



**Property
NSW**

Place Management NSW
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Tel 02 9240 8500 | www.property.nsw.gov.au

15 September 2017

Mr Chris Ritchie
Acting Executive Director
Key Sites and Industry Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Cameron Sargent

**Re: Proposed Variation to Sydney Cove Redevelopment Authority Scheme
(SCRA) for 22-26 Playfair Street, The Rocks**

This request relates to land at 22-26 Playfair Street, The Rocks also known as the Rocks Centre Building. The property is owned by Place Management NSW (PMNSW) (now part of Property NSW) and used for retail purposes.

Following a detailed analysis, PMNSW has determined that there is an opportunity to enhance The Rocks as a destination hub through relocating the long standing tenant Pancakes on The Rocks from 80 George Street to 22-26 Playfair Street, specifically Level 1 of the building. As part of the relocation, PMNSW will need to undertake base building works to the building in order to meet BCA & ODA requirements, the main work being installation of lift service within an existing entry structure on Playfair Street.

The lift installation will require a change to the current height of the entry structure to RL 18.58; as well as an increase in the footprint of the existing entry by 0.37m to the south and 0.70m to the west, totalling to 3.5m² in additional footprint in order to accommodate the new lift and provide for adequate circulation space and to ensure BCA/DDA compliance.

As you are aware the Sydney Cove Redevelopment Authority (SCRA) Scheme is the main environment planning instrument applying to The Rocks. The subject site is covered by Building Site Control Drawing XXXI-C of the SCRA as per Attachment A. This submission seeks approval to vary the SCRA Building Site Control Drawing XXXI-C to vary the current SCRA Building Control Drawing XXXI-C to accommodate a new entry structure including life and footbridge.

This variation to Building Site Control Drawing XXXI-C is described in Revision D (Attachment B).

The legal entity name Sydney Harbour Foreshore Authority (SHFA) has now changed to Place Management NSW. The change is in name only, our ABN remains the same and all existing legal documents in place are unaffected. You will, however, see Place Management NSW on all new legal documents going forward. Place Management NSW will continue to use the Property NSW brand.

The impact on the façade and more broadly the heritage significance of Penrhyn House is considered minimal as the works relate to the upgrade of the existing entrance structure to provide a lift service. Furthermore, as part of this SCRA variation request, a State Significant Development Application is to be submitted to the Department of Planning and Environment for assessment.

Pursuant to the requirements of the Environmental Planning and Assessment (Sydney Cove) Savings and Transitional Regulation 1999 (NSW) consideration is required to be given to the provisions of Clause 9(2) of any variations. A summary of these matters for consideration are responses at Attachment C. The analysis finds that the proposed variation is acceptable having regards to the existing built environment and land uses found within The Rocks Precinct.

PMNSW seeks support for the variation of the approved SCRA Scheme as outlined in this letter.

Could you please provide a response to our request, outlining next steps to progress the proposed amendment, including indicative timing.

Should you require any additional information to enable preliminary assessment of this request or to organise a briefing from our project team, please contact Lindsay Turner on 9240.8786.

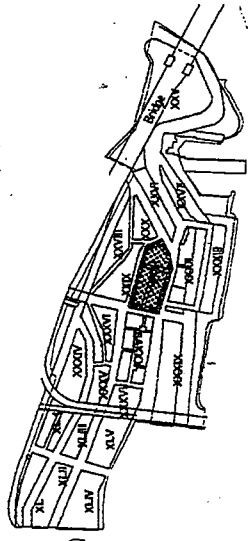
Yours sincerely



Sam Romaniuk
Chief Executive Officer

Attachment A

SCRA Scheme Building site control drawing XXXI-C



This drawing refers to the land shaded

- LEGEND**
- SITE BOUNDARY
 - BASEMENT
 - HISTORIC BUILDINGS
 - PEDESTRIAN ROUTE
 - VEHICLE ROUTE
 - PERMITTED USES**
 - (1) AREA NORTH OF HILL LANE
 - HOTEL WITH AUXILIARY SHOPS, RESTAURANT AND PARKING FACILITIES
 - WEEKEND MARKET
 - RETAIL STALLS AND THE LIKE
 - (2) AREA SOUTH OF HILL LANE
 - COMMERCIAL
 - RESIDENTIAL
 - SPECIAL

