



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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Urbis Pty Ltd
ABN 50 105 256 228

8 July 2019

Mr Karl Fetterplace
Senior Planning Officer, Key Sites Assessments
Department of Planning, Industry & Environment
Level 29, 320 Pitt Street | Sydney NSW 2000

Dear Karl,

SSD 8665 MERCANTILE HOTEL - RTS

Please see our response below to DPE's Request for Further Information dated 7 June 2019 (initially sent via email on Thursday, 4 July 2019):

Operational Noise

Confirm an allowance has been made in the Noise Assessment for noise impacts associated with the ground floor courtyard.

- Please refer to a letter prepared by SLR attached.
- The letter confirms the predicted noise level when the courtyard is at full capacity (16 people) is 43 dBA, which is not expected to contribute to the overall venue noise emissions at nearby sensitive receptors. No further assessment is required.

Visual Impact Assessment

Amend viewpoints 8 and 9 to show the "after" image that indicates the impact of the proposal.

- Please refer to an updated VIA with "after" images attached.
- You will see the conclusion remains the same. The overall rating of visual impact for viewpoint 8 was downgraded to "low" after the render was provided to KI Studio.

Development Application Form

Provide an updated application form, which should include the number of additional construction and operational jobs associated with the proposal.

- An employment estimate was provided at SSDA lodgement, which specified 185 construction jobs and 102 operational jobs. We attach this for ease of reference.
- We give you the authority to manually override the digital application form on your end to represent the above figures. Should you require any further action from us, please provide detailed instructions.



Land owner's consent

Given the application is significantly progressed, the Department requires land owner's consent in order to continue its assessment of the proposal.

- LOC has been obtained from PNSW (as you know). This is attached for completeness.
- The Applicant acknowledges there are parts of the SSDA scope that need to be pulled out (i.e. kitchen fit out, external signage). We assume this will be a notation on the stamped plans/condition in the consent.

We trust this clarifies the outstanding queries on this matter and we can proceed to assessment/determination. If you have any questions, please feel free to call me on 0430 510 973.

Yours faithfully,

Edward Green

Edward Green
Senior Consultant

Enclosed: Acoustic Advice prepared by SLR
Amended VIA prepared by KI Studio
QS Report and Employment Contribution Letter prepared by MBM
PNSW Landowner's Consent