connection to the future Pitt Street North Station is strongly supported. - Renewed connection to Museum Station is supported.	- Dexus is currently discussing opportunities with Sydney Metro to provide a pedestrian connection to the future Pitt Street North Station. - The existing connection to Museum Station will be maintained and upgraded.
Timing and Process	
- Would like to continue discussions. - Need to meet to discuss construction management issues prior to Stage 2 EIS. - Construction timeframe likely to overlap with Sydney Metro	Further discussions will be conducted ahead of any Stage 2 DA, especially in relation to construction management issues.

Table 3 provides a summary of the key issues raised during a meeting with Roads and Maritime Services, on Monday 6 February 2017.

Table 3 – Summary of consultation outcomes – Roads and Maritime Services

Issue	Design Response
Construction Management	
- Managing construction issues will be important, especially cumulative impacts. - Confirmation of construction timing.	- Noted. Construction impacts will largely be addressed in the Stage 2 DA. These comments have been taken on board for consideration. - Construction is forecast for 2019/2020 (pending approval) for a 3.5 year period.
Site Access and Loading	
- Porte cochere is a preferred solution to site access. - No drop-off to occur on street. - Basement hotel drop-off may result in taxis stopping of Castlereagh Street rather than using basement drop-off. - Show pedestrian movements, including site lines for basement ramp and porte cochere. - Ensure basement width is compliant with minimum width for two-way access.	- Indicative design proposes internal hotel-drop-off on Castlereagh Street – this is the preferred design option. - Pedestrian access and movement will be shown in the EIS. - All loading and waste management to be restricted to basement.

Traffic Generation

- | | |
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| <ul style="list-style-type: none"> Given the proposed quantity of car parking, potential vehicle movements are capable of being accommodated in the surrounding road network. | <ul style="list-style-type: none"> Noted. |
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Table 4 provides a summary of the issues raised in the letter received from Sydney Water dated 16 January 2017.

Table 4 – Summary of consultation outcomes – Sydney Water

Issues	Design Response
Water	
- Strategic investigation shows that the trunk water system has adequate capacity to service this development area. - Water servicing investigation is based on supply from the existing 250 mm drinking water main in Castlereagh Street and the 250 mm main in Elizabeth Street. - Formal requirements will be determined as part of the Section 73 application phase which will be assessed based on your connection points and corresponding discharge.	- Noted. - A Section 73 application will be processed prior to the connection of new services.
Wastewater	
- Strategic investigation shows that the trunk wastewater system has adequate capacity to service this development area. - Wastewater servicing investigation based on supply from the existing 300 mm wastewater main in in Castlereagh Street. - Further requirements will be provided at the Section 73 application phase.	- Noted. - A Section 73 application will be processed prior to the connection of new services.
Sydney Water's Heritage listed stormwater assets	
- Our available records indicate that there are two heritage listed stormwater assets located in Elizabeth Street and Castlereagh Street. The oviform stormwater channel in Castlereagh Street is 710 mm x 1 070 mm and the oviform stormwater channel in Elizabeth Street is 711 mm x 1066 mm. - The proponent would be required to prepare a specialist engineering assessment report based on the type of heavy construction equipment and heavy vehicles to be used during the demolition and construction phase of the development, to ensure that the demolition and construction activities would not compromise the structural stability of the heritage listed stormwater assets which are located in Elizabeth Street and Castlereagh Street. - Further requirements are subject to review of the specialist engineering assessment report.	- This will be addressed prior to the issue of a construction certificate, following the approval of a Stage 2 DA. - The feedback from the engineering assessment will be incorporated into the Construction Management Plan for the site.

Table 5 provides a summary of the issues raised in the correspondence received from Civil Aviation Safety Authority dated 9 January 2017.

Table 5 – Summary of consultation outcomes - CASA

Issues	Design Response
▪ Preliminary indications are that the building (at 199.22m) will not be an aviation issue (may require lighting for the benefit of helicopters) as it is in the proximity of taller lit buildings; and the construction cranes, depending on height etc, will need mitigation in the form of marking, lighting, etc (details will be provided in our response to Sydney Airport) ▪ CASA does not require a briefing. ▪ CASA will assess the proposal formally when we receive the details from Sydney Airport.	▪ Noted.

Table 6 provides a summary of the issues raised in the correspondence received from Ausgrid dated 23 December 2016.

Table 6 – Summary of consultation outcomes - Ausgrid

Issues	Design Response
▪ Ausgrid has identified the following assets to be affected by the development works: – Existing substation(s) within site boundary and associated underground cables. Including the easement, lease or right of ways over these electrical assets. – Existing substation adjacent to the site and close proximity to overhead and/or underground cable/s on public land. – 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. ▪ The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings. ▪ In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres. ▪ Exterior parts of buildings within 3 metres in any direction from substation ventilation openings, including duct openings and louvered panels, must have a fire rating level	▪ Noted. The potential impact of the proposed development on Ausgrid infrastructure, including any mitigation measures required, will be documented as part of the Stage 2 SSDA.

