



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

22 February 2017

Ms Bridget McNamara
Senior Planner
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Dear Bridget,

RESPONSE TO SUBMISSIONS: SSD DA FOR DEMOLITION OF EXISTING STRUCTURES (D/2016/1527)

The Environmental Impact Statement (EIS) and supporting documentation relating to the Stage 2 State Significant Development DA (Stage 2 SSD DA) for the demolition of Goldfields House, Fairfax House and the Rugby Club site to ground level was on public exhibition from 24 November 2016 to the 31 January 2017.

A total of two public submissions were received during the public exhibition period, with a further four submissions being received from government departments and agencies. The government agencies included Heritage Council of NSW, Ausgrid, Transport for New South Wales and Sydney Water Corporation.

The City of Sydney, as the delegated authority for the Secretary of the Department of Planning and Environment for functions under Part 4 of the *Environmental Planning and Assessment Act 1979* (*EP&A Act 1979*), Section 136 of the Act, and Parts 4, 6, and 15 of the *Environmental Planning and Assessment Regulation 2000* on 2 February 2017 requested a response to the submissions received regarding D/2016/527 (also referred to as SSD_8110).

This letter provides the applicant's response to the submissions, and where appropriate encloses additional documentation for consideration by the City of Sydney.

1. GOVERNMENT DEPARTMENT AND AGENCY SUBMISSIONS

The following section details the applicant's response to the submissions of government agencies.

1.1. NSW HERITAGE COUNCIL

The NSW Heritage Council requested that further information be submitted by the applicant to demonstrate compliance with the heritage requirements of the SEARS. Specifically, it was requested that a Heritage Impact Assessment be provided to address the heritage impacts as a result of the proposed development works and identify appropriate mitigation measures for this application exclusively.

In response to this submission the applicant has prepared a Heritage Impact Statement and Archaeological Assessment (enclosed with this letter). This report provides a distinct and clear assessment of the demolition works associated with this development application only. The statement identifies that there are no heritage or archaeological impacts associated with the proposed demolition of all existing structures on site to ground level only.

1.2. AUSGRID

The applicant notes Ausgrid's submission, including the recommended consent of the development subject to the identified conditions.

1.3. SYDNEY WATER CORPORATION

As this application proposes no works below ground, the requirements of Sydney Water Corporation's submission regarding 'Water, Drainage, Stormwater and Groundwater' are not deemed relevant for this application. However, we can confirm that an Integrated Water Management Plan, Groundwater Monitoring Plan, Stormwater Concept Plan, and information on potential augmentation of Sydney Water infrastructure is provided with the Stage 2 DA for Tower B and the Basement.

As no construction works are proposed as part of this application, the requirements of Sydney Water Corporation's submission regarding 'Stormwater', including constructing a building adjacent Sydney Water stormwater assets, discharged stormwater quality targets, heritage and water and waste water considerations are not deemed relevant for this application.

1.4. TRANSPORT FOR NEW SOUTH WALES

The applicant makes no objection to Transport for New South Wales' (TfNSW) recommendation that the applicant consults with Sydney Light Rail Team in relation to construction access arrangements to the site prior to the commencement of construction.

The applicant makes no objection to TfNSW's recommended conditions of consent, including preparation of a Construction Pedestrian and Traffic Management Plan in consultation with the CBD Coordination Office and the Sydney Light Rail Team, and submission of the final plans to the Coordinator General, CBD Coordination Office for endorsement prior to the commencement of any work associated with this development application.

2. PUBLIC SUBMISSIONS

Two public submissions were received in response to exhibition of D/2016/1527 (or the DA). Each of these submissions provided commentary on the overall development of the site beyond the scope of this application. Of relevance to the demolition works proposed in the application, we note the following comments:

- The importance of heritage values;
- The need to consider the capacity of existing and planning infrastructure, and potential traffic congestion impacts; and
- The need to encourage more commercial businesses in the Circular Quay precinct.



A Heritage Impact Statement and Archaeological Assessment has been prepared by Urbis Pty Ltd that demonstrates the proposed demolition works will not result in an impact to identified heritage and archaeological values on the site.

The proposed demolition works will enable the efficient delivery of the broader redevelopment project on site for a mix of commercial, residential and tourist and visitor accommodation uses, subject to concurrent development applications. By enabling demolition to slab level to commence as early as possible, the proponent will be able to facilitate delivery of a timely construction program that reduces impacts to the public, including the capacity of existing and proposed infrastructure networks.

Traffic associated with the proposed works will be management by an appropriate Construction Pedestrian and Traffic Management Plan.

3. SUMMARY

Where relevant, the matters above have been carefully considered and have resulted in the proponent submitting an additional Heritage Impact Statement and Archaeological Assessment. The submitted document does not amend the proposal or increase any potential impacts of the proposal. As such, it is concluded that the submitted documentation does not need to be renotified.

If you have any questions please don't hesitate to contact me on 8233 9990.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A. Ryan".

Ashleigh Ryan
Senior Consultant

Enc Heritage Impact Statement and Archaeological Assessment