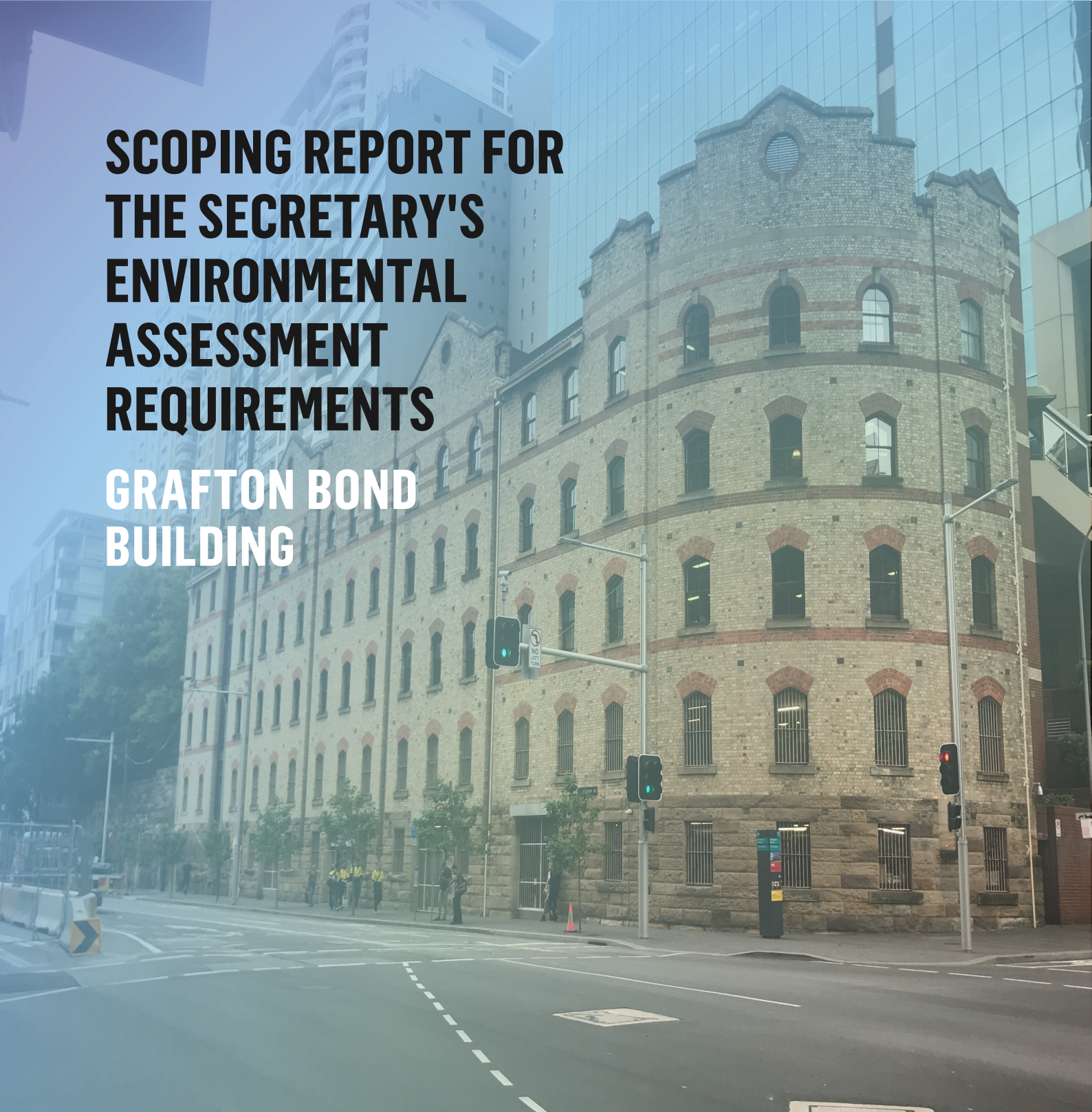


# **SCOPING REPORT FOR THE SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

## **GRAFTON BOND BUILDING**



JUNE 2019  
P6629  
PREPARED FOR MARITIME NOMINEES PTY LTD



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# 1. INTRODUCTION

On behalf of Maritime Nominees Pty Ltd (**the Proponent**), this document is a request for Secretary's Environmental Assessment Requirement (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) to accompany a State Significant Development Application (**SSDA**) for the proposed adaptive re-use of the Grafton Bond Building and adjacent land for a hotel development.

Pursuant to Section 4.36(2) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*:

*(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development*

The *State and Regional Development State Environmental Planning Policy (SRD SEPP)* provide that a *tourist related purpose* is state significant if the development if the proposal, *"has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance or a sensitive coastal location"*. These proposed works have a construction exceeding \$10 million (refer to the attached QS statement). A state listed heritage item is defined as an 'environmental sensitive area'. The "Grafton Bond Store and Sandstone Wall" is state heritage listed and is mapped as including the land subject to the listing and excludes the area of the new build, with the exception of the sandstone wall.

To support the request for the SEARs, this report provides the following:

- An overview of the site and context;
- A description of the proposed works;
- An overview of the relevant statutory and strategic planning framework;
- An approach to satisfy the design excellence provisions in *Sydney Local Environmental Plan 2012* (SLEP); and
- An overview of the likely environmental and planning impacts.

In addition, drawings are attached at **Appendix A**.

In accordance with the Department of Planning & Environment's (**the Department**) new protocol of conduction 'Pre-DA meetings' prior to formal lodgement of SEARs, a meeting was held on 1 April 2019 with key Departmental staff to discuss the Project. This satisfies the requirement of a 'scoping meeting'.

## 2. OVERALL SITE AND SURROUNDING CONTEXT

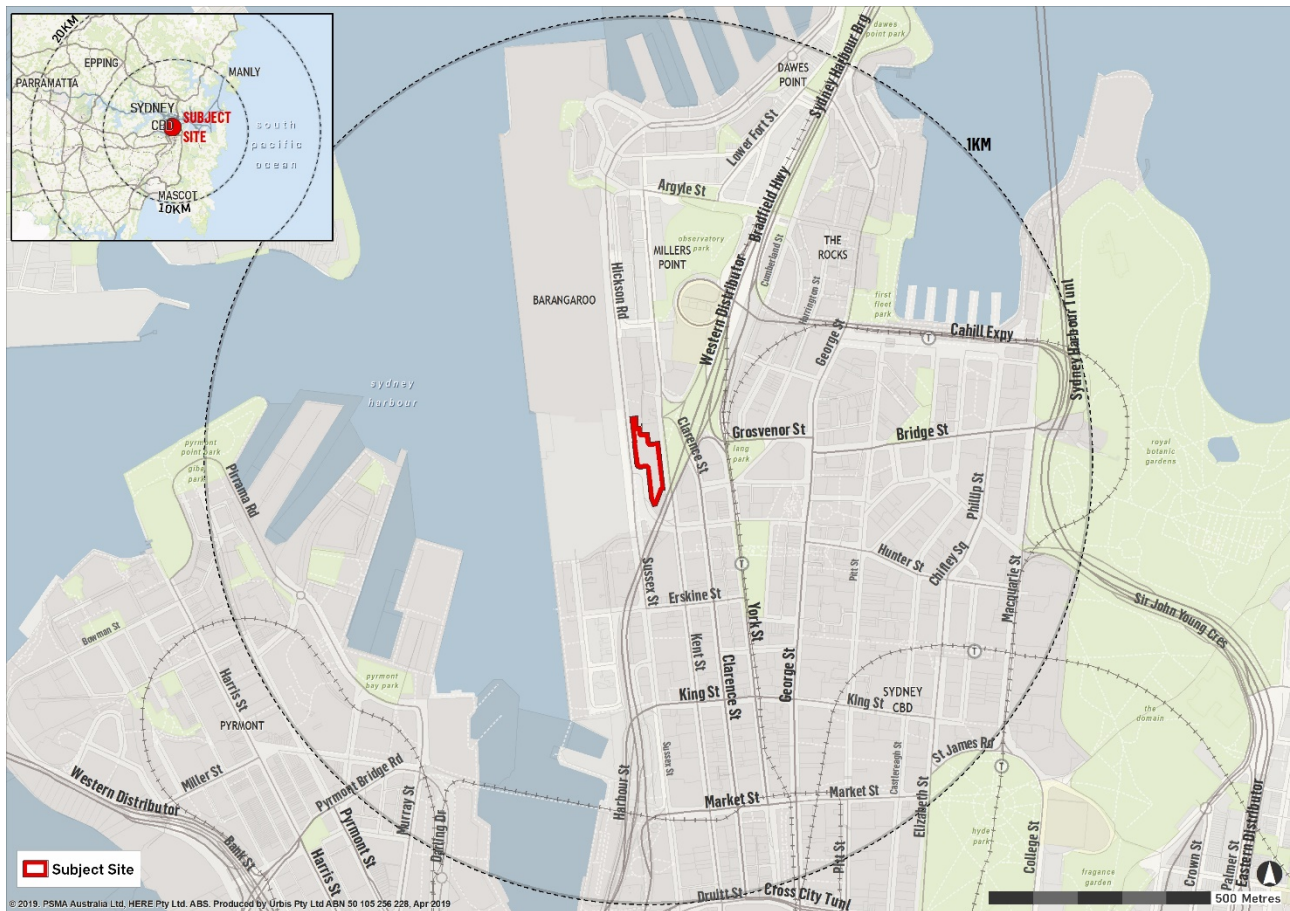
### 2.1. OVERVIEW

The Grafton Bond Building is located to the north of the Sydney CBD, adjoining lower density to the north and substantial density to the west reflective of Barangaroo.

The site is constrained both by land restrictions on title and by built form, natural topography and roads. The end development is responsive to the site and surrounding context.

Figures 1 and 2 shows the site location. An overview of the site characteristics are contained in Table 1, below. Photos of the site and surrounds are below.

Figure 1 – Site Context



Picture 1 –Location of the GBB and development within 1km

Source: Urbis

The site (for the purposes of the SSDA) does not include works the existing towers on Kent St (201 Kent Street and 207 Kent Street) contained with 1/DP813557 (See Section 2.2).



Figure 2 – Site Location



Picture 2 – Aerial Image of Location of the GBB and Surrounding Road Network

Source: Urbis

Table 1 – Site Characteristics

Component	Description
<b>Address</b>	60 Hickson Road, Sydney 201 Kent Street, Sydney 207 Kent Street, Sydney
<b>Legal description</b>	Lot 1 DP 813557 (one allotment)
<b>Site area</b>	Lot area: 7964 sqm (approximate/not surveyed) New building area: 1,159sqm (refer to Section 2.2)
<b>Current use</b>	The site is currently being used for predominately commercial offices.
<b>Site features</b>	<p><b>Overview:</b> The site includes two commercial towers of 201 and 207 Kent Street and Grafton Bond Building. The centre of the site contains an open plaza area, paved and with seating, large terraced landscaped area including some vegetation.</p> <p><b>Lot:</b> This allotment is irregular in shape and has multiple street frontages (including Kent Street, Jenkins Lane, Hickson Road and Napoleon Street).</p>

Component	Description
	<p><b>Heritage:</b> The site contains the State Heritage Item 'Grafton Bond Store and Sandstone Wall' (SHR 01431) at 60 Hickson Road.</p> <p><b>Built form:</b> Three existing buildings: two commercial office towers of 109m and 82 metres in height and Grafton Bond Building.</p> <p><b>Topography:</b> Level difference of approximately 9m from Hickson Road (approx. RL3.5) to Jenkins Lane (approx. RL12.5). A further level difference exists between Jenkins Lane/landscape area at Level 3 and Kent Street.</p> <p><b>Easement:</b> A light and air easement exists at the northern end of the land for a width of 12 metres which is in favour of the development to the immediate north. A carriageway easement to the end of Jenkins Street which enables access to the rear of 197 Kent Street. There are no other expressed limitations, such as protection of the through-site link or public plaza.</p> <p><b>Vegetation:</b> A landscaped plaza is located to the north of the existing Grafton Bond Building. A privately owned pedestrian plaza is located between Grafton Bond Building and 201 Kent Street.</p> <p><b>Access and Parking:</b> Through site links are evident on site from Kent Street to Jenkins Lane level and via the stairs to the north of the allotment. The servicing/loading and car parking for the land is from 207 Kent Street, off Napoleon Street.</p> <p><b>Approval history:</b> Approval for the redevelopment of the site was granted in 1985:</p> <ul style="list-style-type: none"> <li>• The demolition of all buildings except the GBB, construction of two towers, use of GBB for commercial purposes, landscaped plaza at level 3 and a through-site link.</li> <li>• The development had an approved FSR of 8.81:1 which incorporated various bonuses for matters such as the landscape plaza and through-site link.</li> <li>• The through-site link is now identified in the Sydney DCP.</li> </ul>
<p><b>Surrounding development</b></p>	<p>There are several commercial offices and residential developments located within the immediate area.</p> <p>Located within close proximity are various heritage listed developments as well as the Millers Point Heritage Conservation Area to the north. Historically, the site was on the northern and western periphery of the CBD, however the immediate area is in a state of transformation, particularly to the west with Barangaroo development.</p> <p>Situated opposite/northwest the site is Central Barangaroo. The project is currently under construction and is located between Barangaroo Reserve and the financial and retail hub. The vision for the project is a cultural and civic focal point within the Barangaroo precinct. The site of the project is 5.2ha comprising of public space for recreational use, events and entertainment. Included within the project will be the future Barangaroo Station located 25 metres underground.</p> <p>A Stage 1 DA is also approved at 189-197 Kent Street, Sydney for a concept approval for a 80m retail /residential tower.</p>



Figure 3 – The Site and Surrounds



Picture 3 – Looking north, cnr Napoleon and Hickson  
Source: Urbis



Picture 4 – Hickson Road/heritage listed wall  
Source: Urbis



Picture 5 – Landscaped plaza/area to the north of the GBB  
Source: Urbis



Picture 6 – 1980s addition to GBB  
Source: Urbis



Picture 7 – Level difference from Hickson Road to top of wall  
Source: Urbis



Picture 8 – Internal plaza at Jenkins Lane/Level 3  
Source: Urbis

## 2.2. DEVELOPMENT SITE

Whilst the site includes the commercial towers of 201 and 207 Kent Street, the area of the 'development site' is predominately limited to the north western portion of the lot.

A detailed description of the development proposal is contained in Section 3, however the following is of note:

- The proposed new envelope/building occupies approximately 1,159sqm, located in the area of the northern landscaped plaza
- Works are also sought to rear of 207 Kent for servicing, existing plaza and adaptive re-use of Grafton Bond Building

The figures below show in diagrammatic form the location of the affected site and approximate area of the development for the purposes of the SSDA.

Figure 4 – Development Site/Area of Development works – new building

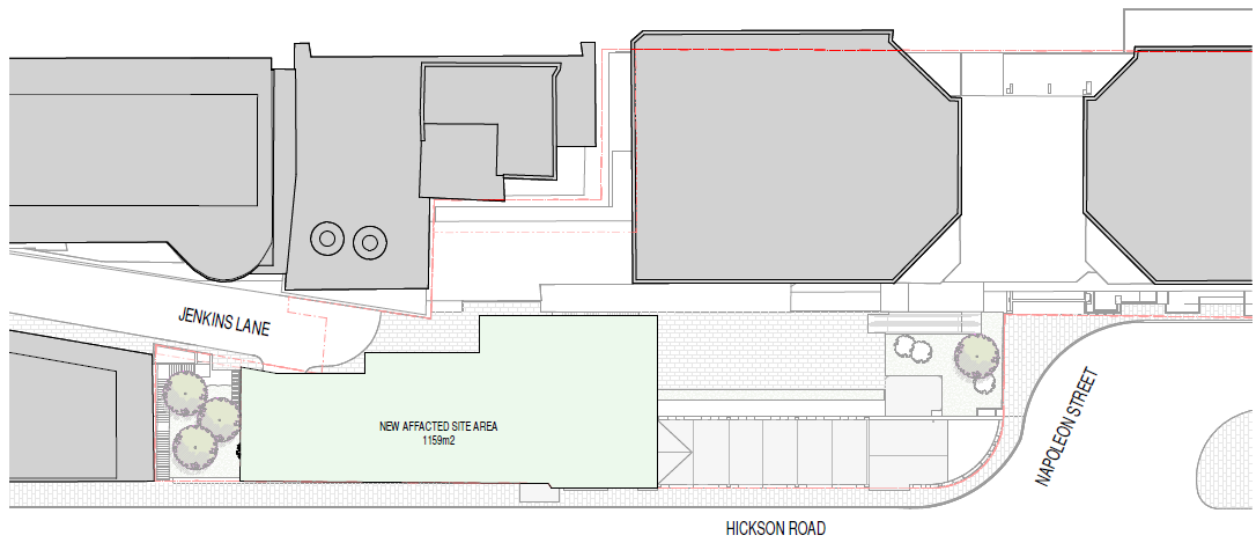
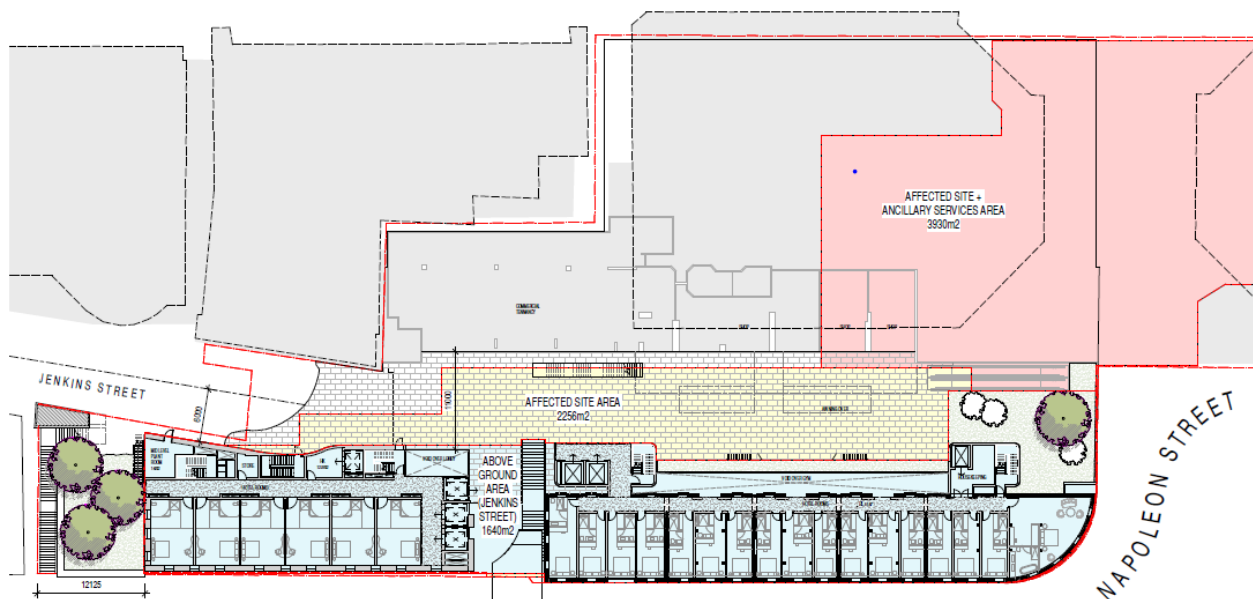


Figure 5 – Development Site/Area of Development works – adaptive re-use, plaza and back of house servicing/loading





## 3. DESCRIPTION OF THE PROPOSAL

### 3.1. OVERVIEW

The proposal seeks consent for the redevelopment of the site including the adaptive re-use and refurbishment of the c.1881 state heritage listed Grafton Bond Building, construction of an additional new 30m high building on the north western portion of the site and accessible pedestrian link created through a cut into the sandstone wall on Hickson Road. Both buildings are to collectively accommodate a boutique high quality hotel. The proposal is still subject to design development.