(FRL) of not less than 180/180/180 where the substation contains oil-filled equipment. ▪ 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. ▪ 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.	
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4.0 Conclusion and next steps

This consultation outcomes report provides a succinct overview of the communications and stakeholder engagement activities JBA undertook prior to lodgement of the Stage 1 SSDA for 201 Elizabeth Street.

In accordance with the SEAR's requirements for communications and stakeholder engagement, JBA has implemented a strategy to inform local residents, landowners, businesses and key agencies about the Stage 1 SSDA for 201 Elizabeth Street. This has not only ensured that the community have a clear understanding of the proposal, but has also provided an important mechanism to gather feedback prior to lodgement of the EIS, which will be lodged in early 2017.

JBA will continue to provide opportunities for local residents, landowners, businesses, and key agencies to make enquiries and provide feedback as the development application progresses.

Invitation Letter



25 November 2016

Dear Stakeholders

INVITATION TO ATTEND COMMUNITY INFORMATION SESSION FOR 201 ELIZABETH STREET, SYDNEY

As you may be aware, DEXUS Property Group is in the process of preparing a State Significant Development Application (SSDA) for 201 Elizabeth Street, Sydney.

Stage 1 of the SSDA process includes the development of a concept plan that outlines the proposed future development parameters for the site, including maximum height and general building layout. It does not include the final design, detailed floor plans or construction impacts.

The concept plan for 201 Elizabeth Street includes the demolition and redevelopment of the existing commercial building to create a world-class development, made up of retail, hotel and residential uses.

As part of the SSDA process, community and stakeholder engagement will occur with both local residents and key stakeholders at various stages of the development process.

JBA has been engaged to undertake community and stakeholder consultation prior to lodgement of the Stage 1 SSDA. **Please note, this is only the first stage of engagement. You will have other opportunities to provide input during this process.**

You are invited to attend a community information session where you will be able to view the draft concept plan, meet the project team, ask questions and provide important feedback prior to lodgement of the Stage 1 SSDA with the Department of Planning and Environment.

Date: Tuesday 6 December 2016
Time: 6pm until 8pm
Location: Corinthian Room, Sydney Masonic Centre, 66 Goulburn Street, Sydney

Please feel free to drop in at any time between 6pm and 8pm.

To register to attend the information session, or for any further information about the project, please contact Fay Edwards from JBA's Community Engagement Team on 1800 743 436 or consultation@jbaurban.com.au.

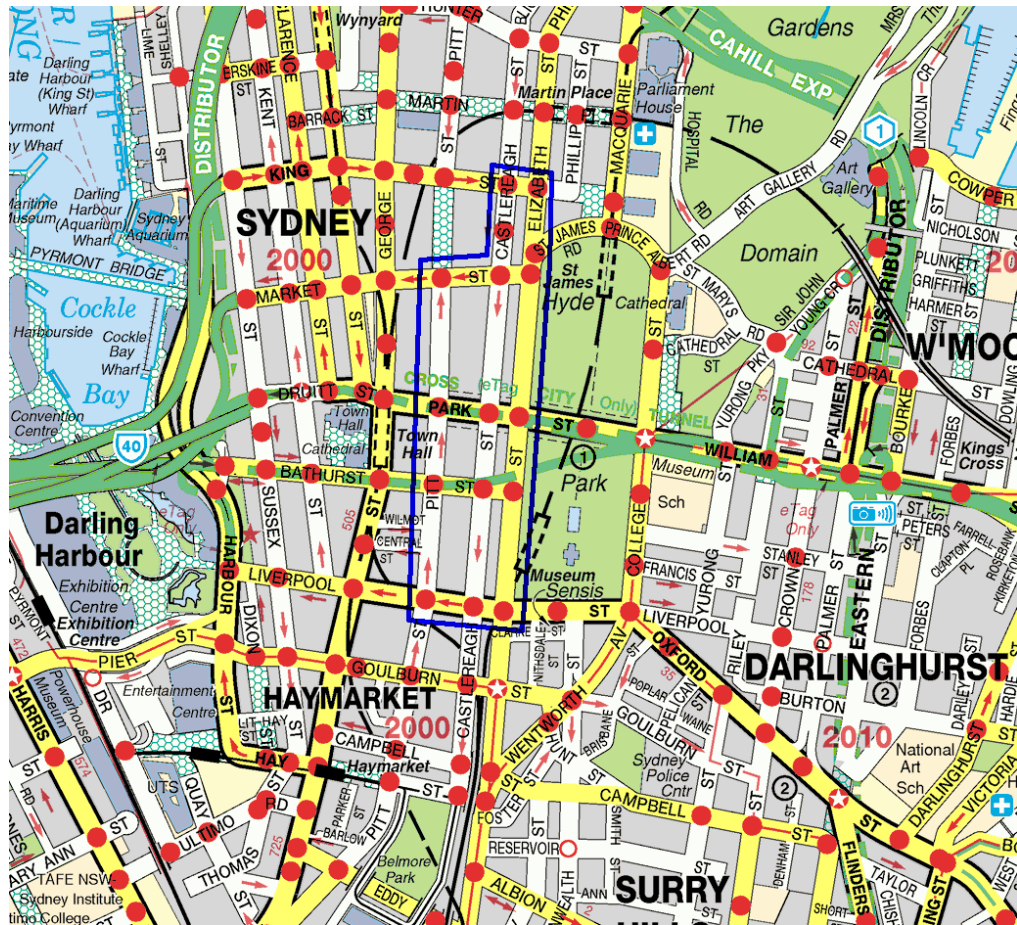
We look forward to meeting you at the information session.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N Blunck'.