SPECIAL NOTES

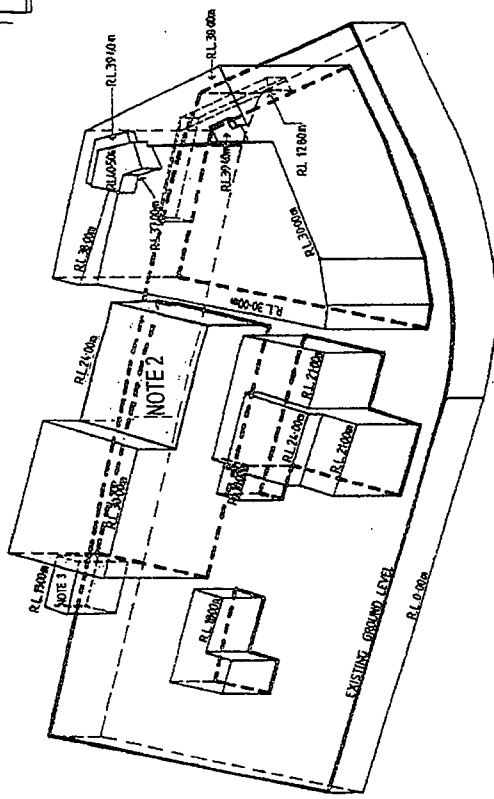
- 1 - SMALL PROJECTIONS SUCH AS ANTENNAE AND THE LIKE, ARE THE ONLY ELEMENTS WHICH MAY BE APPROVED TO PROJECT ABOVE THIS ENVELOPE
- 2 - IN THE AREA UNDEVELOPED, (THE CROSS SQUARE) DEVELOPMENT ABOVE RL 11.00m AND TO A MAXIMUM HEIGHT OF 15.00m MAY ONLY BE PROPOSED FOR THE PURPOSE OF A SHED OR SHEDS
- 3 - IN THE AREA UNDEVELOPED, DEVELOPMENT MAY ONLY BE APPROVED FOR THE PURPOSE OF AN ENTIRE STRUCTURE

I certify that the above information and plans, being the Minister's approval of the Environmental Planning and Assessment (Sydney Cove) Regulations and Transitional Regulations 1998 hereby pursuant to clause 9 of that Regulation approve the variation to the approved scheme evidenced by this control drawing

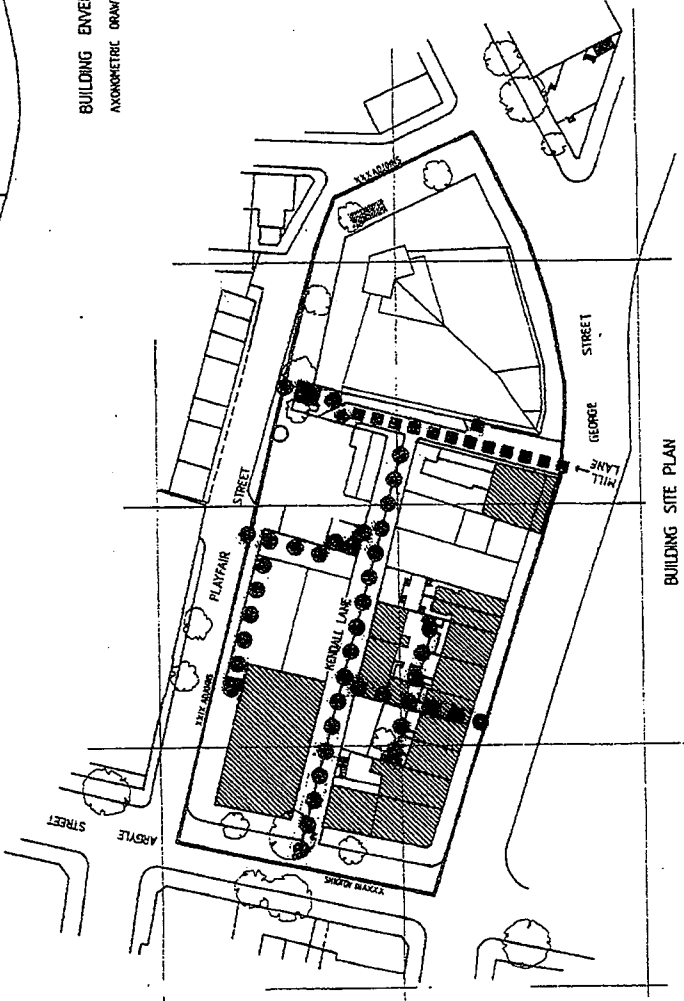
Date: 1.8.05

The general controls as shown on this drawing are subject to the refinement of detail in relation to dimensions, easements, design, open spaces and the like, and the subject of the drawing is not intended to be a final plan for construction to architectural details, siting, timing and future development controls.

