

27 July 2018

File No: MP11_0093 MOD 1
Our Ref: R/2018/17

Matthew Rosel
Senior Planner – Key Sites Assessments
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2000
Email: matthew.rosel@planning.nsw.gov.au

Dear Matthew,

RE: Pemulwuy, MP11_0093 MOD1

Thank you for your correspondence dated 13 July 2018 which invites the City of Sydney ("the City") to review the application to modify the project approval as follows:

- Deletion of all Precinct 3 buildings and works from the Project Approval;
- Deletion of the land-bridge over the railway corridor;
- Replace retail use within Precinct 1 with gallery use;
- Amendment of the design, layout and landscaping of the public domain; and
- Amendments to conditions and Statement of Commitments to take account of the deletion of Precinct 3 from the Project Approval.

The City has reviewed the application and raises the following matters to be considered in the assessment and determination of the application:

- The City supports the formalisation of locating the gallery space to a specific precinct, given its removal from the Precinct 3 SSD proposal which is currently under assessment. However, without a specifically identifiable physical space shown on proposed/approved plans, the City has concerns in terms of ensuring the provision and ongoing existence of the gallery space. This application would be the opportunity to provide a plan for the space and ongoing assurances in terms of its ongoing existence, rather than modifying the project approval description as proposed.
- The Deed between the Aboriginal Housing Company (AHC) and the City requires the provision of the gallery space as a core element.
- The size of the gallery space should be confirmed in the application and be as close as practicable to the previous approval (485m²).
- This application should be assessed concurrently with application SSD 8135 and MP 06-0101 MOD2.

- The provision for a future land bridge over the railway corridor should be investigated with discussions with Transport for NSW.

Should you wish to speak with a Council officer about the above, please contact Shannon Rickersey, Senior Planner, on 9265 9333 or at srickersey@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Graham Jahn', with a large, loopy flourish extending downwards.

Graham Jahn AM
Director

City Planning | Development | Transport