Nina Blunck
Associate

Map of Distribution Range



Newspaper Advertisement

Community Information Session

201 ELIZABETH STREET, SYDNEY

DEXUS Property Group is in the process of preparing a State Significant Development Application (SSDA) for the redevelopment of 201 Elizabeth Street, Sydney. Stage 1 of the SSDA includes developing a concept plan to create a world-class development made up of retail, hotel and residential uses.

As part of the SSDA process, interested residents are invited to attend an information session to view the draft concept plan, meet the project team, ask questions and provide important feedback prior to lodgement of the Stage 1 SSDA with the Department of Planning and Environment.

Date: Tuesday 6 December 2016
Time: 6pm until 8pm
Location: Corinthian Room
Sydney Masonic Centre
66 Goulburn Street, Sydney

Please feel free to drop in at any time between 6pm and 8pm.

To register to attend, or for more information please email consultation@jbaurban.com.au or call **1800 743 436**.

Display Boards

Welcome + introduction

Welcome to the information session about the proposed redevelopment of 201 Elizabeth Street, Sydney.

The purpose of this session is to provide you with information about the proposal, Sydney and to give you an opportunity to meet the project team, ask any questions and provide important initial feedback on this Stage 1 State Significant Development Application (SSDA) prior to its lodgement.

This Stage 1 SSDA relates to a concept or 'building envelope' for the site. Details such as floor plans, apartment numbers and detailed building design will be part of a later Stage 2 SSDA.



Indicative Building Envelope, source: FJMT

About the proposal

DEXUS Property Group is currently preparing a Stage 1 SSDA which proposes to redevelop 201 Elizabeth Street, Sydney into a new world class building with a mix of retail, hotel and residential uses. It is a prime position, located at a key intersection in Sydney's CBD.

The proposed 51 storey mixed use development would include:

- 350 room 5 star hotel and function centre (45% of the development);
- Residential apartment tower (47% of the development);
- Ground and lower ground retail (8% of the development);
- Basement parking including motorbike and bicycle; and
- Potential pedestrian connections to Museum Station and a future connection to Pitt Street North Metro Station.