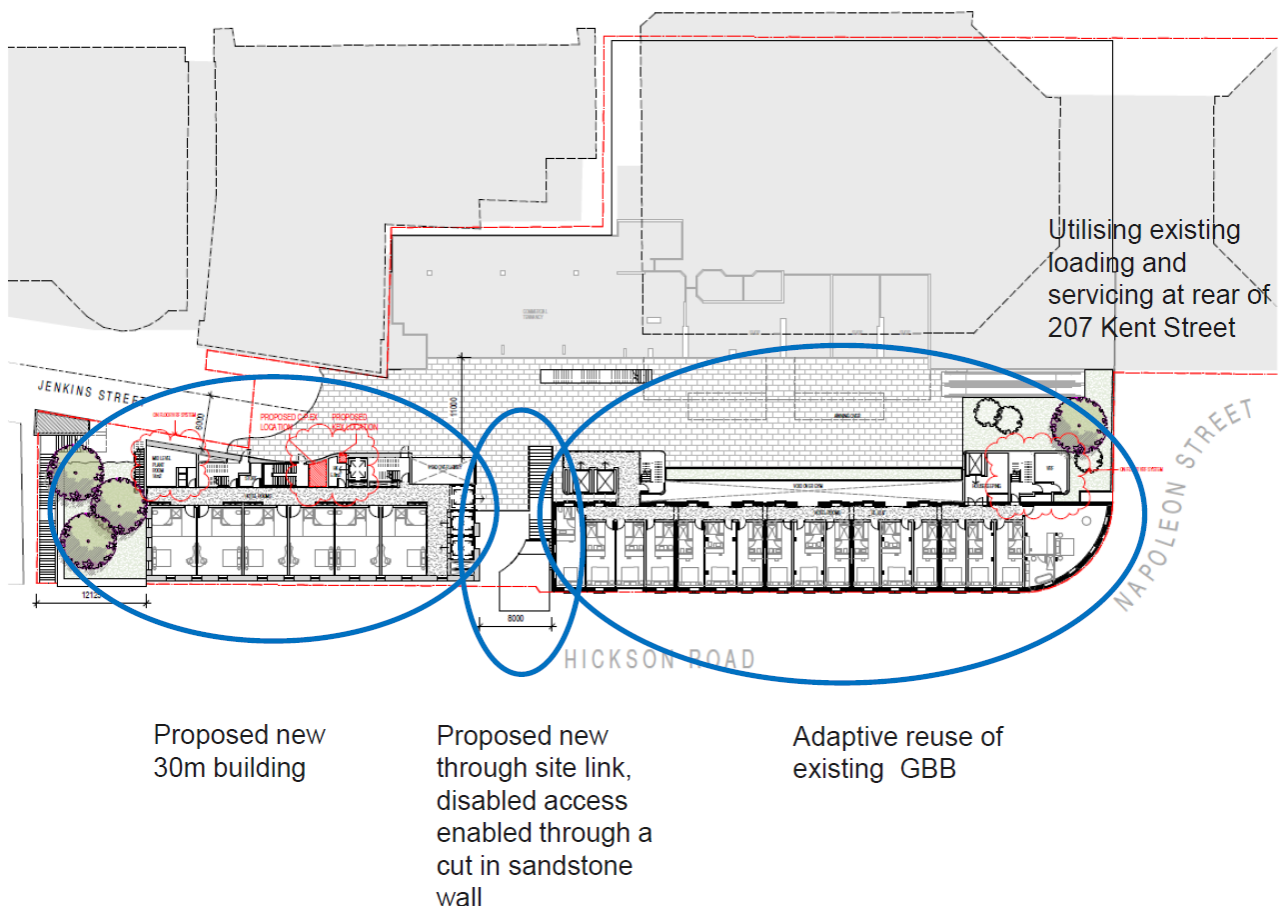
The proposal will:

- Increase the permeability of the site, including a public through site link and equitable access from Hickson Road
- Ensure the ongoing viability and conservation of the heritage item
- Provide the re-invigoration of a significant building that has formed an important part of the history of Sydney and to respond to the nearby activity in Barangaroo
- Add vibrancy and diversity of use to this part of Sydney CBD with the introduction of a restaurant and bar to activate the Hickson Road frontage.

For clarity, the proposed works are outlined across the site as per the figure below (Figure 6).

This application seeks consent for the detailed redevelopment of the site and SJB Architects have prepared a drawing set in **Appendix A**.

Figure 6 – Location of works across the site



## 3.2. ADAPTIVE RE-USE OF GRAFTON BOND BUILDING

The proposal involves refurbishment and conversion of the old stores into boutique hotel suites and guest services to enable the following:

- Hotel lounge and lobby area, hotel restaurant and bars, kitchen and back of house area at level 1 (Hickson Road)
- Hotel gymnasium including change facilities and 17 hotel rooms fronting Hickson road at Level 2
- Hotel rooms at Level 3 (Jenkins Lane)
- Hotel rooms each on Levels 4 and 5
- Removal of the later contemporary/1980s addition on the eastern side of the Bond building and replacement with an improved circulation element.
- Restore and strengthen character of heritage fabric
- Approximately 17 hotel rooms at each floor at Levels 2-5.

## 3.3. PROPOSED NEW BUILDING

The adaptive re-use of the GBB will be supported by a new 11 storey structure containing additional hotel rooms and guest services, as follows:

- Admin office, housekeeping back of house, plant and lift lobby at Level 1 (Hickson Rd) enabled through an excavated area behind the sandstone wall. This is not perceptible from Hickson Road.
- Inclusion of three lifts servicing Level 1 to Level 11.
- Large plant area and meeting spaces at level 2 enabled through an excavated area behind the sandstone wall. This is not perceptible from Hickson Road.
- Accessible hotel rooms at level 3
- Hotel rooms at levels 4 to 10
- Large penthouse suite rooms at Level 11
- New building to accommodate approximately 85 hotel rooms.

The envelope for the new building will have the following dimensions:

- Setback of 12.125m from the northern boundary, respecting the easements on title.
- Building separation of 8m from the existing GBB building
- Building separation of 11m from the commercial tenancy at Level 3 of the 207 Kent Street.
- Setback of 6m from the centre of Jenkins Lane.
- Building separation of 10m at Level 4 from the rear of 189 Kent Street.
- The building envelope is within the building height plane, measured at 30m from existing ground level.



### **3.4. PEDESTRIAN CONNECTIVITY AND NEW THROUGH-SITE LINK**

- The creation of an equitable, public through-site link enabled through the inclusion of a cut in the sandstone wall on Hickson Road, aligning with the proposed Hickson Park to the west, being developed as part of Barangaroo. This pedestrian access point incorporates stairs and a dedicated publicly accessible lift.
- The design has the potential to upgrade and improve way-finding to existing public stairway at northern end of site as well as provide an opportunity to activate Jenkins Street and Gas Lane.

### **3.5. ANCILLARY WORKS**

The following also forms part of the proposal:

- Hard and soft landscaping at Level 3/Jenkins Lane
- Inclusion of garbage room, cool room, plant, car parking, loading and servicing at rear of 201 Kent Street accessible from Napoleon Street level.

## 4. STATUTORY AND STRATEGIC CONTEXT

The site is located within the City of Sydney LGA. As such the relevant Acts, environmental planning instruments and development controls relating to the site and relevant to considerations for the SSD application are as follows:

- *Environmental Planning and Assessment Act 1979*
- *Heritage Act 1977*
- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy No 55—Remediation of Land and Draft Remediation of Land SEPP*;
- *State Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP Sydney Harbour) and Draft Environment SEPP*;
- *Sydney Local Environmental Plan 2012 (SLEP)*; and
- *Sydney Development Control Plan 2012 (SDCP)*.

Each of the above are described further below in terms of their relevance to the subject site and the proposed development.

### 4.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Pursuant to Section 4.36(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act):

*(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development*

The proposal is state significant as detailed in Section 4.3, below.

### 4.2. HERITAGE ACT 1977

The Heritage Act aims to promote an understanding and encourage the conservation of State Heritage items. The site is listed on the State Heritage Register. However, approval under Part 4 of the *Heritage Act* is not required under the provisions of Clause 4.41 of the *EP&A Act*.

### 4.3. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Pursuant to Schedule 1 Clause 13(2) of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development for the purposes of “other tourist related purposes” with a CIV in excess of \$10 million and located in an “environmentally sensitive area” are declared state significant development.

The proposal use is a “*hotel or motel accommodation*” and has a CIV in excess of \$10 million. The definition of environmentally sensitive area of State significance includes “*(h) land, places, buildings or structures listed on the State Heritage Register under the Heritage Act 1977*”. The Grafton Bond Store and Sandstone Wall are State Heritage Items (SHR 01431). Accordingly, the proposal SSD for the purposes of the SRD SEPP.

### 4.4. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 - REMEDIATION OF LAND (AND DRAFT REMEDIATION OF LAND SEPP)

*State Environmental Planning Policy No 55—Remediation of Land* (SEPP 55) provides a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated. If the land requires

remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.

The proposal requires excavation under the proposed new building and as such geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

## 4.5. STATE REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005 (SREP SYDNEY HARBOUR) AND DRAFT ENVIRONMENT SEPP

The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the SREP. The Planning Principles the SREP must be considered in carrying out development in the catchment. The site is not located in the Foreshores and waterways boundary of the SREP.

The EIS will assess the proposal against the SREP and Draft Environment SEPP.

## 4.6. SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

SLEP is the principal environmental planning instrument applying to the site. The zoning, permissibility and key built form controls are addressed in Table 2 below.

### 4.6.1. Permissibility

The site is zoned as B8 Metropolitan Centre in SLEP 2012. The objectives of this zone are:

- *To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.*
- *To provide opportunities for an intensity of land uses commensurate with Sydney's global status.*
- *To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.*
- *To encourage the use of alternatives to private motor vehicles, such as public transport, walking or cycling.*
- *To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.*

The proposed development is best defined as '**hotel or motel accommodation**', which is defined in SLEP as:

***"hotel or motel accommodation"** means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that:*

*(a) comprises rooms or self-contained suites, and*

*(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,*

*but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation"*

**Hotel or motel accommodation** is a type of **tourist and visitor accommodation**. The land use table for B8 lists 'tourist and visitor accommodation' as development that is permitted with consent.

### 4.6.2. Other LEP Provisions

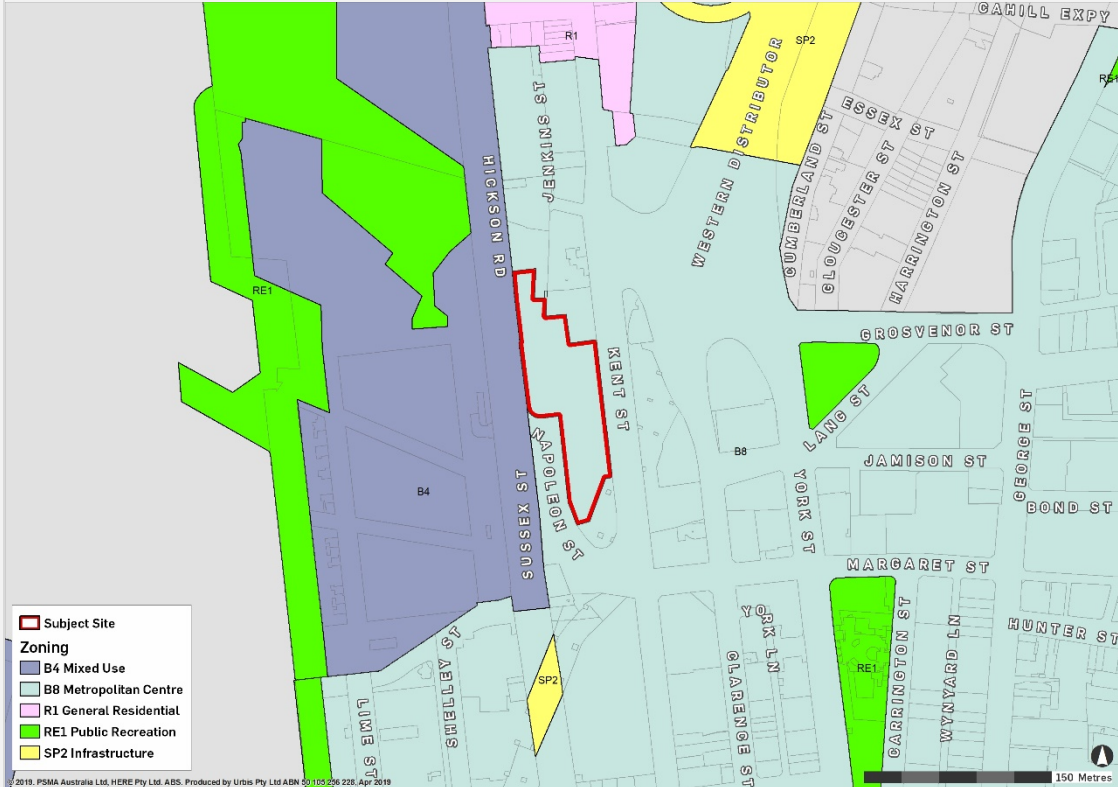
A preliminary assessment of preliminary plans against the principal development standards within the SLEP 2012 is provided below.