The: **XXXI-C**
 BUILDING SITE CONTROL DRAWING
SYDNEY HARBOUR FORESHORE AUTHORITY
 Ref: 1:800
 Date: 1.8.05
 Issue No: ROX-914-DA-0007-B



BUILDING ENVELOPE
 AXONOMETRIC DRAWING



BUILDING SITE PLAN

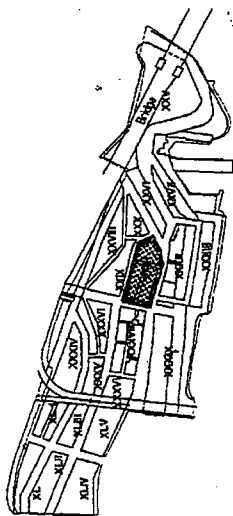
Sydney

Level 4, 66 Harrington Street The Rocks 2000 PO BOX 1408
 Governor Place NSW 1220
 Telephone: 02 9540 8813
 Facsimile: 02 9540 8813
 Email: info@shfa.nsw.gov.au

Attachment B

Proposed amendment to SCRA Scheme

Building site control drawing XXXI-C



This drawing refers to the land shown

- LEGEND**
- SITE BOUNDARY
 - EASEMENT
 - HISTORIC BUILDINGS
 - PEDESTRIAN ROUTE
 - VEHICLE ROUTE

PERMITTED USES

- (1) AREA NORTH OF HILL LANE
HOTEL WITH ANCILLARY SHOPS, RESTAURANT
AND PARKING FACILITIES
WEEKEND MARKET -
RETAIL STALLS AND THE LIKE
- (2) AREA SOUTH OF HILL LANE
COMMERCIAL
RESIDENTIAL
SPECIAL

SPECIAL NOTES

- 1 - SMALL PROJECTIONS SUCH AS ANTENNAE
AND THE LIKE ARE THE ONLY ELEMENTS WHICH MAY BE
APPROVED TO PROJECT ABOVE THIS ENVELOPE
- 2 - IN THE AREA MARKED 2 (THE ROCKS SQUARE), DEVELOPMENT ABOVE RL 21.0m,
TO A MAXIMUM HEIGHT OF RL 21.0m MAY ONLY BE APPROVED FOR THE
PURPOSE OF SHADE CANOPY
- 3 - IN THE AREA MARKED 3, DEVELOPMENT MAY ONLY BE APPROVED FOR THE
PURPOSE OF ANY ENTRY STRUCTURE INCLUDING LIFT AND FOOTBRIDGE
MEASURING 5.5m X 4.0m AND HAVING AN OVERALL OF RL 18.0m.

I Anthony Roberts, Minister for Planning, being the Minister administering the Environmental
Planning and Assessment (Sydney Cove) Savings and Transitional Regulations 1989
hereby pursuant to clause 9 of that Regulation approve the validation to the approved
scheme evidenced by this control drawing

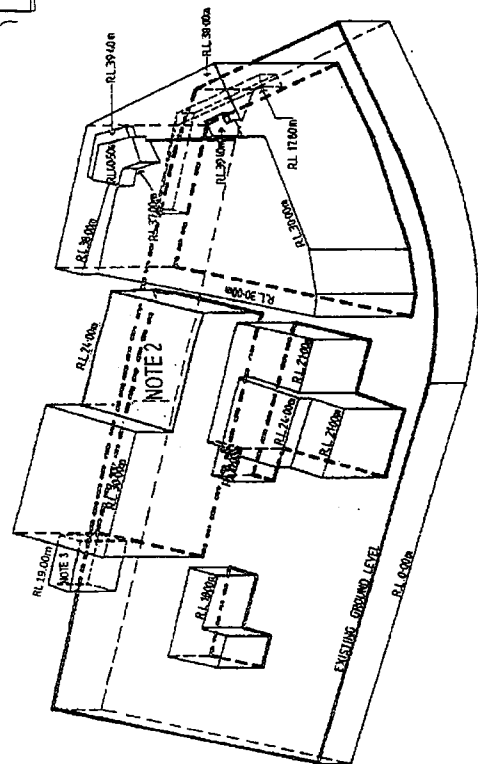
Date:

The general controls as shown on this drawing are subject to the refinement of
detail in relation to dimensions, easements, usage, open space and means
of circulation and the site shall be subject to such further conditions in relation
to architectural details, staging, timing and future development controls.