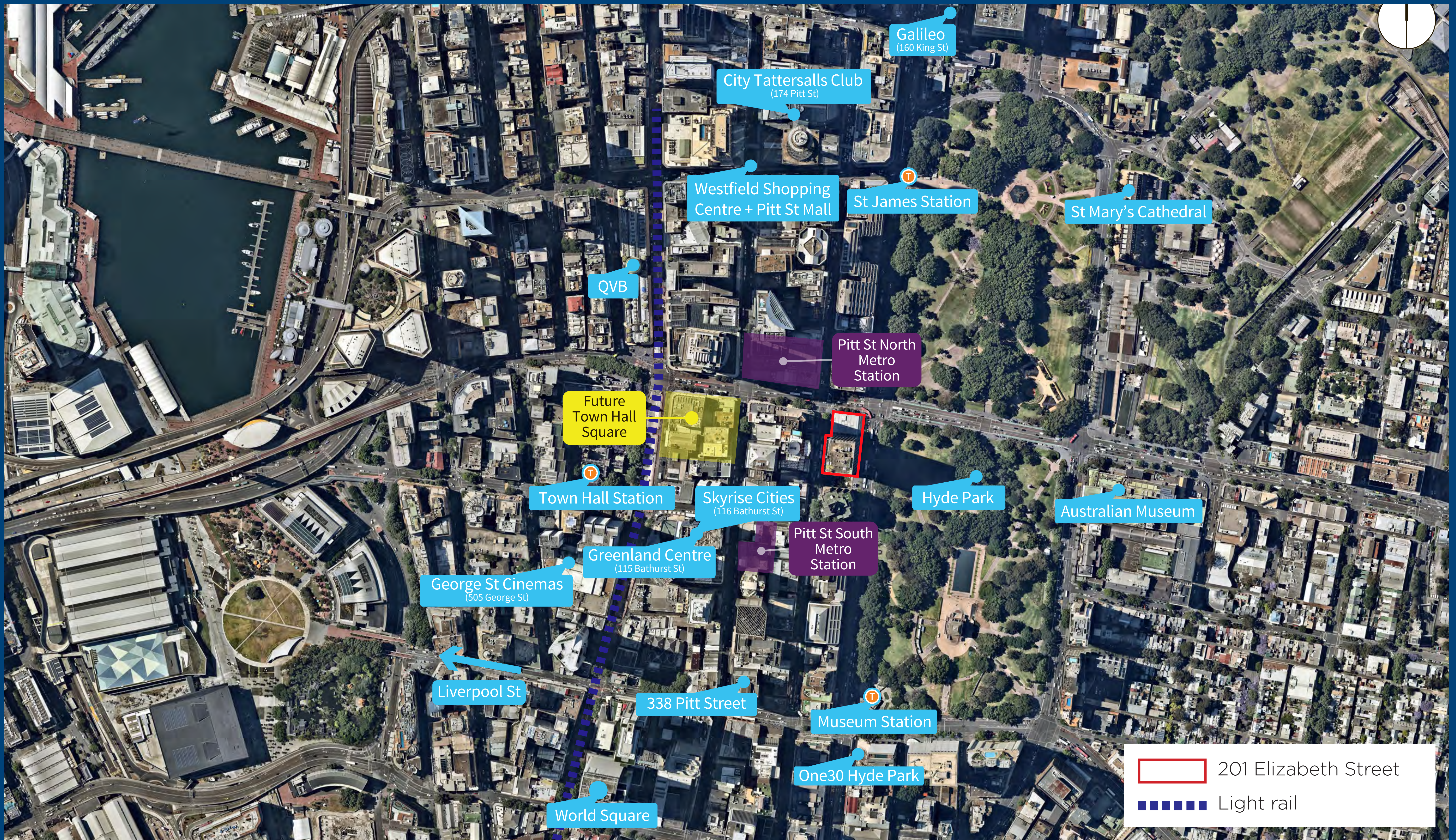
For more information and to provide feedback please contact JBA on:



1800 743 436 (during business hours)