Table 2 – SLEP 2012 Principal Development Standards Compliance Table

Development Standard	Control	Existing	Proposed	Complies
4.3 Height of buildings	<p>Western frontage: 30m</p> <p>This is measured from the <i>ground level (existing)</i> at the base of the open air paved area, not Hickson Road.</p> <p>Legal advice was obtained by the Proponent to ensure the correct interpretation was applied. The City have reviewed the legal advice and concur.</p> <p>Eastern portion: 80m</p>	<p>The area of the proposed new building is an open air paved area.</p> <p>All other buildings on site do not seek an increase in height, despite 207 Kent Street exceeding this control.</p>	30m (new building)	Yes
4.4 Floor Space ratio	<p>Base: 8:1</p> <p>Plus 'Accommodation floor space' (Area 3):</p> <ul style="list-style-type: none"> <li>Office premises, business premises or retail premises—2:1</li> <li>Residential accommodation, serviced apartments, hotel or motel accommodation, community facilities or centre-based child care facilities—3:1</li> </ul> <p>Resulting in max FSR 10:1 (office/retail) and 11:1 (hotel). This is pro rata applied.</p>	<p>As per the 1985 approval, the site was approved as 8.8:1 which incorporated various bonuses for matters such as the landscape plaza and through-site link. However this was subject to a former LEP and different definition of GFA.</p> <p>The current GFA (of GBB, 201 and 207 Kent Street) is approximately 66,355sqm equating to an FSR of 8.33:1. The GFA figures need to be verified as part of the SSDA.</p>	Increase of 3,536sqm GFA is proposed (amounting to 69,891sqm), which would result in an FSR of 8.77:1 which is below the maximum FSR.	Yes
7.9 Car parking	<ul style="list-style-type: none"> <li>1 sp/4bed up to 100 bedrooms</li> <li>1 sp/5 bed over 100 bedrooms</li> <li>Requires 36 spaces for 159 rooms, noting these are maximums.</li> </ul>	<p>Approximate existing car parking spaces for the site (subject to a detailed traffic statement) is 326.</p> <p>366 spaces (inclusive of 15 loading spaces) are approved and referenced in the 1986 modification consent.</p>	There is no proposed increase in car parking sought in the SSDA. A detailed traffic report will be prepared assessing traffic implications, parking, loading and the like	Yes, subject to a traffic assessment



Table 3 – SLEP 2012 Key Built Form Controls

Control	Comment
<p><b>Clause 2.2 Zoning</b></p>	<p>The site is zoned as 'B8 Metropolitan Centre' (see <b>Figure 7</b>). The proposed development is permissible with consent in the zone as per Section 4.6.1.</p> <p>Figure 7 - Extract of SLEP 2012 Zoning Map</p>  <p>The map shows a street grid with various colored zones. A red outline marks the 'Subject Site'. The legend indicates the following zones: B4 Mixed Use (blue), B8 Metropolitan Centre (light blue), R1 General Residential (pink), RE1 Public Recreation (green), and SP2 Infrastructure (yellow). The map includes street names such as Hickson Rd, Sussex St, Jenkins St, Western Distributor, Cumberland St, Gloucester St, Harrington St, Grosvenor St, Jamison St, George St, Bond St, Margaret St, Wynyard Ln, Hunter St, Carrington St, and Claremont St. A scale bar indicates 150 Metres.</p>
<p><b>Clause 4.3 Height</b></p>	<p>The development site of the new build has a maximum height of buildings control of 30m, see Figure 8).</p>

Control	Comment
	<p>Figure 8 - Extract of SLEP 2012 Height of Buildings Map</p>
<p><b>Clause 4.4</b> <b>Floor Space Ratio</b></p>	<p>The <b>base</b> FSR control of 8:1 that applies to the site, see Figure 9 and commentary at 4.6.2.</p> <p>Figure 9 – Extract of SLEP 2012 Floor Space Ratio Map</p>

Control	Comment
<p><b>Clause 5.10</b></p> <p><b>Heritage</b></p> <p><b>Conservation</b></p>	<p>The site contains a state heritage listed item. Further there are a number of locally listed heritage items proximate to the site and as well a Heritage Conservation Area further to the north (refer to Figure 10).</p> <p>Figure 10 - Extract of SLEP 2012 Heritage Map</p>

#### 4.6.3. Site Specific DCP

Clause 7.20(2) requires preparation of a site-specific Development Control Plan or Stage 1 DA (now referred to under Clause 4.23 of EP&A Act 1979 as a 'Concept DA') for new buildings in Central Sydney that exceed 55m in height or for those sites which have an area exceeding 1500sqm. Technically this provision is triggered as the site comprises one allotment and exceeds 1,500sqm.

Clause 7.20(3) allows a Consent Authority to waive the requirement to prepare a DCP if it "is satisfied that such a plan would be *unreasonable or unnecessary in the circumstances*".

In response to the above provisions, the Proponent asserts it is **unreasonable and unnecessary** to require the preparation of a DCP/Concept DA for the site and requests the Department waive the requirement to prepare of DCP based on the following contentions:

- The State Heritage listing covers approximately 40% of the site area and the item is severely constrained with respect to architectural design treatment as a result of its listing relating to both internal and external fabric.
  - The envelope of the Grafton Bond building is not fundamentally changing in form, and as such the consideration of an appropriate 'envelope' is limited to the design of the new build/portion of the development.
  - Establishing a building envelope and the siting for the new building is constrained by the State Heritage Item and existing site conditions and is dictated by the following factors, which have informed the parameters for the design (this is akin to preparing a 'concept' DA with the considerations of 7.20(4)):
- **State heritage listing** - The heritage listing and a large proportion of the proposal comprises adaptive re-use of the GBB. Having a heritage item on the site also restricts how loading, servicing can occur, minimising interventions to the significance of the item.

- **Property boundaries and existing development on site** – The site is not a vacant site; the site of the new building is contained and is bounded by three buildings and by Hickson Road (the primary address) and Jenkins Lane.
  - **Easements** – A light and air easement exists at the northern end of the land for a width of 12 metres which is in favour of the development to the immediate north. A carriageway easement to the end of Jenkins Street which enables access to the rear of 197 Kent Street. A minimum 12m setback is therefore required from the northern boundary.
  - **Setbacks, form and relationship with GBB** – Ongoing specialist heritage advice has been obtained during the development of the design to inform the juxtaposition and relationship of a new building and the item and its setting. An 8m setback was determined to create a reasonable relationship and to ensure that the GBB is still read as the preeminent building on the western frontage. Further the new building is to address Hickson Road and respond to the predominant streetscape character having a street wall on Hickson Road. The setback of the new building from the western edge is minimal (ensuring the top of the sandstone wall is preserved). Therefore the siting and associated setbacks of the new building are established on the western, northern and southern setbacks. Jenkins Lane also constrains the eastern setback.
  - **Site topography** – The broader site has a substantial fall from Kent Street to Hickson Road. Level difference of approximately 9m from Hickson Road (approx. RL3.5) to Jenkins Lane (approx. RL12.5). A further level difference exists between Jenkins Lane/landscape area at Level 3 and Kent Street. An enhancement of the pedestrian permeability and accessibility is sought in the design through the inclusion of a public lift from Hickson to Level 3/Jenkins Lane, which in turn feeds into the accessible connection to Kent Street. Overall, the design has achieved an appropriate interface at multiple (ground) levels between the building and the public domain.
  - **Loading and servicing restrictions** – Given the level difference and existence of the heritage item, parking, loading and servicing as relevant to the proposed hotel use are only available at rear of 207 Kent, off Napoleon Street. Again, this establishes the access arrangements for the proposal.
  - **Suitability of the land use** – The proposed new building facilitates a feasible hotel development. The adaptive re-use of the GBB in isolation would not result in a viable hotel product. Providing a design outcome and proposal that looks at the utilisation of the existing GBB and the area to the north results in a suitable and appropriate land use for the site.
- The new building has a compliant height of 30m. Again, this is ordinarily a parameter established in a concept design.
  - Whilst the site includes the commercial towers of 201 and 207 Kent Street, the area of the ‘development site’ is predominately limited to the north western portion of the lot. The diagrams in Section 2.2 demonstrate the affected land area and the footprint of the new building to be 1,159sqm.
  - The new building is of a scale (30m) and footprint (<1,500sqm) that would ordinarily not trigger the requirement for a concept DA under the LEP.

**Overall, the Proponent is requesting that the requirement for the preparation of a Concept DA is waived due to the unique and site-specific circumstances of the proposal. The proposed design has addressed the matters prescribed in 7.20(4).**

#### **4.6.4. Satisfying Design Excellence**

The proposed development technically triggers the need to prepare a DCP/Concept DA for the site (as a result of exceeding 1,500sqm site area provision) and then as a result automatically triggers the competitive design requirements of Clause 6.21 of the SLEP. However, the LEP sets out the basis upon which such provisions can be waived under Clause 6.21(6). The Proponent is seeking that this discretion be applied in this specific instance and our formal request is outlined below.

To further clarify, if Clause 6.21(5) is not applicable if a waiver is granted per Clause 7.20.

The relevant design excellence provisions in SLEP are:

- Clause 6.21(3) which requires the Consent Authority to not grant consent unless the proposed development exhibits design excellence



- Clause 6.21(4) which defines matters the Consent Authority must have regard to in determining whether a development exhibits design excellence.
- Clause 6.21(5) which requires the Consent Authority to not grant consent unless a competitive design process has been held in relation to the proposed development

Given the circumstances of the site and for the reasons outlined in the Section 4.6.3, a competitive design process is considered **‘unreasonable and unnecessary’** in accordance with Clause 6.21 (6).

Further as pursuant to Clause 6.21(2), regardless, the Proponent is required to demonstrate Design Excellence for development *“involving the erection of a new building or external alterations to an existing building”* regardless of the approval pathway or the Department’s position on a waiver.

The proponent is committed to abiding by the principles of the NSW Government Architects *Better Places* policy and proposes to coordinate with the Government Architect to outline and define a design excellence process that is commensurate with the scale of the project, namely appoint a Design Review Panel.

Further, the project architect has responded to the matters outlined in Clause 6.21 (4) and is attached to this advice which demonstrate the proposal can achieve design excellence.

#### **4.6.4.1. Outline of the Design Excellence Strategy**

The Proponent is wholly committed to design excellence, but this process should align to the scale and complexity of the project and also recognise the substantial amount of pre-work that has been undertaken over the last 2-3 years to develop a concept that has imbedded design excellence. Past work has involved:

- SJB have worked extensively reviewing land constraints and responding to heritage advice. The current design is well advanced beyond the typical Stage 1 DA design. This advanced design can demonstrate design excellence as Investa tendered the architectural scope and selected SJB over the incumbent (Architectus), with SJB having a superior level of design excellence. SJB has prepared a report to demonstrate how they’ve achieved design excellence against the stipulated provisions in SLEP.
- The Proponent has had ongoing dialogue and multiple meetings with the City of Sydney – both planning and heritage departments considering and incorporating their feedback.

A series of options have been considered to satisfy design excellence. The selected approach for which Investa is seeking endorsement by the Department through the issue of SEARs is outlined in detail in the accompanying **Design Excellence Strategy** and below and involves an ongoing design review process. The key components are as follows:

- This model works with the one architect from inception to end.
- The indicative steps include:
  - Establishment of a project specific Design Excellence Panel with members from GANSW, City of Sydney, design professionals and the Proponent
  - A panel administrator is appointed to ensure meetings are recorded and governance is followed
  - An inception meeting with the Panel to establish and agree on key design principles
  - Ongoing design review process (Pre-DA + consultation through process)
  - Preparation of a design excellence report for the DA submission demonstrating how the proposal has achieved the Design Excellence Strategy
  - Regular collaboration with design professionals
  - Reconvene the Panel to comment on the submitted SSDA and for any significant changes post approval (such as a 4.55(2) modification).
- This model will adopt or adhere to the principles of the NSW State Design Review Panel circular

**This is the preferred and proposed option by which the Proponent is requesting SEARs.**

This design excellence strategy is justified on the following grounds:

- The unique circumstances of the site (largely outlined in Section 4.6.3)

- Reduced site area of the new building of less than the SLEP trigger of 1,500sqm
- Compliant building height and no intention of seeking the 'bonus' GFA or height of up to 10% as per the SLEP provisions.
- Achievement of the design excellence provisions - the attached report by SJB outlines how the proposal can achieve design excellence and demonstrates the design journey and progression that has occurred over the past few years to result in a proposal that has the ability to achieve and exhibit design excellence
- Outlining the significant amount of past work undertaken on the site and by the project team including more recent detailed work in relation to design development and architectural concepts with SJB. It also comprised an informal internally run architectural competition.
- DPE's Draft Design Guidelines includes a provision for the "Special scenarios" whereby the proponent can engage with the Design Excellence Director at GANSW at the commencement of the project to discuss a bespoke Design Excellence Strategy, tailored to the needs of the project. This recognises that each site and proposal must be considered on merit.

## **4.7. SYDNEY DEVELOPMENT CONTROL PLAN 2012**

In accordance with Clause 11 of the State and Regional Development SEPP, the requirements of Sydney Development Control Plan 2012 do not apply.

## **4.8. OTHER RELEVANT POLICIES**

In addition to the above statutory provisions, the following relevant planning, goals and strategic planning objectives will be addressed:

- NSW State Priorities
- State Infrastructure Strategy 2018-2038
- A Metropolis of Three Cities – The Greater Sydney Region Plan 2018
- Eastern City District Plan 2018 (including Planning Priority E13, supporting growth of targeted industry sectors, highlights the need and importance of the visitor economy)
- Future Transport 2056 Strategy
- Better Placed – An integrated design policy for the built environment of New South Wales
- Draft Better Placed: Design Guide for Heritage guidelines

## 5. KEY ISSUES FOR CONSIDERATION

The key environmental planning issues that are proposed to be addressed in the EIS are outlined below to assist the Department and the Secretary in identifying the Environmental Assessment Requirements for the proposal.

### 5.1. EUROPEAN HERITAGE

The site contains a state heritage listed item and accordingly technical heritage advice is being sought and has already been provided to the Proponent.

We have investigated the potential development zone of the new building and make the following comments.

- The land to the north of the Grafton Bond building is included in the description of the heritage curtilage for the Grafton Bond site.
- Its principal significance is its once (potential) edge to Sydney harbour however the land was probably excavated for the Hickson Road wharfs. The listing recommends further research in this regard.
- The rock face with sandstone wall is an important part of the history of the area. It is significant historically and socially and is associated directly with the Grafton Bond itself which has been integrated into the stone cutting.
- The land is currently used as a small open area is used by office workers in the vicinity.
- It is multi layered having a sloping bank along a section of the wall to the south where trees are planted. The upper area comprises a number of levels joined by stairs. There is a flight of stairs at the northern end from Jenkins Street to Hickson Road.
- The site appears to have later fencing along the different levels.

The EIS will include an evaluation and assessment of the proposed impacts associated with the development generally, with a specific focus on the adaptive re-use and the juxtaposition of the new building and the item.

### 5.2. ABORIGINAL HERITAGE /ARCHAEOLOGY

Given the site's coastal location an Aboriginal archaeology investigation will form part of the assessment of the proposal.

Although there is no indication that items of Aboriginal heritage significance are likely to be present on the site, it is understood that a standard requirement of SSD's from the Office of Environment and Heritage is the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR) and historical archaeological assessment. This process has been commenced, however it is not finalised.

Subject to the project timeframes for the research and reporting, it may be necessary to request that the EIS and SSDA are lodged with an interim ACHAR Report and assessed while the consultation process continues in parallel. Once the ACHAR is concluded this would then be submitted in its final form for assessment.

### 5.3. ARCHITECTURAL QUALITY AND BUILT FORM

The site design has been subject to an internal and informal design competition. The EIS will detail how the built form of the new development complements existing development on the site, and sits within the heritage context and landscape.

As detailed in Section 4.6.4.1 and as per the accompanying **Design Excellence Strategy**, the proposal will undertake a rigorous and structured design process aligning with the scale and complexity of the project.

The project architect has responded to the matters outlined in Clause 6.21 (4) and is attached to this advice which demonstrate the proposal can achieve design excellence.

## **5.4. TRANSPORT, CAR PARKING AND ACCESSIBILITY**

The EIS will include an evaluation and assessment of the proposed impacts associated with the servicing and loading within the basement of 201 Kent Street. The proposal will also consider the drop off location of taxis and coaches and any impacts on the surrounding roads.

The proposal will not result in increased provision of on-site car parking.

A full Traffic and Parking Assessment will be prepared, which addresses parking requirements, intersection analysis, vehicular and pedestrian access, sustainable transport measures and loading and unloading.

## **5.5. VIEWS/VISUAL IMPACT**

The EIS will include a comprehensive evaluation and assessment of any potential impacts on views enjoyed by surrounding residents, particularly looking west across the site from 189-197 Kent Street (taking into account a current amended Stage 1 DA). It is noted that the proposed development is compliant with the LEP height control of 30m.

## **5.6. AMENITY**

While the impact of the proposal on surrounding development is anticipated to be minimal, given the proximity to neighbouring residential development, the following impacts will be assessed:

- Acoustic impact;
- Overshadowing;
- Traffic impacts including traffic generation and parking at construction and operational places;

## **5.7. OPERATIONAL MANAGEMENT**

The EIS will include an evaluation and assessment of the proposed impacts associated with the operational management of the proposed hotel land use. This will include consideration of matters such as:

- Hours of operation
- Staff numbers and management
- Safety and security
- Waste management, loading and deliveries
- Operational details such as reception and check in procedures, drop off areas etc
- Liquor licensing details and management
- Noise management
- Complaint management

## **5.8. SOCIAL AND ECONOMIC IMPACTS**

The social and economic impacts of the proposal will be detailed in the EIS. The anticipated social impacts will relate to:

- The enhancement and preservation of the Grafton Bond Building and also greater opportunities for the general public to access and appreciate the heritage values of the site.
- The provision of additional employment during construction and operation
- The provision of additional hotel rooms in the CBD
- Provision of an accessible through site link from Hickson Road to Kent Street.
- Utilisation of an under-utilised commercial building.

## **5.9. ECOLOGICAL SUSTAINABLE DEVELOPMENT (ESD)**

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

## **5.10. ACCESSIBILITY AND BCA**

An Access Report will accompany and support the EIS which will document the design of the proposal and how it meets the relevant criteria, and where required what performance solutions have been proposed.

A BCA Report will be submitted as part of the EIS to confirm that the proposed development and its respective components will comply with the relevant provisions of the BCA. Given part of the proposal is adaptive re-use of a heritage item, it is anticipated that some elements will require performance solutions to meet the intent of the standards.

## **5.11. STORMWATER MANAGEMENT**

A Stormwater Management Plan and Erosion and Sediment Control Plan will accompany the EIS detailing a comprehensive management process.

## **5.12. CONTAMINATION AND GEOTECHNICAL**

The site is not expected to be impacted by any significant contamination, however in accordance with SEPP 55, Geotechnical and Contamination investigations will be undertaken as part of the preparation of the EIS.