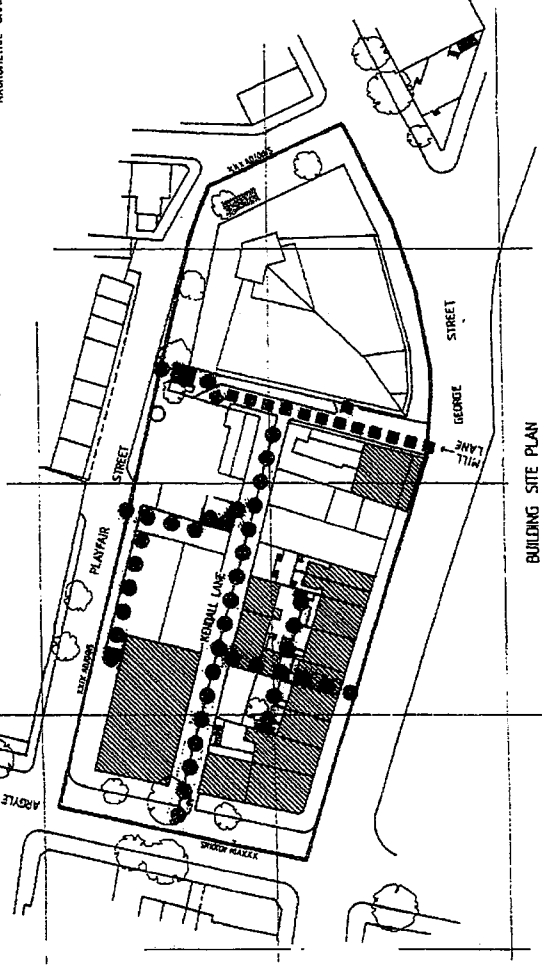
THE BUILDING SITE CONTROL DRAWING

XXXI-D

Scale: 1:500 Date: ROX-914-DA-5007-B



BUILDING ENVELOPE
AXONOMETRIC DRAWING



BUILDING SITE PLAN

Attachment C

Summary of variation considerations
(Clause 9(2) of EP&A (Sydney Cove) Savings and
Transitional Regulations 1999)

Attachment C

General Planning and Design Principles for the Sydney Cove Redevelopment Area Summary Table

Clause	Provision	Consideration
9(2)(a)(i)	Whether or not the proposal will adversely affect development on adjoining land	The proposal involves the minimal expansion in footprint and height of the existing entrance structure to 22-26 Playfair Street, The Rocks to accommodate a new entry and lift service. Adjoining development consists of a diverse array of commercial and retail uses. The proposed variation is not considered to adversely affect development on adjoining land.
9(2)(a)(ii)	Whether or not the proposal will adversely affect the heritage significance of building, structures or sites in the locality.	The subject site is listed as a heritage item on the State Heritage Register. The impact on the external façade and more broadly on the heritage status of the building due to increase in footprint and height for entry and lift services is expected to be minimal and will be undertaken in accordance with the Heritage Council endorsed Conservation Management Plan as part of future development assessment process.
9(2)(a)(iii)	Whether or not the proposal will adversely affect the quality of the Public Domain in the locality.	The proposal is not considered to adversely impact on the quality the public domain in the locality.
9(2)(b)	Whether the draft variation if made will have an adverse impact on the natural or built environment or an adverse social or economic impact in the locality.	The potential adverse impacts on the natural environment during construction will be mitigated through the imposition of appropriate conditions of consent on any DA issued. It is considered that the social impact on the locality will be minimal and the preservation of the heritage item will have a positive economic affect as this will ensure the long term performance and useability of the existing building on site.
9(2)(c)	Whether the variation will conform to the general planning and design principles for the Sydney Cove Redevelopment Authority area.	The SCRA scheme does not include statements of general planning and design principles but its Control Drawings and implementation design over the years have included: • Conservation of historic buildings and other heritage fabric • Control of building heights • Control of pedestrian and vehicle routes • Broad land use controls allowing tourism, commercial, residential, retail, shops and restaurants and special uses. The proposed variation to permit the expansion in footprint and height for entry and lift service is consistent with these broad policies.