consultation@jbaurban.com.au



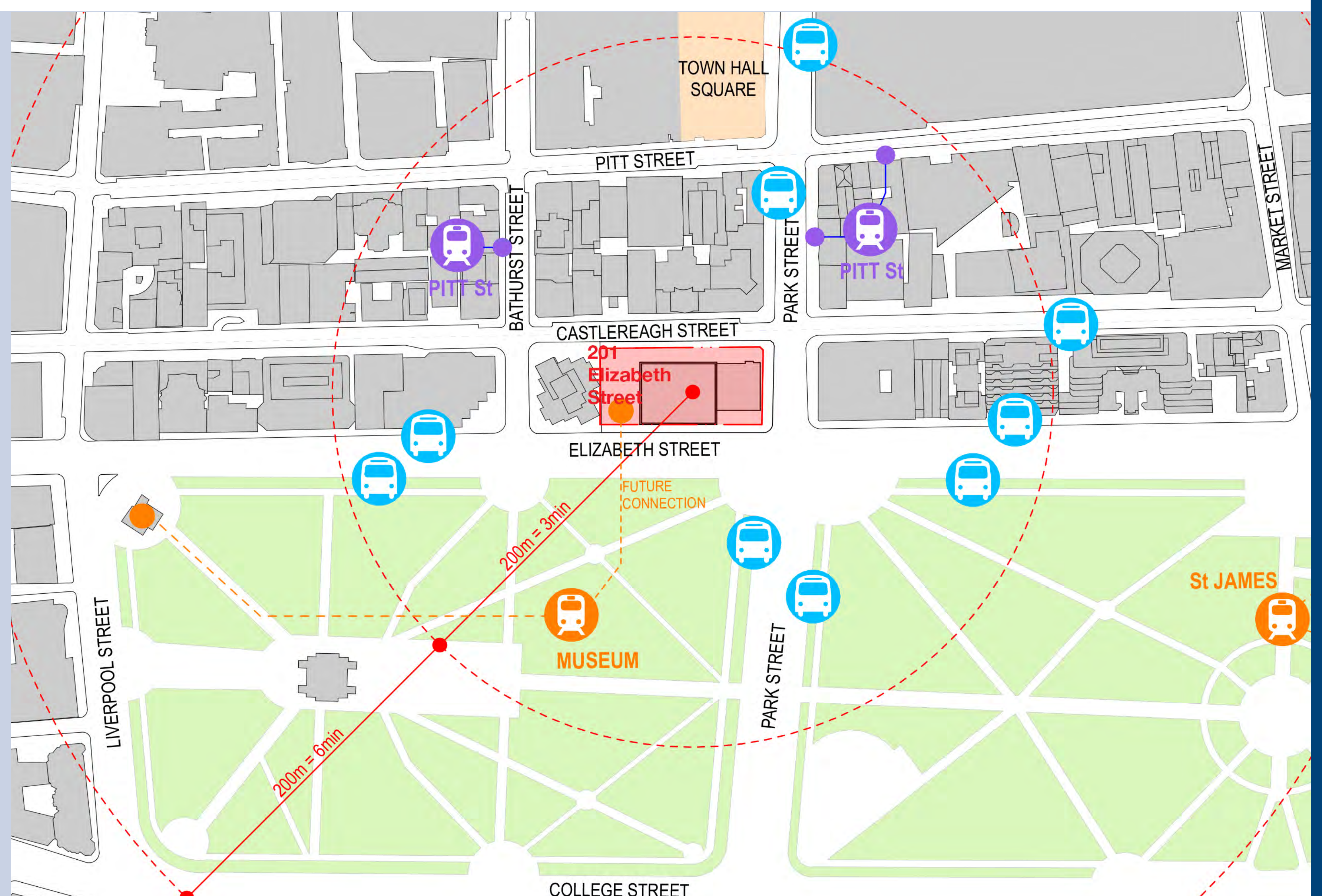
A changing neighbourhood

A number of recent development proposals are occurring in the vicinity of the site, with the precinct renewing and becoming a mixed use neighbourhood.

- **Greenland Centre (115 Bathurst Street):** Residential and hotel development, currently under construction.
- **One30 Hyde Park (130 Elizabeth Street):** Residential with ground floor retail, currently under construction.
- **George St Cinemas (505 George Street):** Residential and retail development, envelope approved, design competition to be held soon.
- **Skyrise Cities (116 Bathurst Street):** Mixed use building including hotel, residential, office and retail, Stage 2 DA approved.
- **Galileo (160 King Street):** Residential with ground and first floor retail, Stage 2 DA lodged.
- **City Tattersalls Club (174 Pitt Street):** Residential and hotel development, Stage 1 DA lodged.