## **5.13. PUBLIC DOMAIN AND LANDSCAPING**

Landscaping Plans will be submitted with the EIS that will detail all landscaping components of the proposal including alignment with the public domain.



## 5.14. CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be submitted with the EIS and will outline the key management measures used during construction. The EIS will address and consider the following construction and operation impacts:

- Acoustics and vibration,
- Soil, groundwater, and geotechnical characteristics of the site and environs,
- Stormwater,
- Servicing and infrastructure including construction access/traffic,
- Operation and management issues, and
- Construction staging.

## 5.15. CONSULTATION

It is understood that a Planning Focus Meeting may be required to be held, having regard to the scale of the proposal and the unique nature of the proposed works.

In addition to this forum, further consultation will take place with key stakeholders and agencies during the preparation of the EIS and during the assessment of the EIS, including:

- Department of Planning and Environment
- City of Sydney Council (the City)
- Office of Environment and Heritage
- Transport for NSW
- Infrastructure NSW (formerly Barangaroo Delivery Authority)
- Sydney Water
- Ausgrid
- Any relevant community bodies

The EIS would be placed on public exhibition once the DPE has reviewed the EIS to confirm that it has satisfactorily responded to each of the issues identified in the SEARs. The key stakeholders would be provided with an additional opportunity to review the proposal, including the final development concept plans and the detailed specialist studies and assessment reports accompanying the final EIS.

Investa has already undertaken numerous consultation sessions with key stakeholders to inform them of the project and seek comments, specifically the Department and the City.

## 6. CONCLUSION

The purpose of this letter is to request SEARs for the preparation of an EIS for a tourist hotel development including and adjacent to the Grafton Bond Building at 60 Hickson Road. The proposal seeks the adaptive re-use of the state heritage item and erection of a new 30m building to the north.

The report includes a description of the site, an overview of the proposed development, and an outline of what are considered to be the key issues for the assessment of the SSD Application. A key component is the justification to waive the requirement for a Concept DA and also to describe a design excellence strategy commensurate with the scale of the proposal.

We trust that the information detailed in this letter is sufficient to enable the Department to issue the Secretary's Environmental Assessment Requirements to guide the preparation of the EIS.

# DISCLAIMER

This report is dated 6 June 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Maritime Nominees Pty Ltd (**Instructing Party**) for the purpose of SEARs request (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# **Appendix A      ARCHITECTURAL DRAWINGS**

SJB Architects



# Design Report

## Grafton Bond Hotel

60 Hickson Road - 201 Kent Street,  
Sydney, 2000

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We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

---

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**Prepared for**  
Investa

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**Issued**  
16 April 2018



# We create amazing places



At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

Ref: #5646  
Version: 04  
Prepared by: Ben Charlton  
Checked by: Joseph Loh

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# Introduction

1

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## Introduction

### 1.1 Vision

Situated at the edge of Sydney's well established centre and the new commercial centre of Barangaroo, the proposed Grafton Bond Hotel will provide much needed supply and diversity of hotel accommodation while also improving pedestrian connections across the city.

The site sits at the base of the Maritime Trade Towers on Kent Street and Hickson Road, some 5 storeys lower on the western side. This lower street frontage is defined by a solid wall of Sydney sandstone and presents very few opportunities to access or traverse the site. Cut into this sandstone stratum is part of the original Grafton Bond Stores c. 1881. The proposal involves refurbishment and conversion of the old stores into over-sized boutique hotel suites, supported by a new 11 storey structure containing additional rooms and guest services.

The project enables the creation of an equitable, public through-site link initially identified within the Draft Central Sydney Planning Strategy. Under-utilised, private ground floor commercial space will give way to a high quality restaurant, bar and lounge accessible to the public. Removal of the unsympathetic 80's era additions reveals the eastern facade and contributes to the public square at the Grafton Bond Stores rear.

The Grafton Bond Hotel is a rare opportunity to splice Sydney's rich history and geography into the substantial change occurring on its western edge.





Introduction

1.2 Existing Site



Historically significant sandstone wall along Hickson Road



Western Elevation on Hickson Road



Southern Elevation on Napoleon Street



Eastern Elevation obscured by 1980's addition



Introduction

1.3 Location Plan

The site is located at 60 Hickson Road - 201 Kent Street.  
Some key landmarks surrounding the site include:

- 1. Darling Harbour
- 2. Future Barangaroo (Residential and Casino Precinct)
- 3. Barangaroo (Commercial Precinct)
- 4. Western Distributor
- 5. Lang Park
- 6. Wynyard Park



# Project Background

2

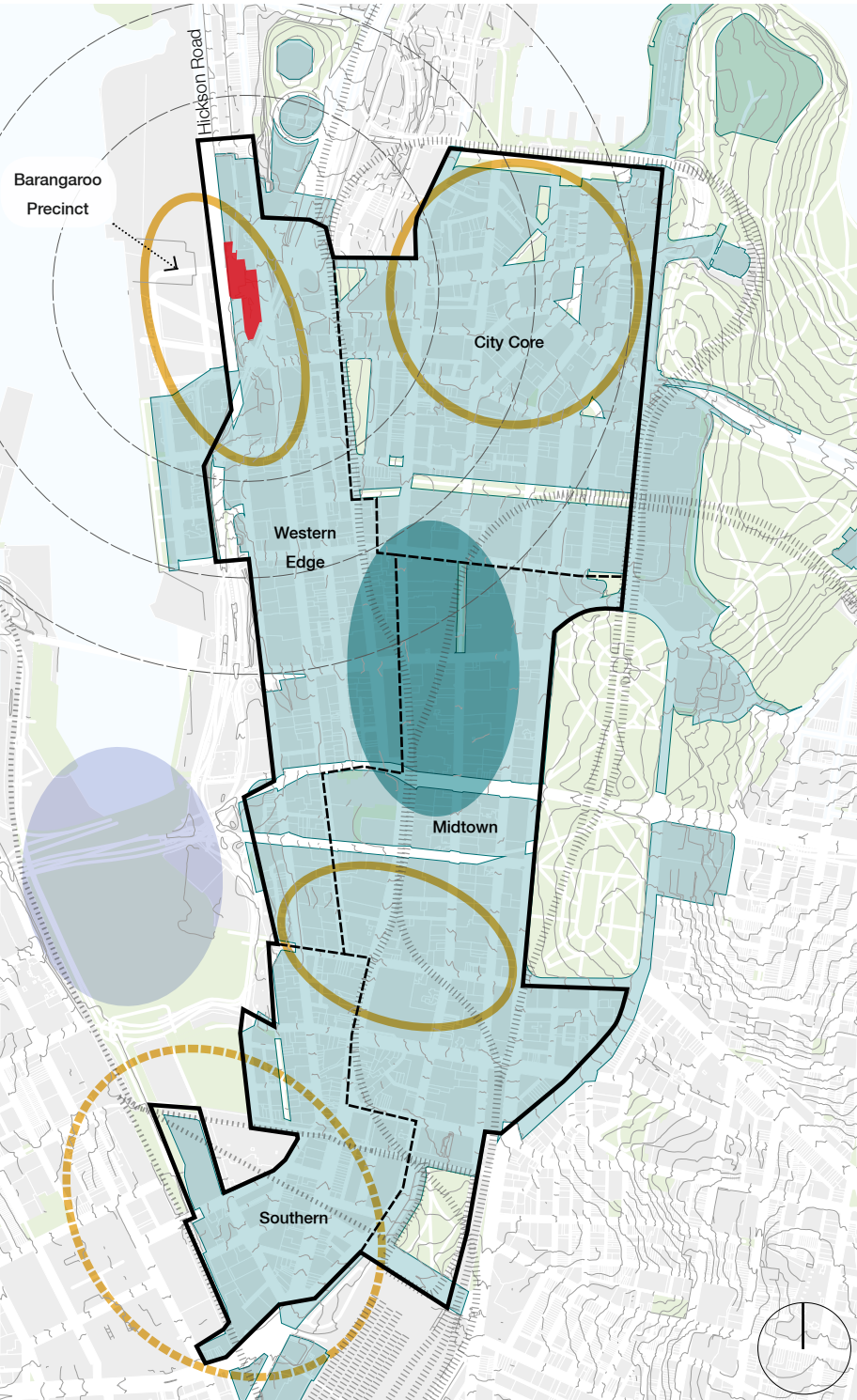
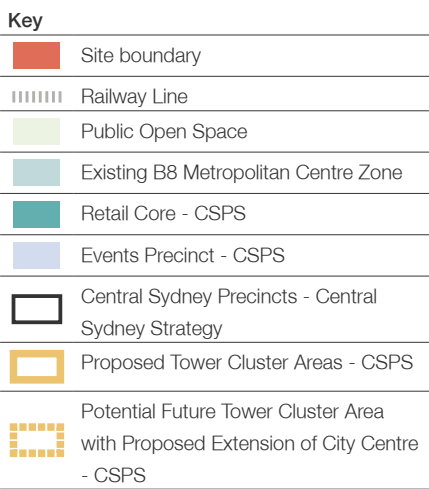


Project Background

2.1 City wide site context

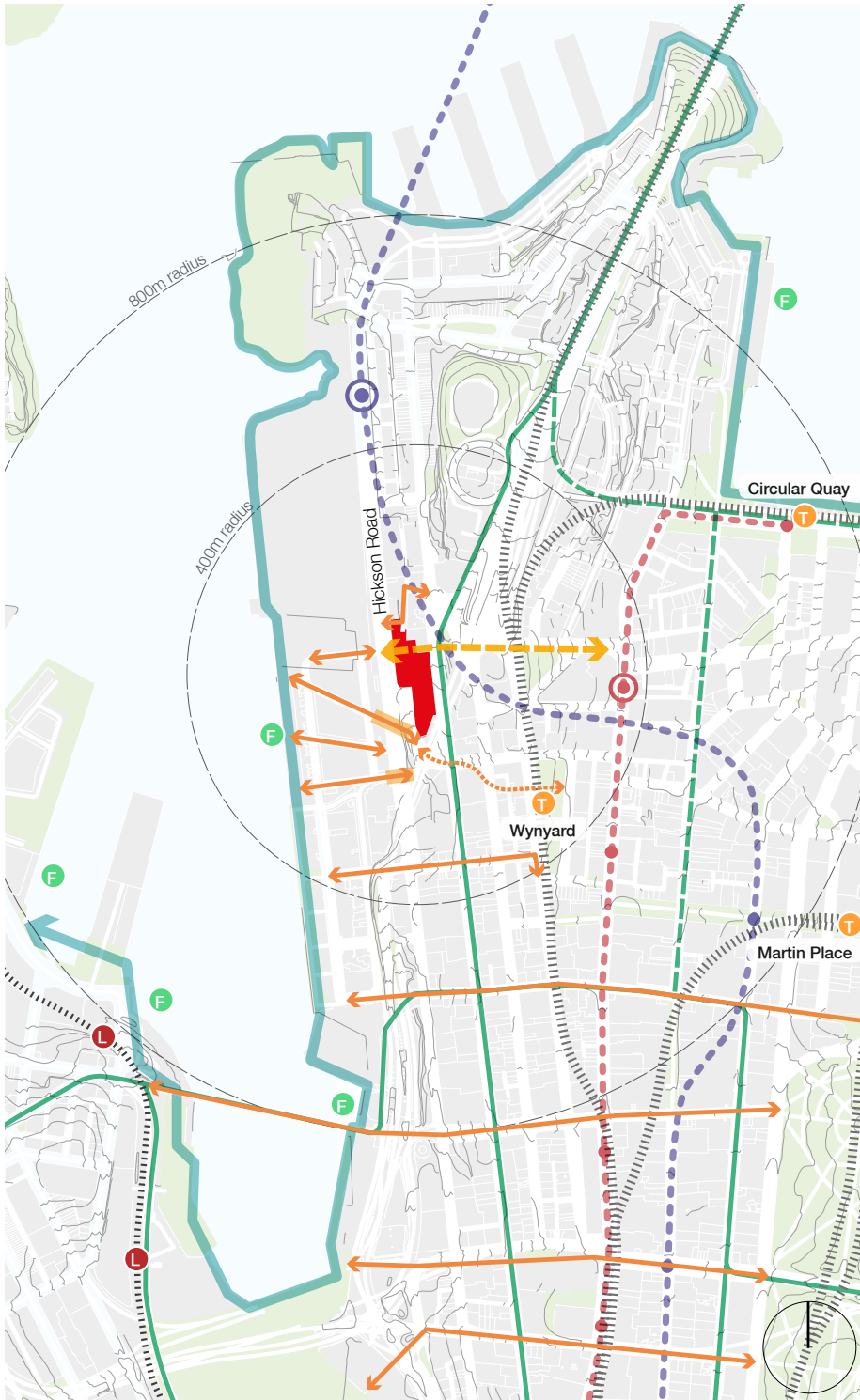
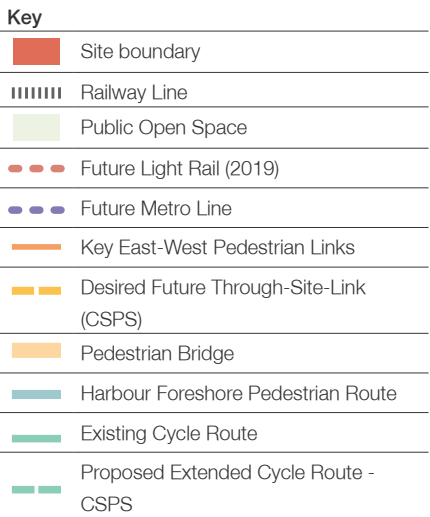
Land Use and Future Height Context

- The site is located within the existing B8 Metropolitan Centre Zone (Sydney LEP 2012).
- The site is identified within the ‘Western Edge’ precinct of Central Sydney within the Central Sydney Planning Strategy (CSPS), adopted for exhibition in 2016.
- The site is located within one of three ‘Potential Future Tower Cluster Areas’, proposed within the CSPS.
- The uplift proposed by the CSPS for the area aligns with the existing and planned future development within the Barangaroo Precinct.



Connectivity & Public Domain

- The site is located within 400m of Wynyard Train Station; the proposed future light rail stop, planned for completion by 2019; and within 500m of the proposed Barangaroo metro station.
- The Barangaroo Ferry Wharf, recently completed in June 2017, is located within walking distance directly to the west of the site.
- A through-site pedestrian link, located east to west across the site, is identified as part of the proposed Public Domain Structure Plan within the CSPS.
- An existing public through-site link is located to the far north, spanning east-west across the site.
- Other key local pedestrian links include the Wynyard Walk to the south and Harbour Foreshore Walk to the west.



## Project Background

## 2.2 Key Constraints: Local Context

The following key constraints have been identified within the local context:

1. Heritage:

- Existing retro-fitted structure is bulky and obstructs views to heritage building from internal plaza area.
- Currently limited activation and accessibility to building along Hickson Road.
- Heritage fabric of existing building and sandstone wall must be retained and well-integrated into any new development.

## 2. Built Form & Land Use:

- Development is restricted by existing easements within the site boundary.
- Interface with and impact on the amenity of all neighbouring built form must be considered and tested in the design process.
- DA submitted at 189 Kent Street for Mixed Use/ Residential building with maximum height of 80m.

### 3. Topography:

- Topography varies considerably across the site, resulting in a complex circulation and access network.
- Existing sandstone wall permeates through site, creating significant level changes from Hickson Road across to Jenkins Street.

