

16 February 2022

Our Ref: R/2017/17/H
File No: 2022/060463
Your Ref: SSD-8671-MOD-7

Lucinda Craig
Planning Officer
Department of Planning, Industry & Environment

via Planning Portal

Dear Lucinda

SSD 8671 MOD 7 – Additional commercial uses and design amendments – Advice on Modification

Thank you for your correspondence dated 8 February 2022 which invites the City of Sydney Council (“the City”) to review the proposed modification application for SSD 8671 regarding the approved works on wharves 2/3 within the Walsh Bay Arts Precinct.

The City has reviewed the proposed amendments to the consent comprising:

- Additional uses and fitout for commercial tenancies 2-4
- Replacement of existing windows with louvres for the Sydney Dance Company tenancy to maintain thermal comfort
- Installation of new louvres for the Sydney Theatre Company tenancy to prevent the ingress of rainwater

Overall, the City raises no objection to the proposed amendments. The City provides the following comments in response to the proposed amendments:

- Additional uses and fit-out for commercial tenancies 2-4 (currently approved for use as shops, restaurants, cafes or small bars – proposed broader use to include teaching, rehearsals, and office functions for arts and cultural uses).

The additional uses will have a neutral impact on the heritage fabric, however, the associated fitout has the potential to have adverse impacts on significant fabric and spaces. To ensure such impacts are minimised, the *Recommendations for Proposed Fit-out Upgrade to Commercial 2, 3 and 4* in Section 4.3 of the submitted Heritage Impact Statement (HIS) prepared by Tropman and Tropman Architects dated January 2022 are recommend to be included as a condition of consent.

- Replacement of existing windows with louvres for the Sydney Dance Company tenancy to maintain thermal comfort as air conditioning supply is not possible.

The high level louvres to the ground floor western facade of Wharf 4/5 will replace non-significant fibre cement sheeting, fit within the existing window

frames and match the colour to reduce their visual impact. This will have a minor but acceptable heritage impact provided the *Recommendations for Proposed Louvres to Western Facade of Wharf 4/5* in Section 4.2 of the HIS, prepared by Tropman and Tropman Architects dated January 2022 are imposed as a condition in any consent granted.

- Installation of new louvres for the Sydney Theatre Company tenancy to prevent the ingress of rainwater due to the design of the previously approved louvres (approved for smoke exhaust).

The high-level louvres on Level 1 will be aluminium and will be painted to match the colour of the existing fibre cement sheeting to reduce their visual impacts. This will have a minor but acceptable heritage impact provided the *Recommendations for Proposed Louvres to Western Facade of Wharf 4/5* in Section 4.2 of the HIS, prepared by Tropman and Tropman Architects dated January 2022 are imposed as a condition in any consent granted.

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

Yours sincerely,



ANDREW REES

Area Planning Manager