- **338 Pitt Street:** Residential and hotel development, Stage 1 DA lodged.

Located in a prime entrance to the CBD from the east, 201 Elizabeth Street will become a part of a new civic precinct within Sydney's CBD. This will be defined by a new Town Hall Square, a pedestrianised George Street as a result of the new light rail, the new Pitt Street Metro station and the existing underground Town Hall and Museum Railway Stations.

201 Elizabeth Street is within walking distance to a diverse mix of commercial, cultural, retail, entertainment facilities and public open space.



Public domain improvements

Reduction of overshadowing of Hyde Park

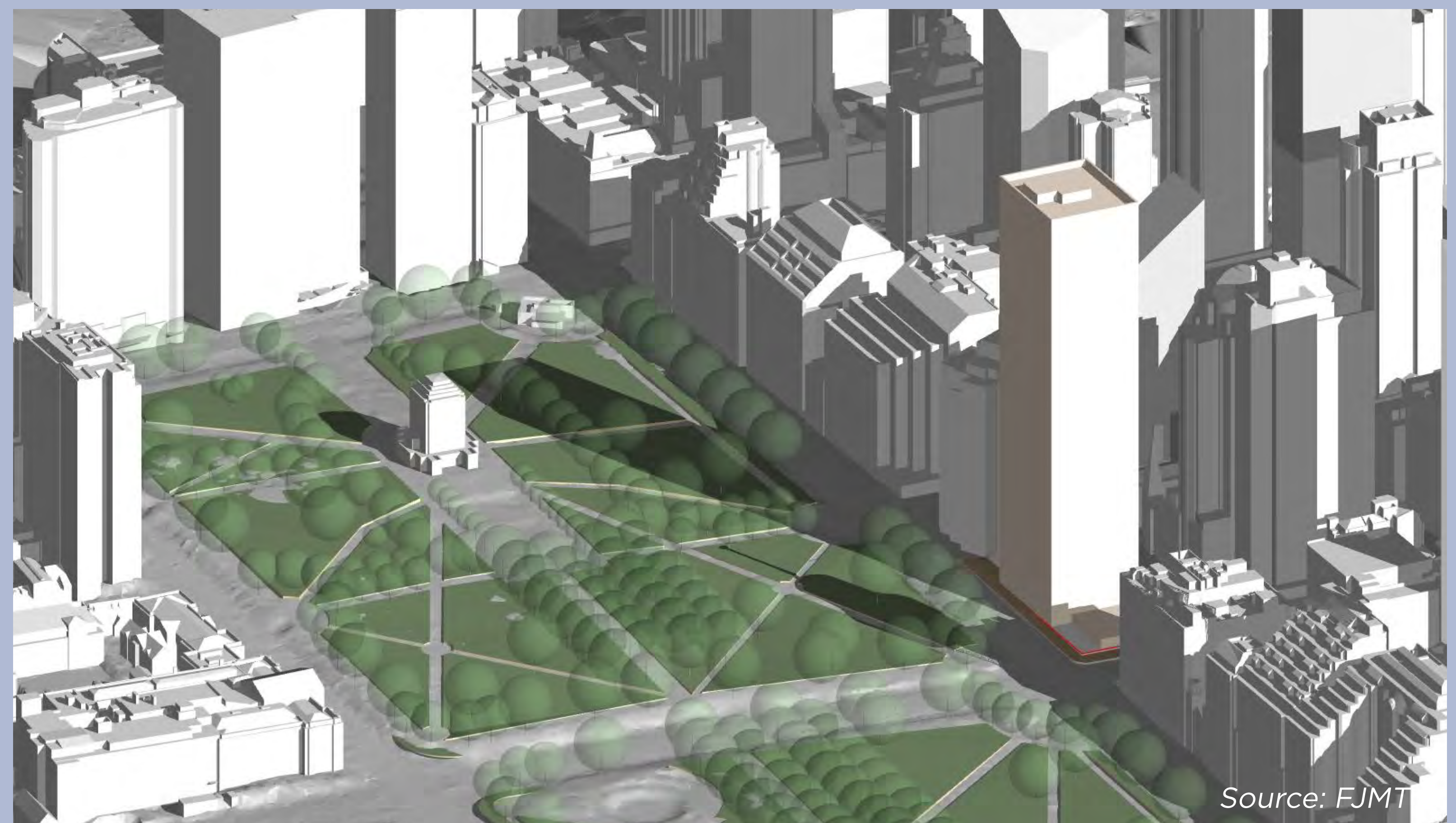
The current building casts a significant shadow on Hyde Park, especially in the middle of winter. The current planning controls encourage redevelopment to decrease shadowing and improve sun access to Hyde Park.