#### 4. Public Domain:

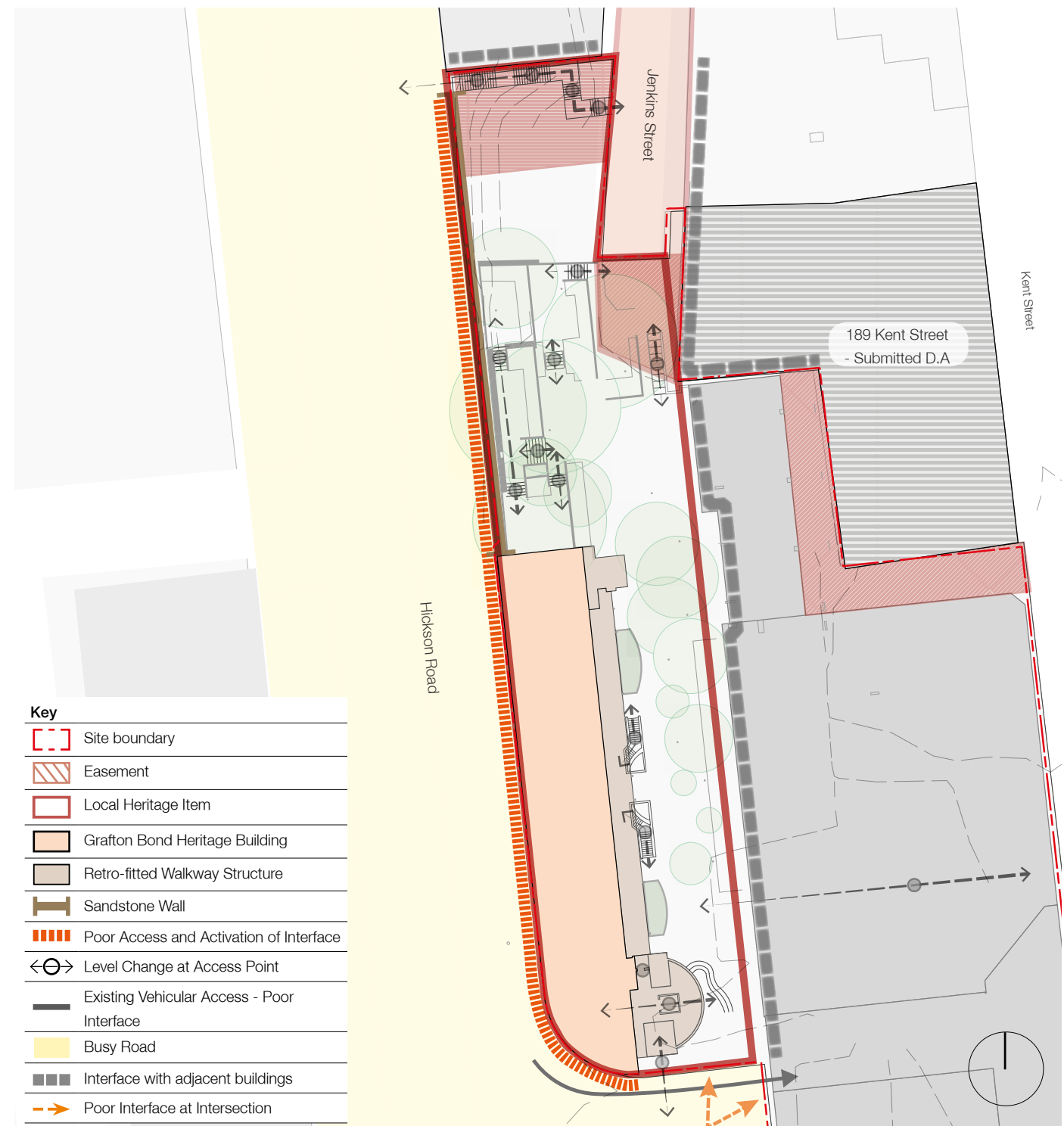
- Currently poor interface and activation of built form along Hickson Road and Napoleon Street.
- The recent Barangaroo development, in addition to the vacant lots, within the vicinity has resulted in reduced foot traffic and activity through nearby lane ways, back streets and public stairways.

## 5. Connectivity & Accessibility:

- Limited pedestrian access from Hickson Road, particularly along sandstone wall frontage.
- Complex circulation and access network across site due to changing topography and multiple building uses and typologies.
- Poor way-finding, including underutilised stair and lane way link along the western edge.
- Limited crossings along Hickson Road between site and Barangaroo development.

6. **Views:**

- Outlook to and from neighbouring developments needs to be considered - including proposed residential site submitted as DA on 189 Kent Street.





Project Background

2.3 Key Opportunities: Local Context

The following key opportunities have been identified within the local context:

1. Heritage:

- Opportunity to restore and strengthen character of heritage fabric.
- Replace existing retro-fitted structure with improved circulation element.
- Provide opportunity for greater public interaction with heritage fabric through activated ground floor, additional entries and through-site links.

2. Built Form & Land Use:

- Recent and future high-rise development surrounding the site, including the Barangaroo Precinct, suggests redevelopment of the site would be appropriate for the new vision that has evolved for the Western Central Sydney Area.
- Opportunity to activate street frontage along Hickson Road through the restoration of the heritage building.

3. Topography:

- Opportunity to rationalise complex circulation system.
- The site's unique topography provides the opportunity to generate a similarly unique design, which enhances the existing landscape.
- The site's elevated location offers the potential to capture key views and minimise impact on the public domain.

4. Public Domain:

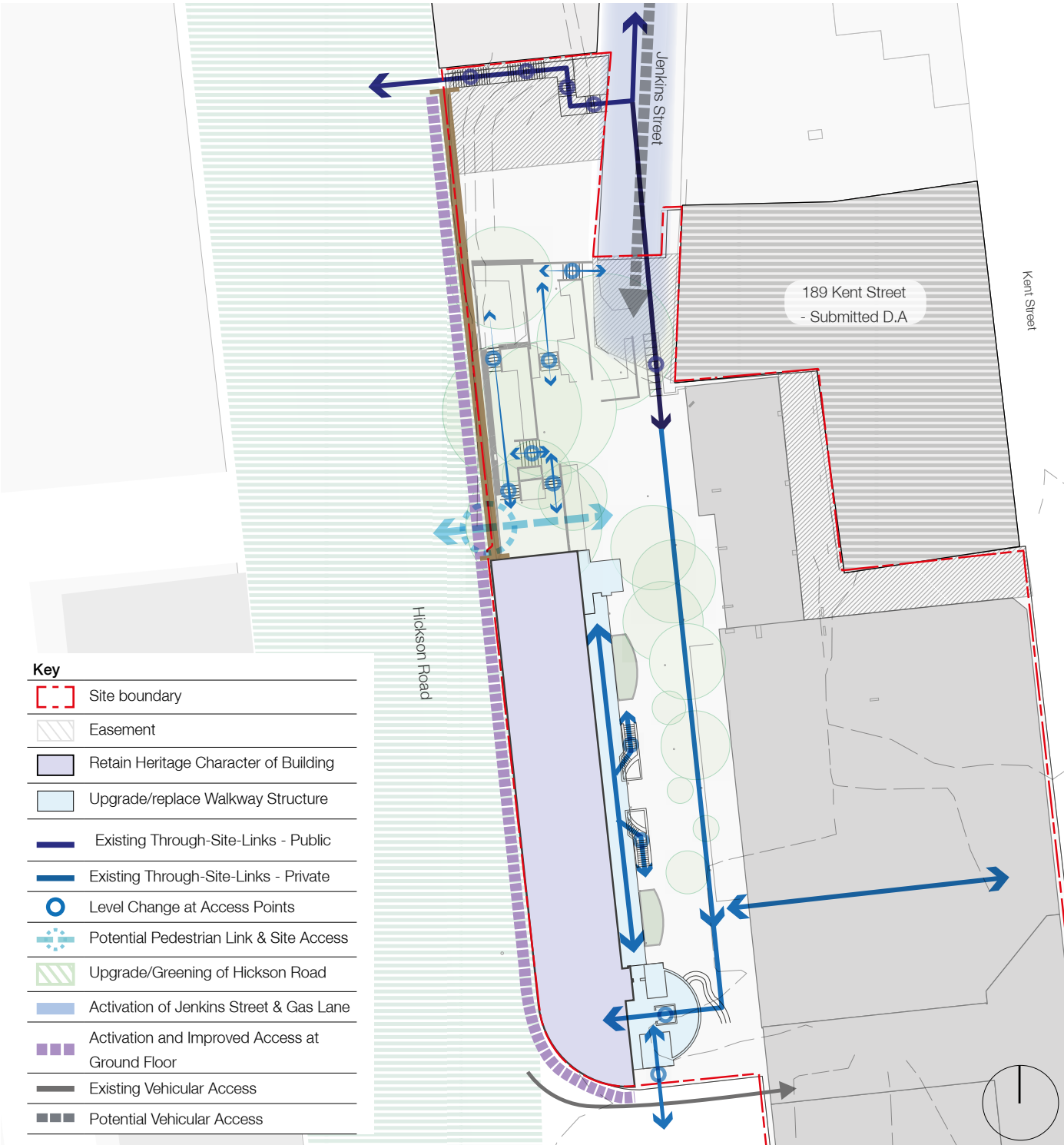
- Opportunity to activate Jenkins Street and Gas lane.
- Potential to upgrade and improve way-finding to existing public stairway at northern end of site.
- New development and restoration of existing heritage building will provide activation and an improved public domain quality along street-scape.

5. Connectivity & Accessibility:

- Proposed Barangaroo Metro Stop located on Hickson Road to the north.
- Newly constructed pedestrian bridge and underground 'Wynyard Walk' provides direct link to Wynyard Train Station, located within vicinity of the site.
- New development provides opportunity to enhance existing and provide new through-site links across site.
- Opportunity to enhance and better articulate access points and paths.

6. Views:

- The site's elevated topography offers the potential to capture key views.
- Tall development would provide the opportunity to capture potential view corridors, identified in strategic opportunities plan.







Indicative image only of potential outcome



Project Background

2.4 Precedents

The Grafton Bond site provides a premier hotel location to Barangaroo. The hotel consists of a refurbished and restored Grafton Bond Stores containing boutique suites, and a new, 11 story hotel. New restaurants and bars located on the ground floor of the state heritage listed Grafton Bond Stores will be accessible from Hickson Road, providing improved activation and pedestrian experience along the street.

The development provides opportunities to improve access from Kent St and Jenkins Lane by creating a new publicly accessible connection to Hickson Road and Barangaroo. This new connection will improve east-west linkages and permeability between Barangaroo and the CBD while enhancing the public accessibility of the Grafton Bond Store.

The new hotel takes strong design cues from the distinct built heritage surrounding the site. Heavy materiality and breakup of the podium level references the built character of the Grafton Bond Stores whilst the tower is light and modern, reflecting the contemporary towers directly behind it on Kent St.

Rooftop Precedents

Heritage Precedents



230 Fifth Rooftop Bar / NYC



The Porter House / SHoP Architects



Argyle Stairs / The Rocks / Sydney



Old Clare Hotel Rooftop / Sydney



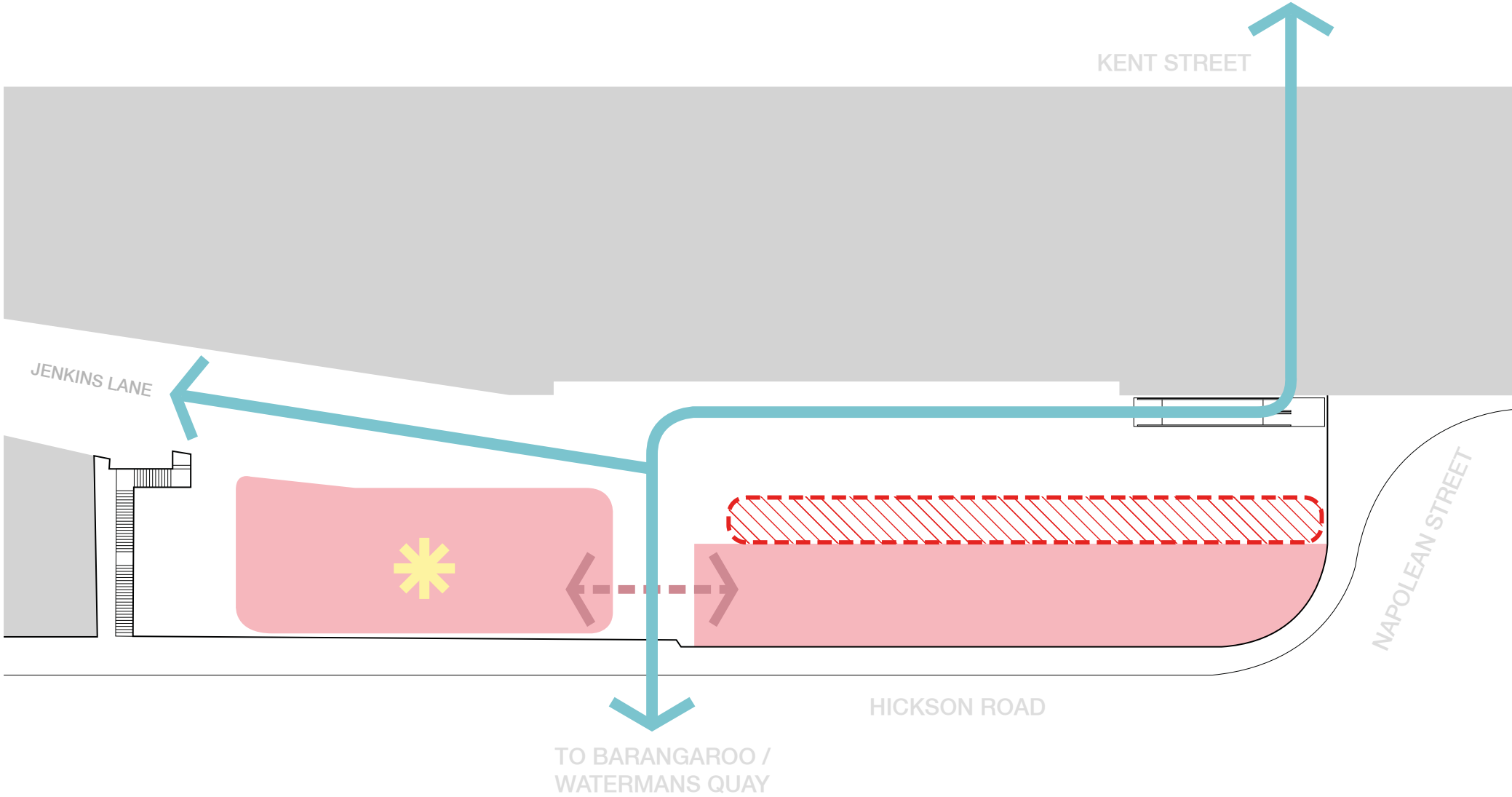
Former Rocks Police Station / Welsh + Major



**Project Background**

**2.5 Concept**

- 1. Create a new publicly accessible connection from Kent St to Hickson Road and on to Barangaroo
- 2. Reveal and restore currently concealed Grafton Bond Building façades
- 3. Create a destination to anchor the Grafton Bond Building into the fabric of the Barangaroo precinct