The proposed building will reduce the shadow on Hyde Park by 50% in the middle of winter. The slim building form and location of the tower would allow more sun to reach the park.

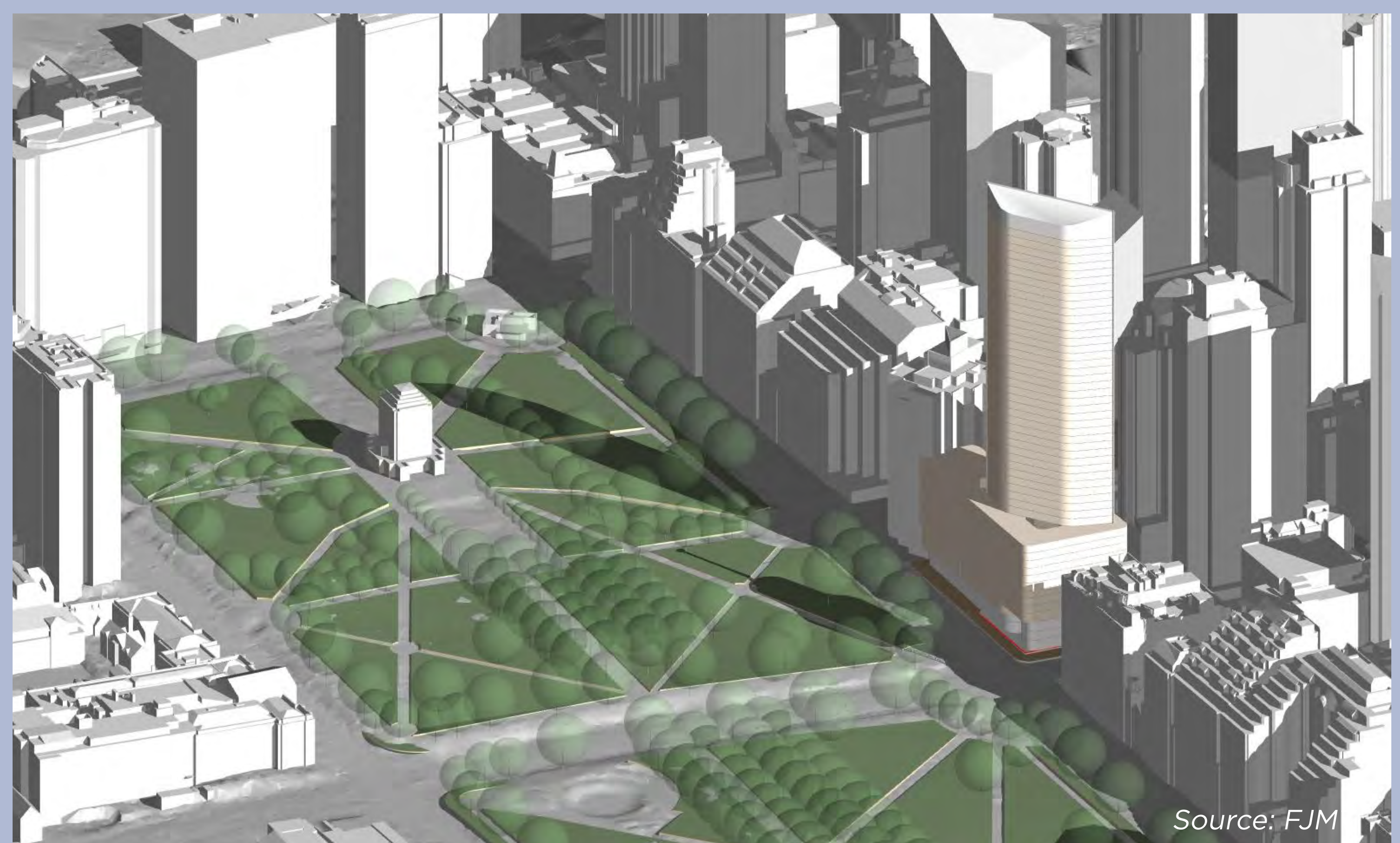
Improving the pedestrian experience

A range of public domain improvements to Elizabeth and Castlereagh Streets would be included in the proposal:

- Removal of basement access ramps on Castlereagh Street and reinstatement of pedestrian footpath.
- Improvement of pedestrian access to Museum Station.
- Easier access between Castlereagh and Elizabeth Street, especially for disabled people.
- Increased activity on Castlereagh, Park and Elizabeth Streets by cafes, restaurants and shops and a hotel entrance lobby.