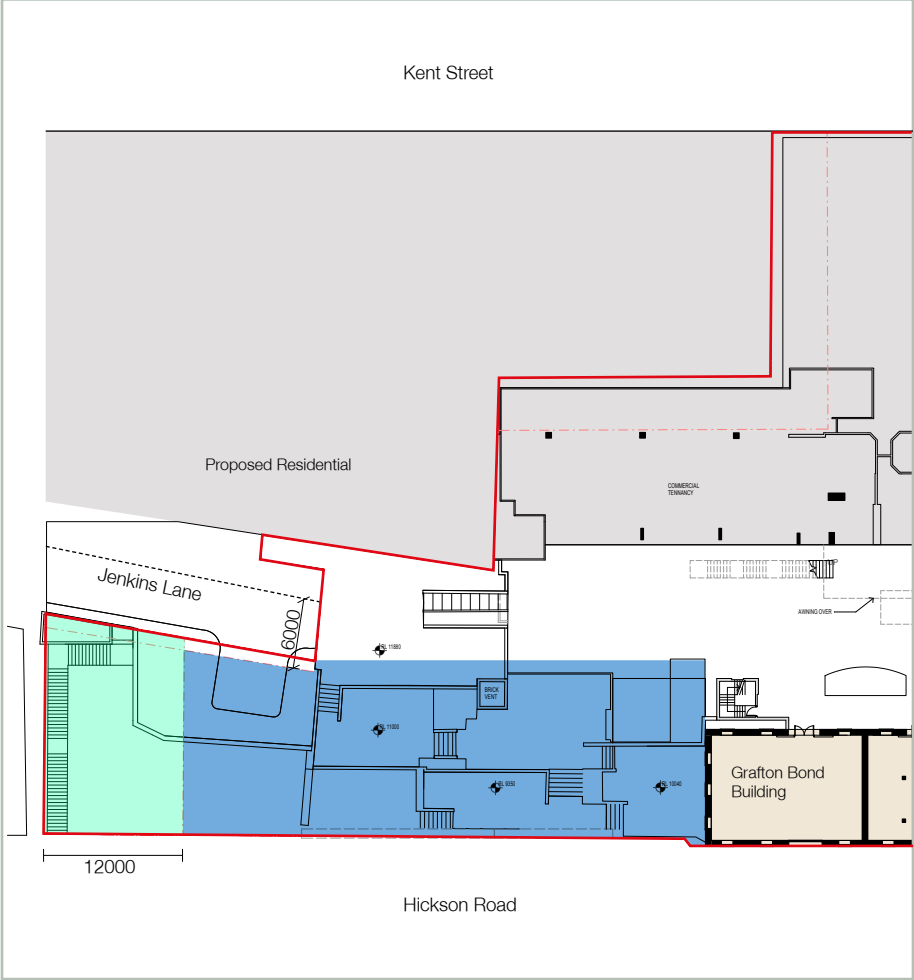
# Proposed Envelope




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Proposed Envelope

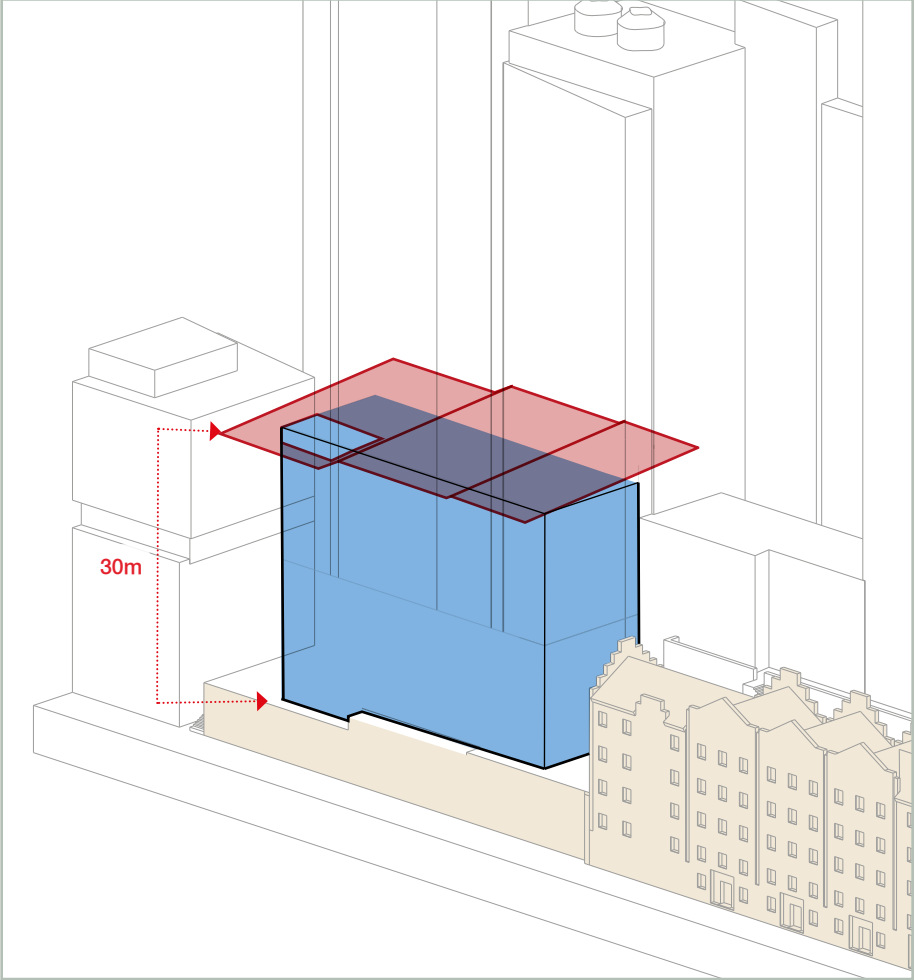
3.1 Building Height

Maximum Envelope



Key	
	Light and Air Easement
	Maximum Envelope
	Heritage Fabric

Height for feasible yield - 44m



Key	
	Compliant Height Plane
	Compliant Height Envelope - 30m
	Heritage Fabric



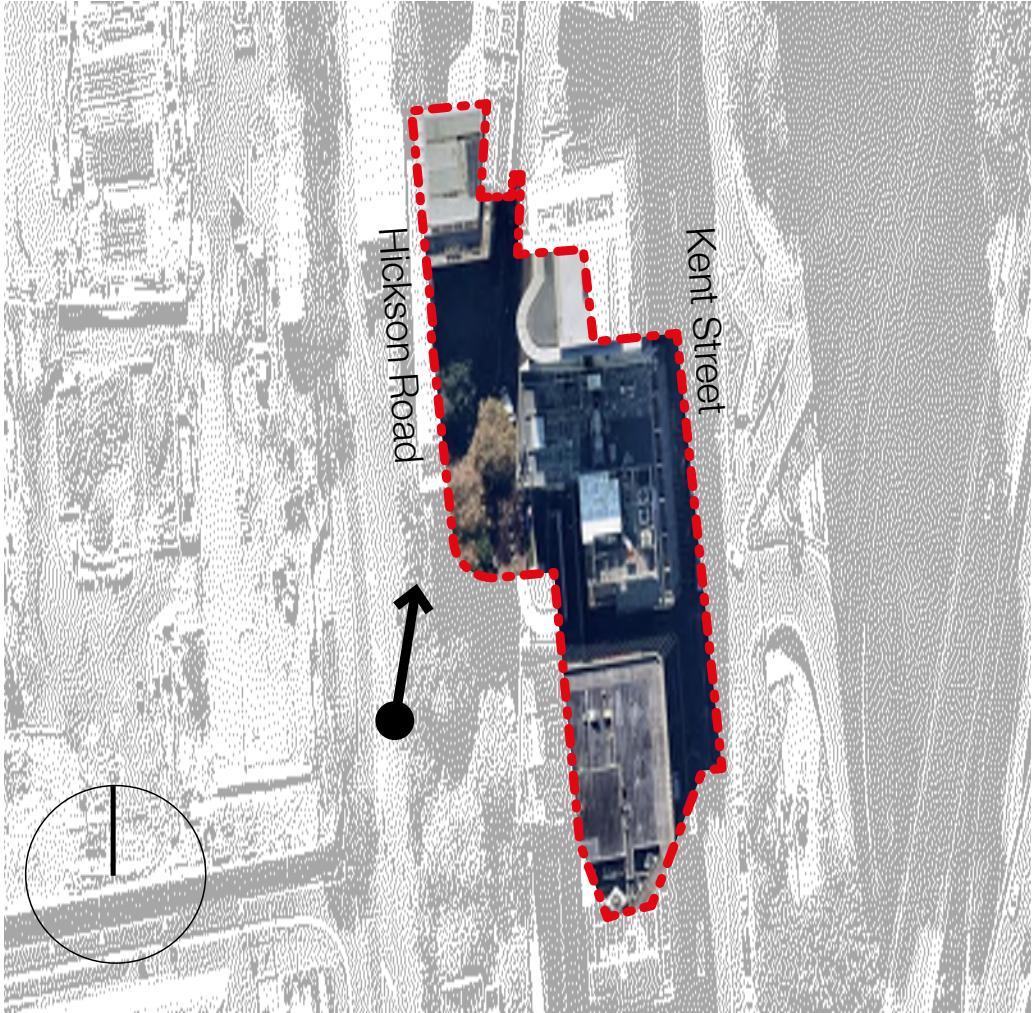
**Proposed Envelope**

**3.2 Street Impact - Building Envelope**

The following view analysis has been undertaken to demonstrate the impact from the street scape of a compliant height envelope of 30m.

The study indicates that there is minimal additional impact to surrounding built form and the experience from the street scape.

View Location



Height of proposed envelope





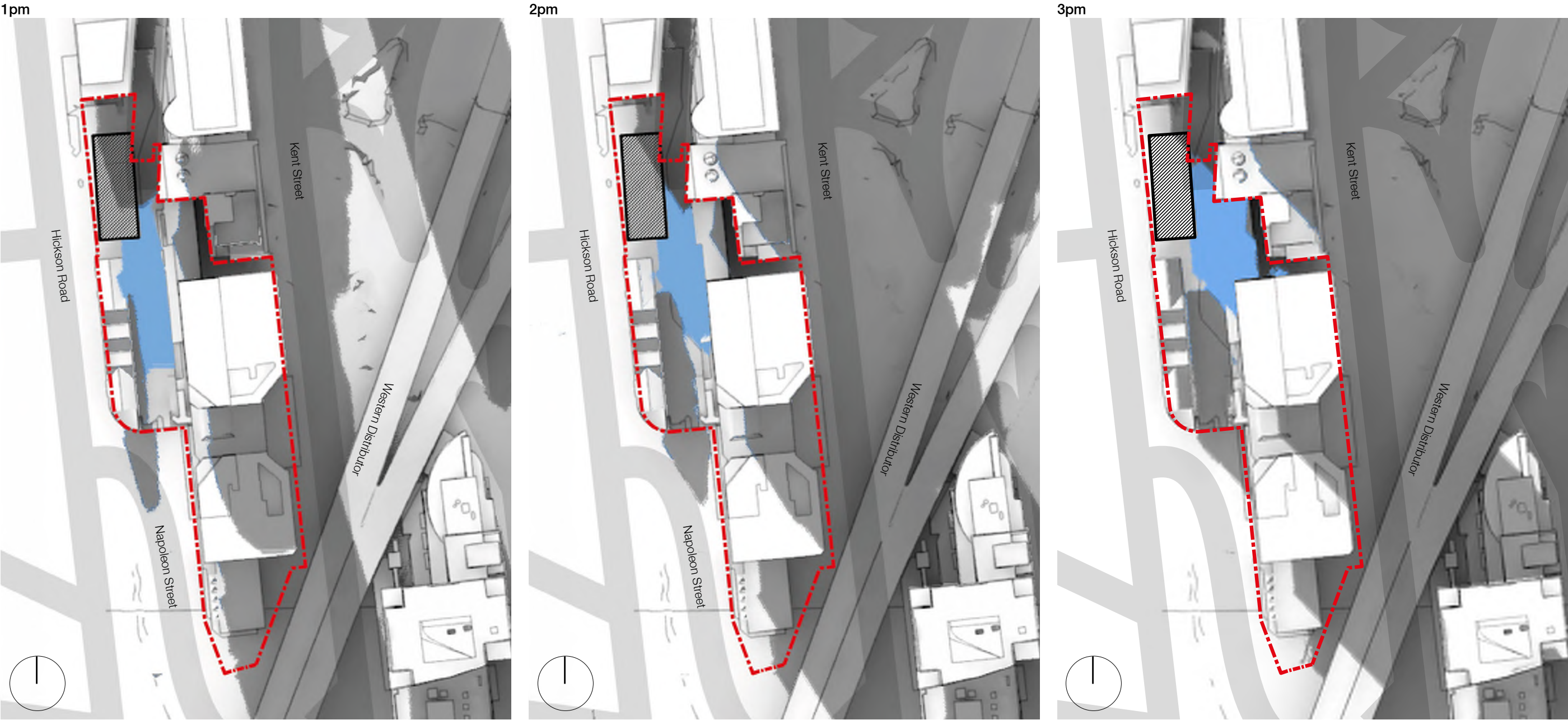
Proposed Envelope

3.3 Shadow Analysis: June 21, 10am-3pm



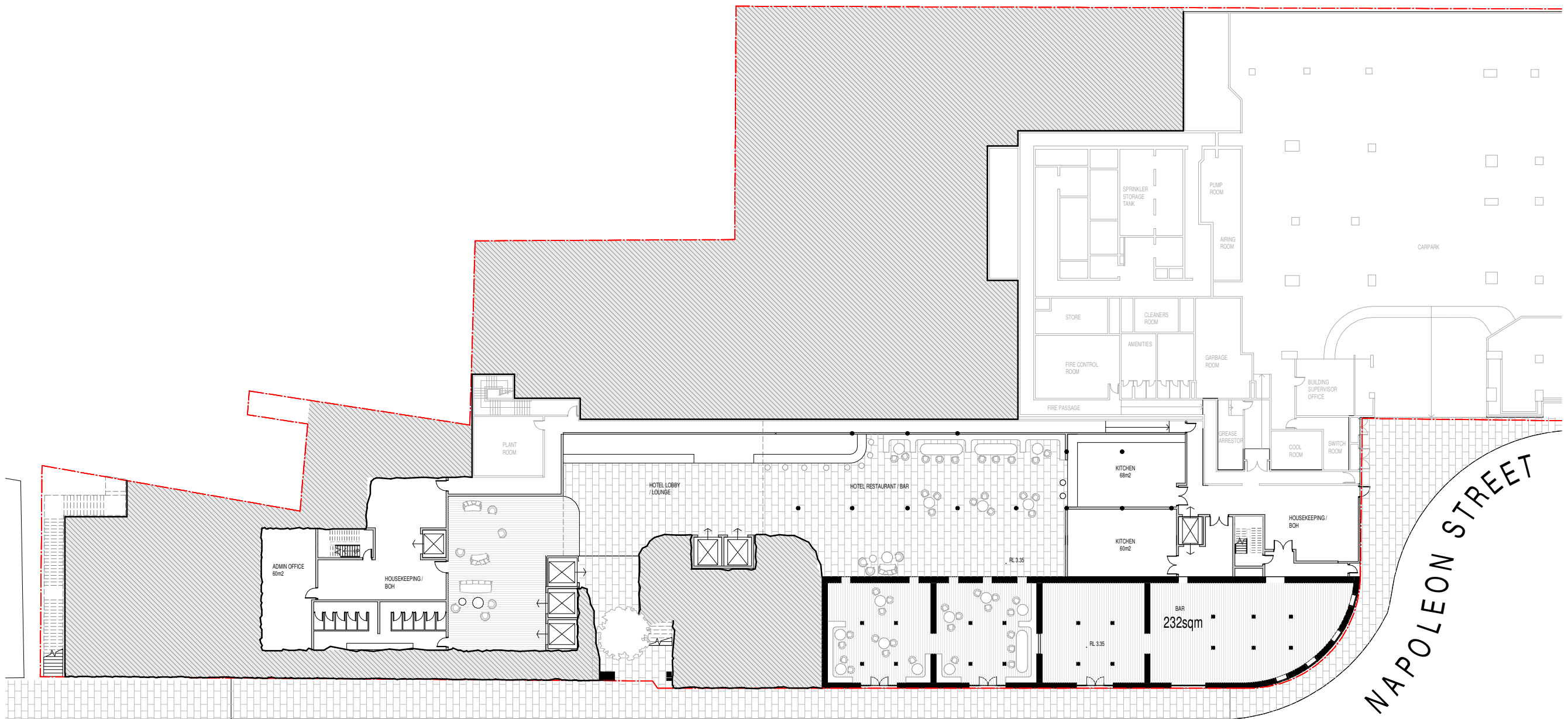


Proposed Envelope



# Architectural Drawings

4



HICKSON ROAD

NAPOLEON STREET

Level 1 Plan (Hickson Road)

Scale  
1:400 @ A3



Drawing number  
SK-207  
Revision number  
04

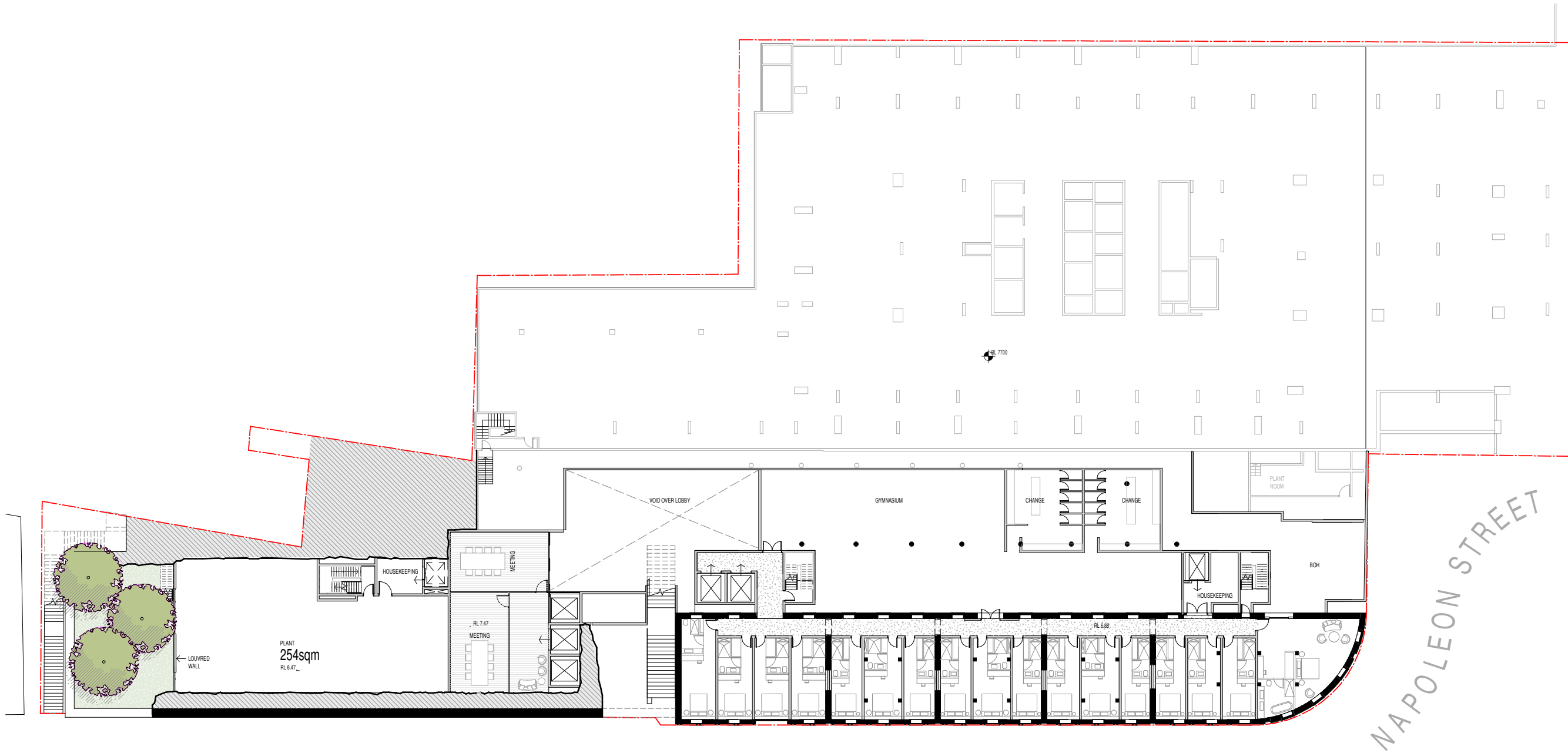
Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000  
Client  
Investa

SJB Architects  
Level 2, 490 Crown Street, Surry Hills NSW 2010  
T. 61 2 9380 9911 - sjb.com.au  
SJB Architecture (NSW) Pty Ltd  
ABN 20 310 373 425 ACN 081 094 724  
Adam Haddow 7188 John Pradel 7004







Level 2 Plan

Scale  
1:400 @ A3

0 1 2 3 4 5



Drawing number  
SK-208

Revision number  
04

Project number  
5646

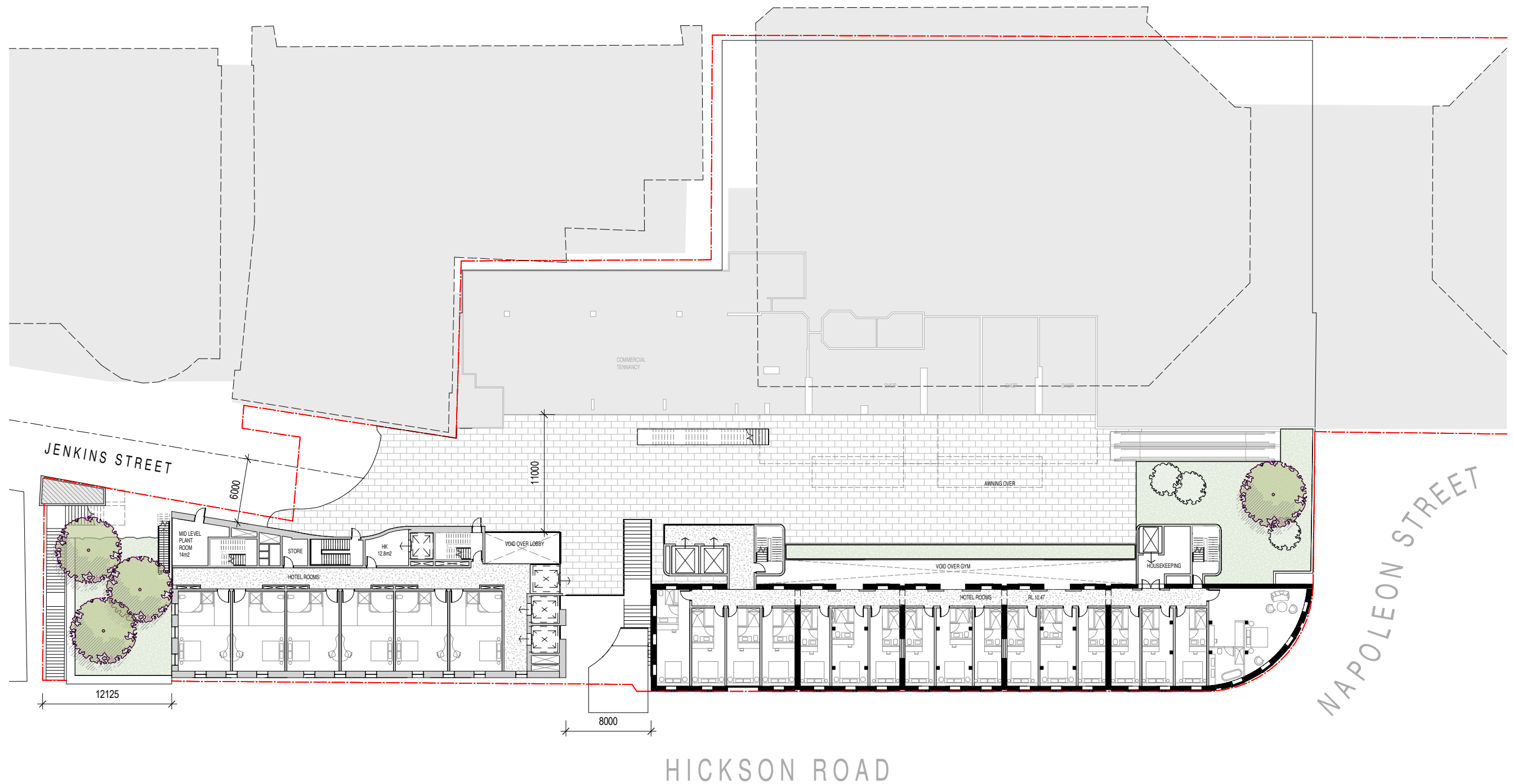
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000

Client  
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Level 3 Plan (Jenkins Lane)

Scale  
1:400 @ A3

0 1 2 3 4 5



Drawing number  
SK-209

Revision number  
04

Project number  
5646

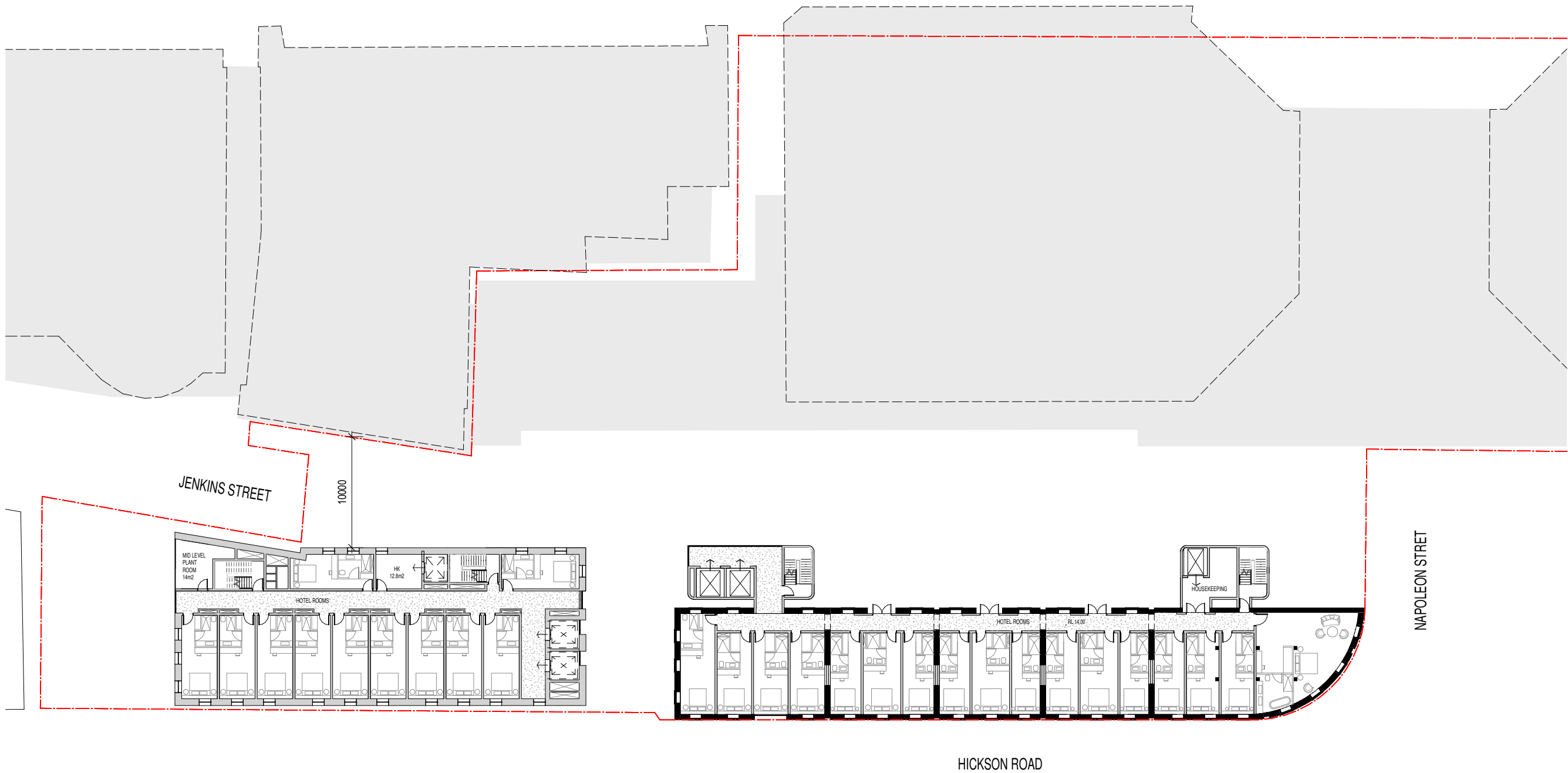
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000

Client  
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Level 4 Plan

Scale  
1:400 @ A3



Drawing number  
SK-210  
Revision number  
04

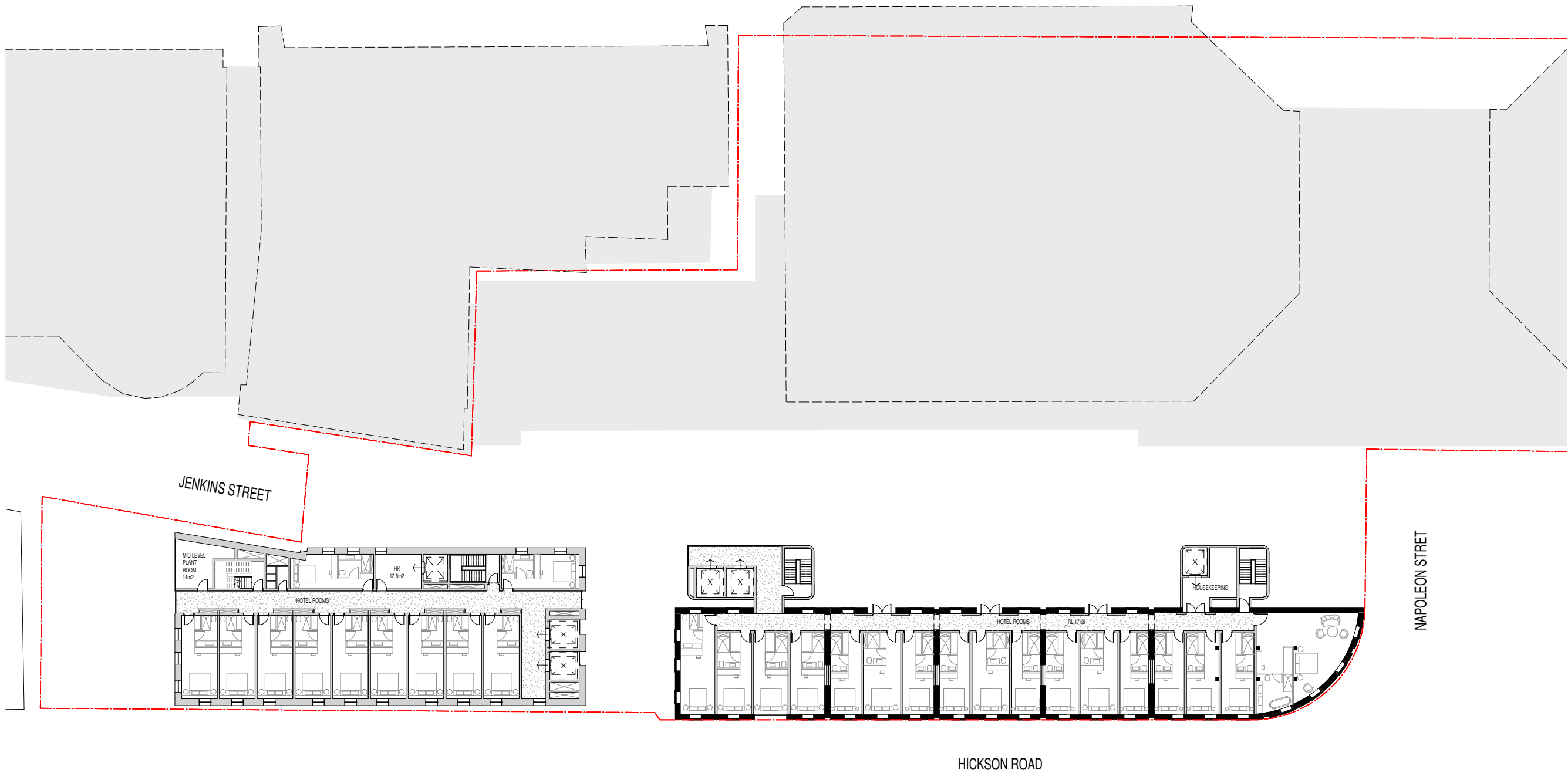
Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000  
Client  
Investa

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Level 5 Plan

Scale  
1:400 @ A3

0 1 2 3 4 5



Drawing number  
SK-211

Revision number  
04

Project number  
5646

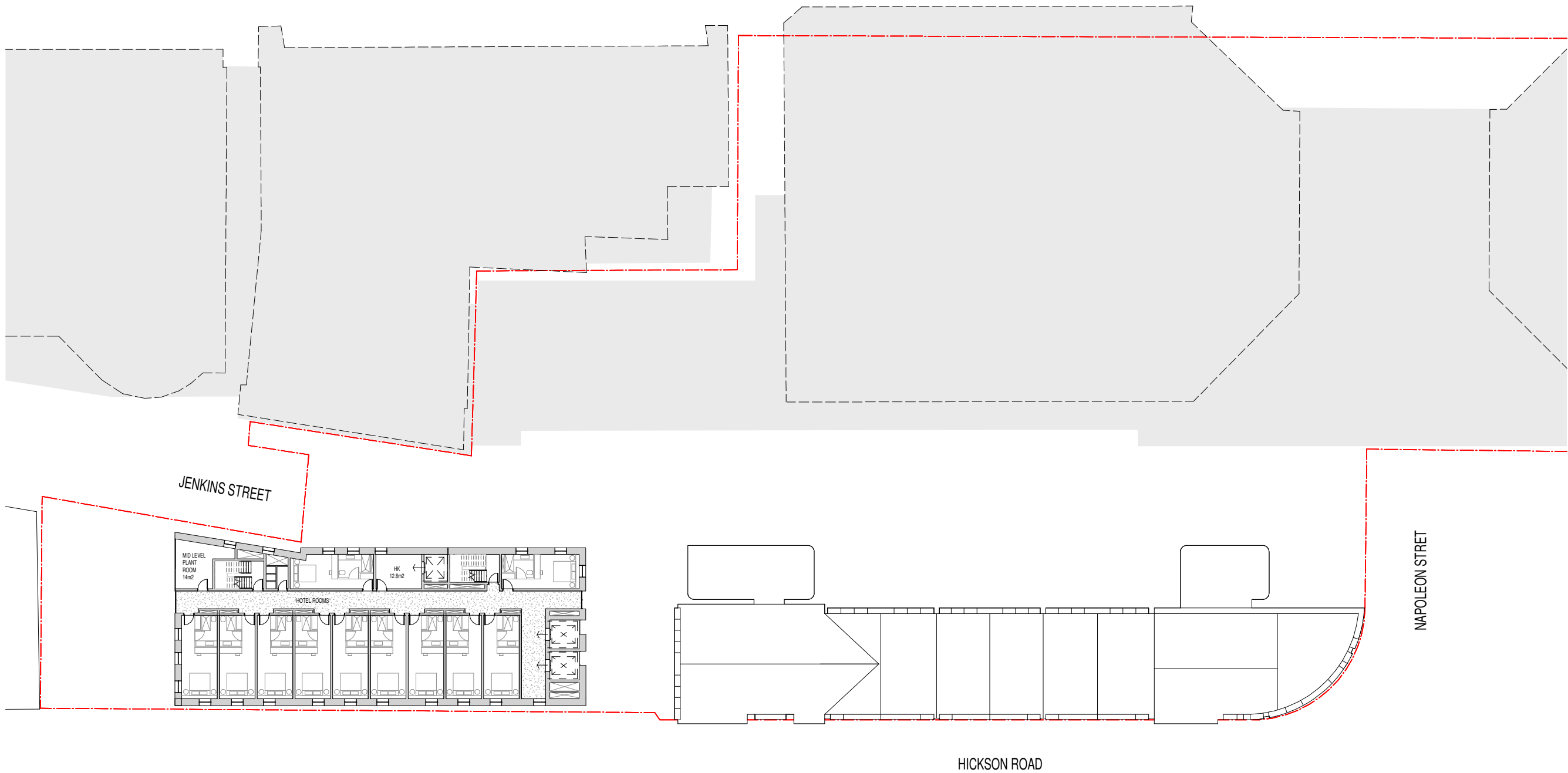
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000