CURRENT
21 JUNE 2016 AT 1PM



PROPOSED
21 JUNE 2016 AT 1PM

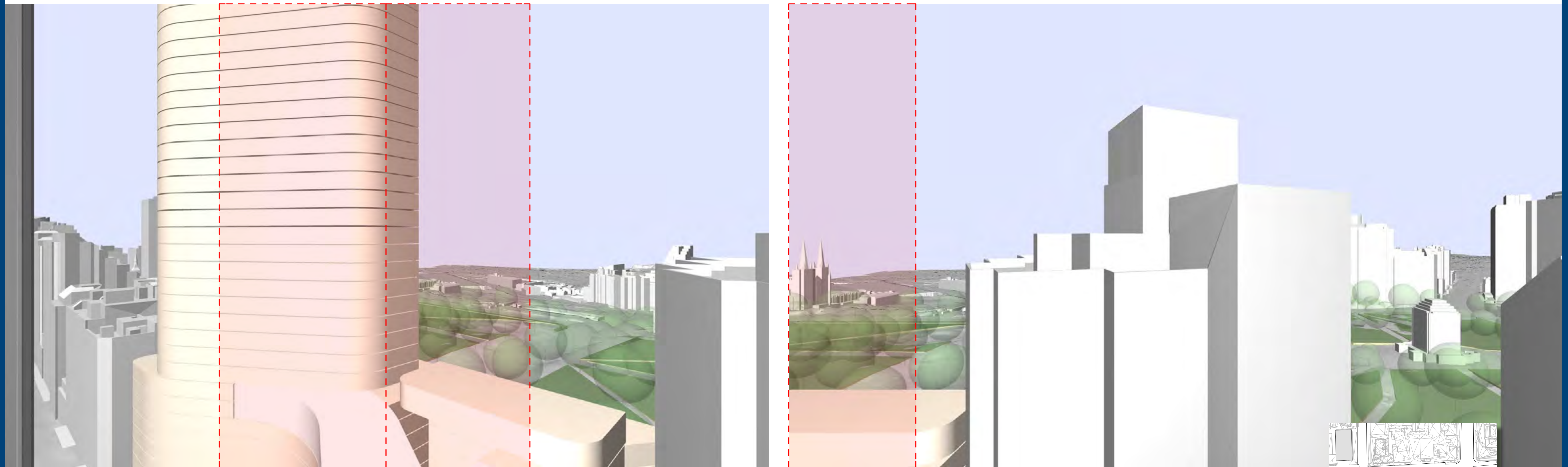


INDICATIVE
CASTLEREAGH + PARK ST CORNER

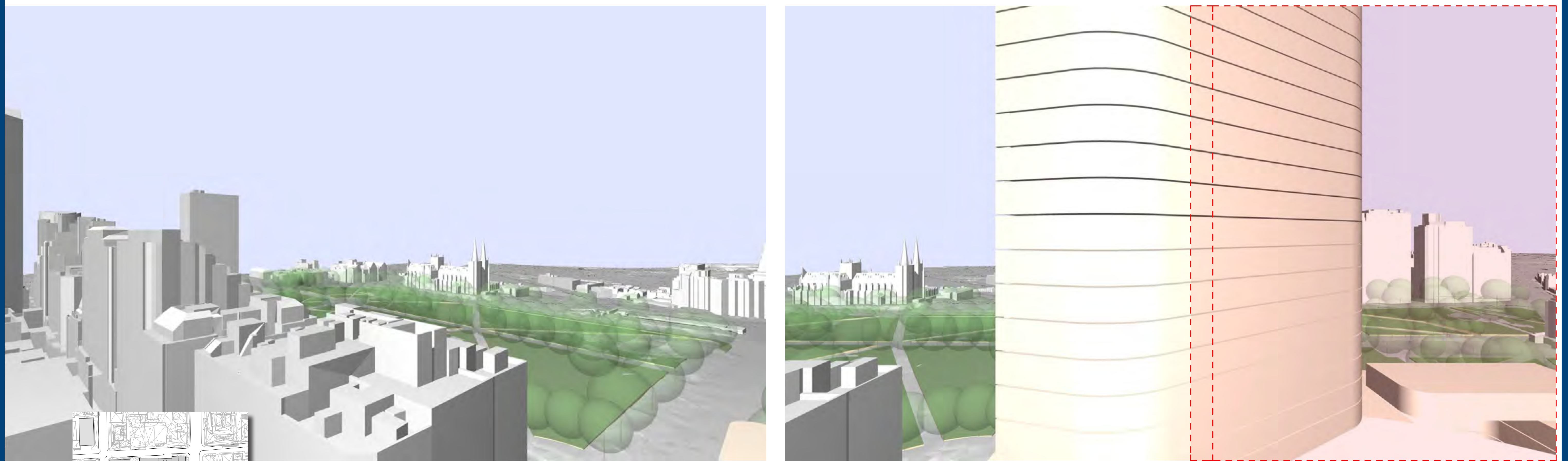


INDICATIVE
ELIZABETH + PARK ST CORNER

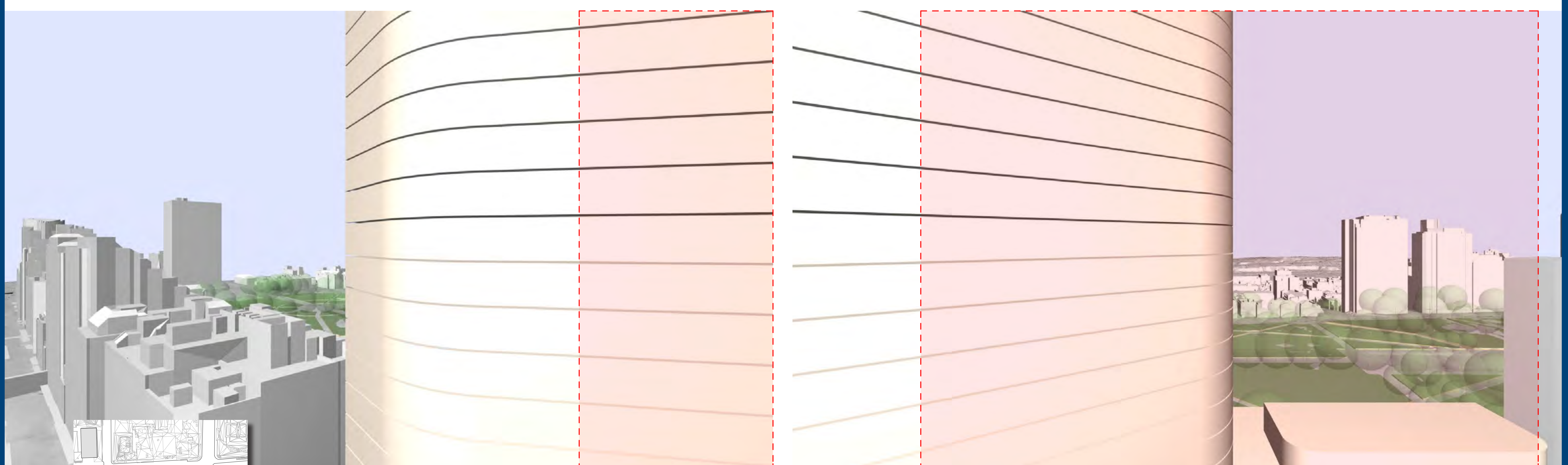
View analysis studies



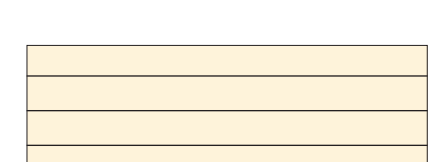
116 CASTLEREAGH STREET (Approx. 70m)



189 CASTLEREAGH STREET (Approx. 70m)



201 CASTLEREAGH STREET (Approx. 70m)



Proposed building envelope



Existing building

Source: FJMT

State Significant Development (SSD) process



Construction