Client  
Investa

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Level 6 Plan

Scale  
1:400 @ A3



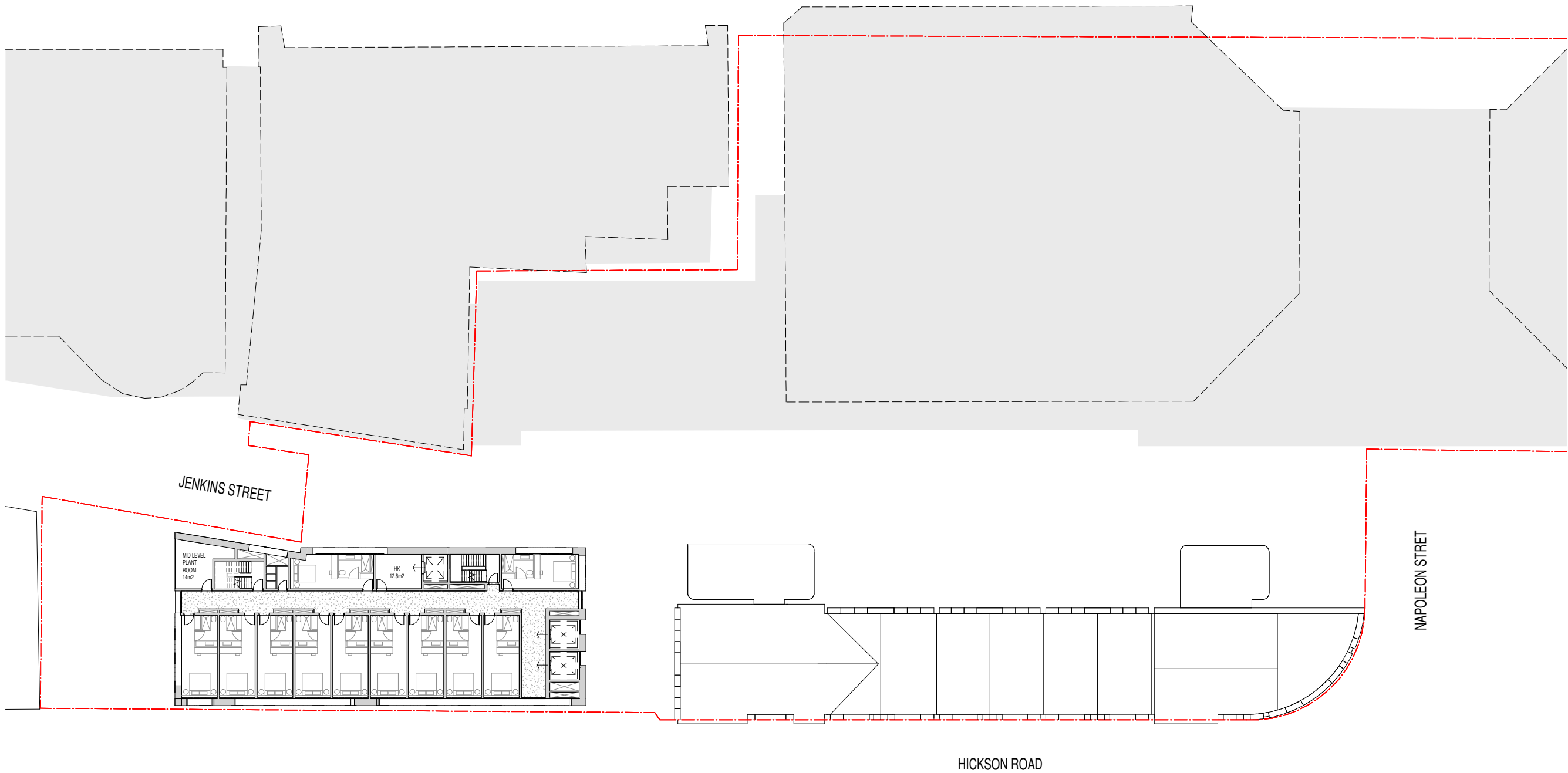
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Revision number  
04

Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000  
Client  
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Level 7 Plan

Scale  
1:400 @ A3



Drawing number  
SK-213  
Revision number  
04

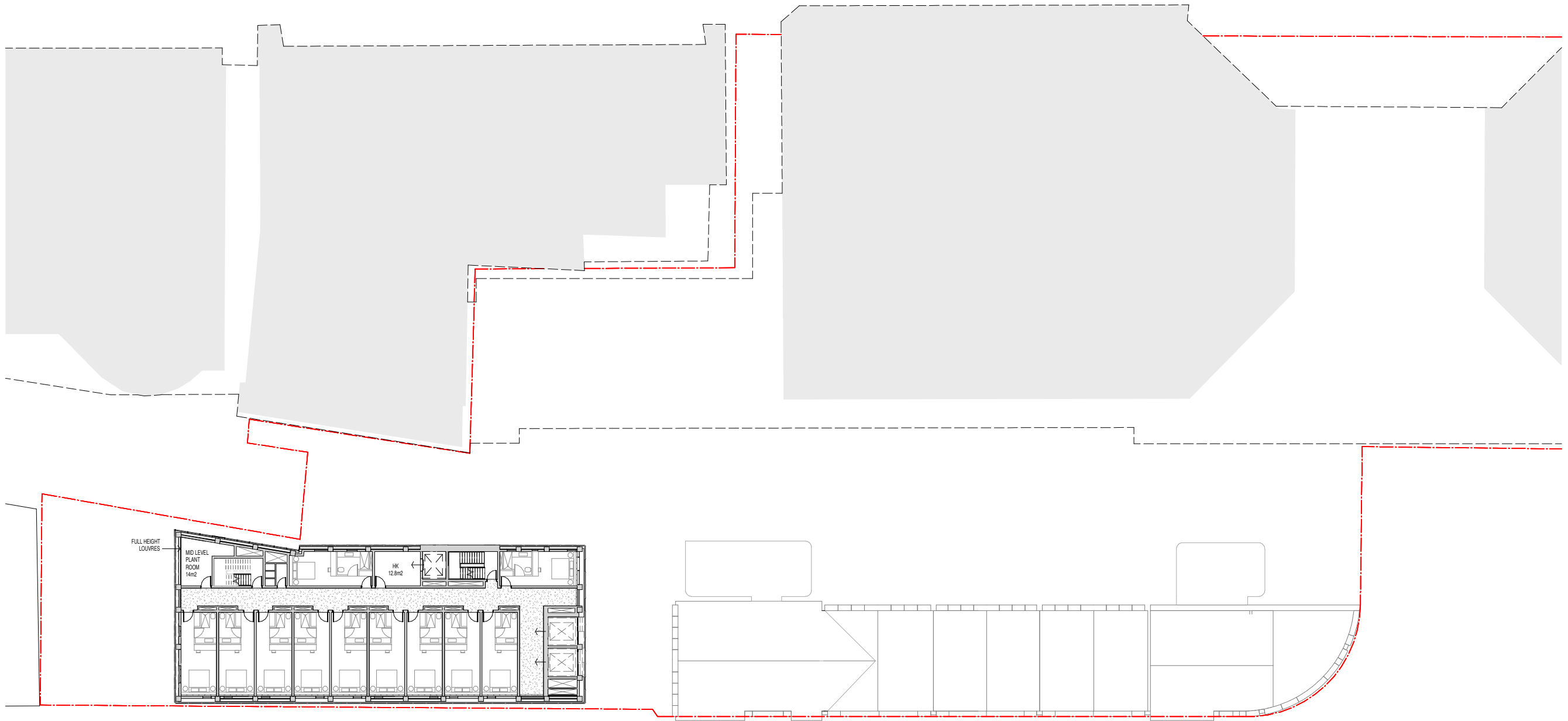
Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
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Level 8-10 Plan

Scale  
1:400 @ A3

0 1 2 3 4 5



Drawing number  
SK-214

Revision number  
04

Project number  
5646

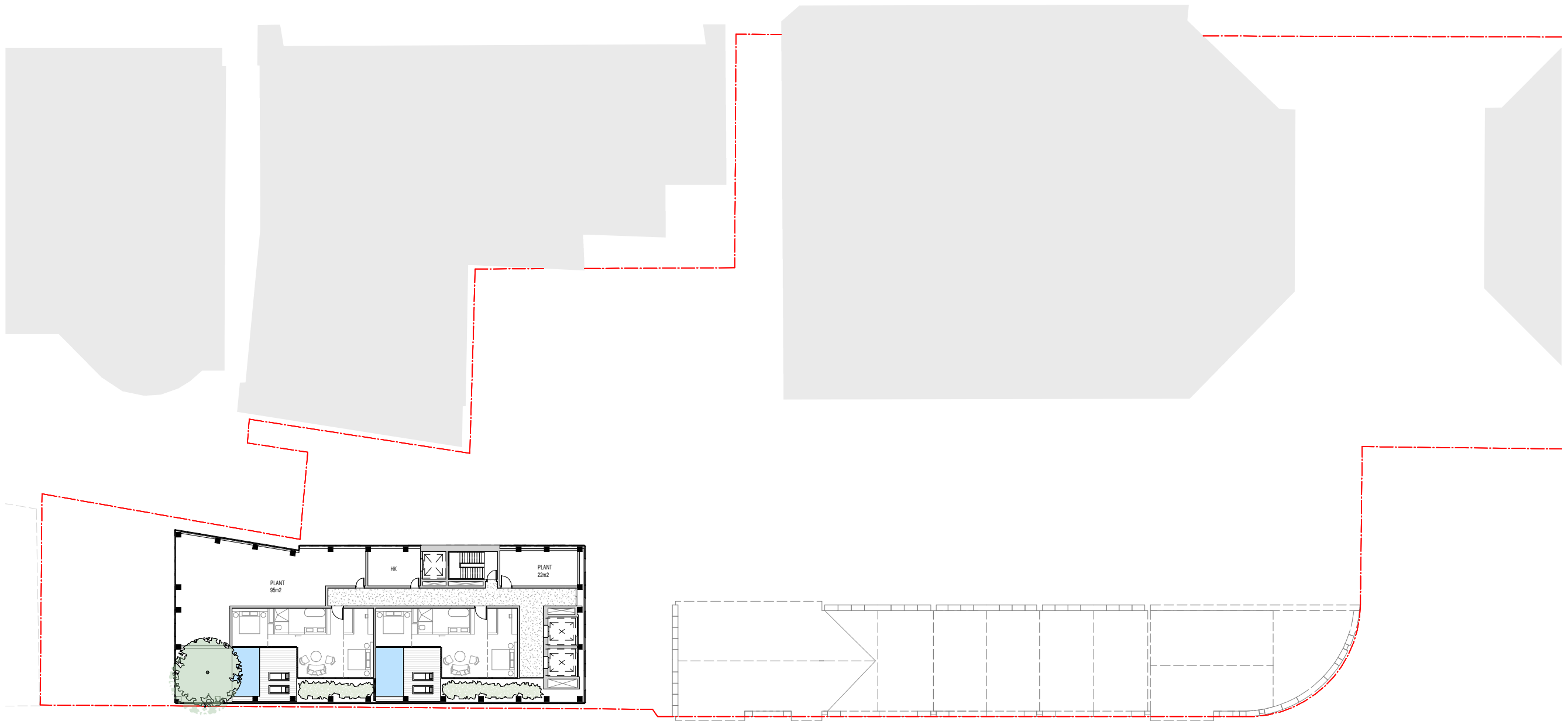
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000

Client  
Investa

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Level 11 Plan

Scale  
1:400@A3



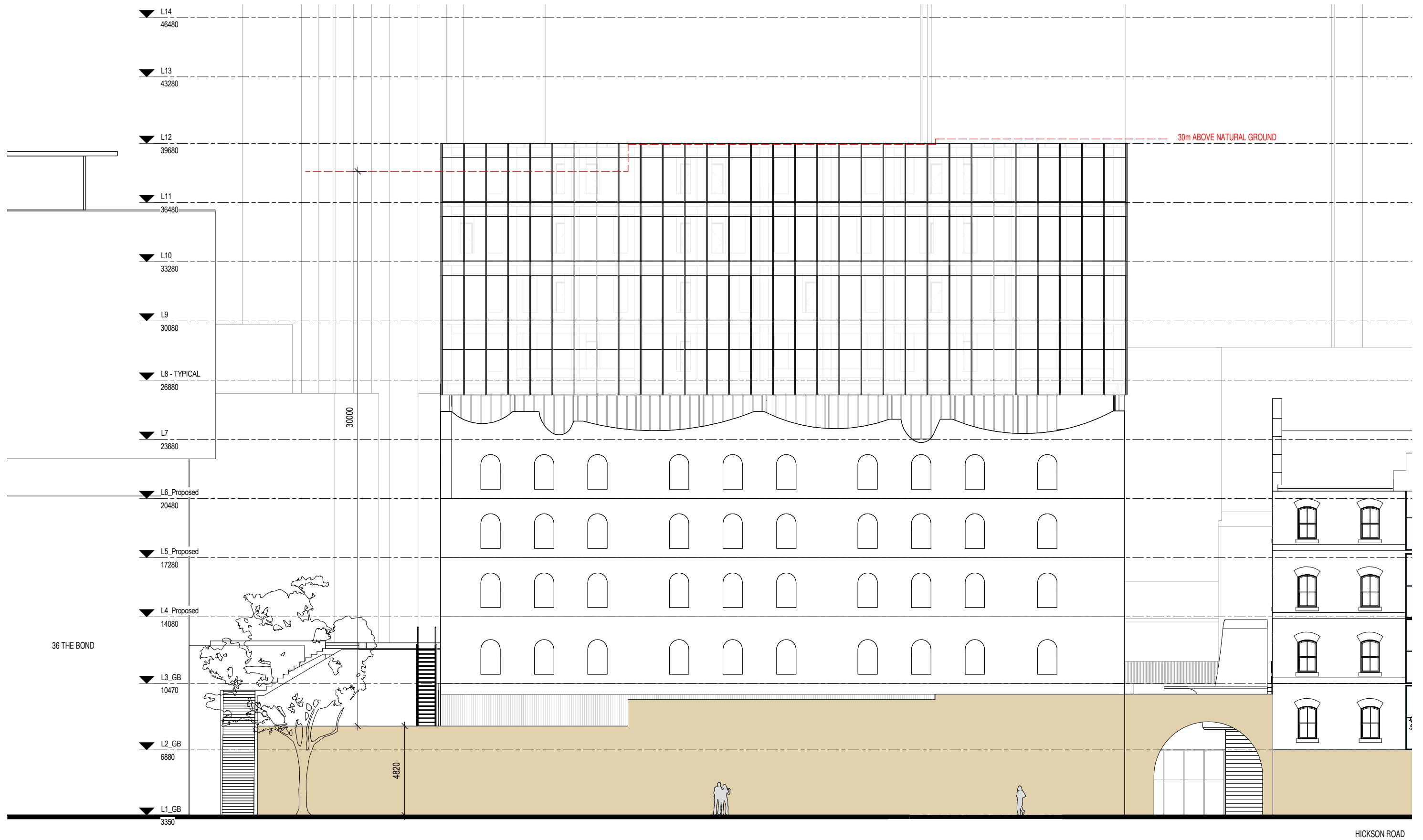
Drawing number  
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Revision number  
04

Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
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Client  
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## West Elevation

Scale  
1:200 @ A3

0 1 2 3 4 5

Drawing number  
SK-503  
Revision number  
04

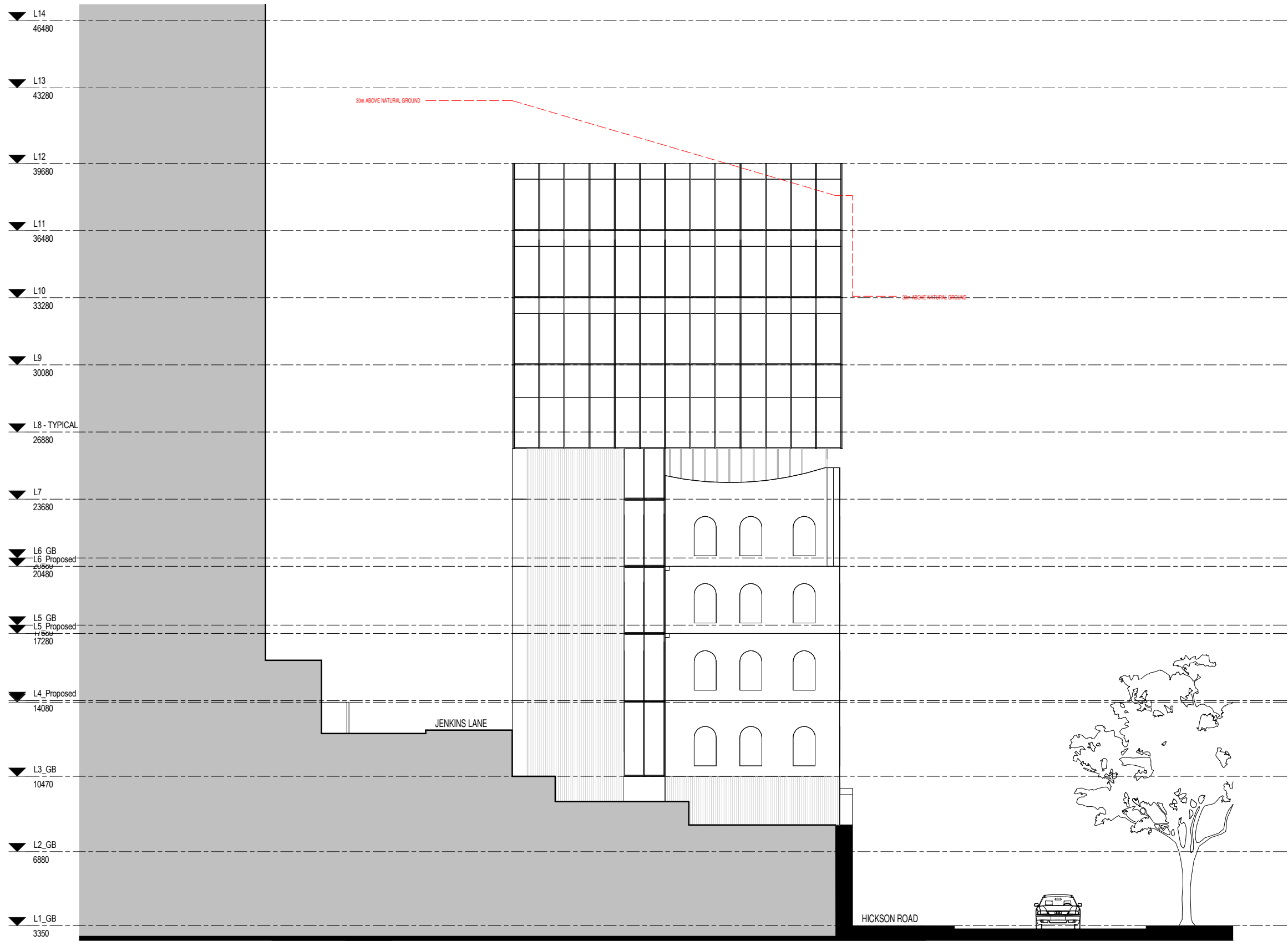
Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000  
Client  
Investa

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North Elevation

Scale  
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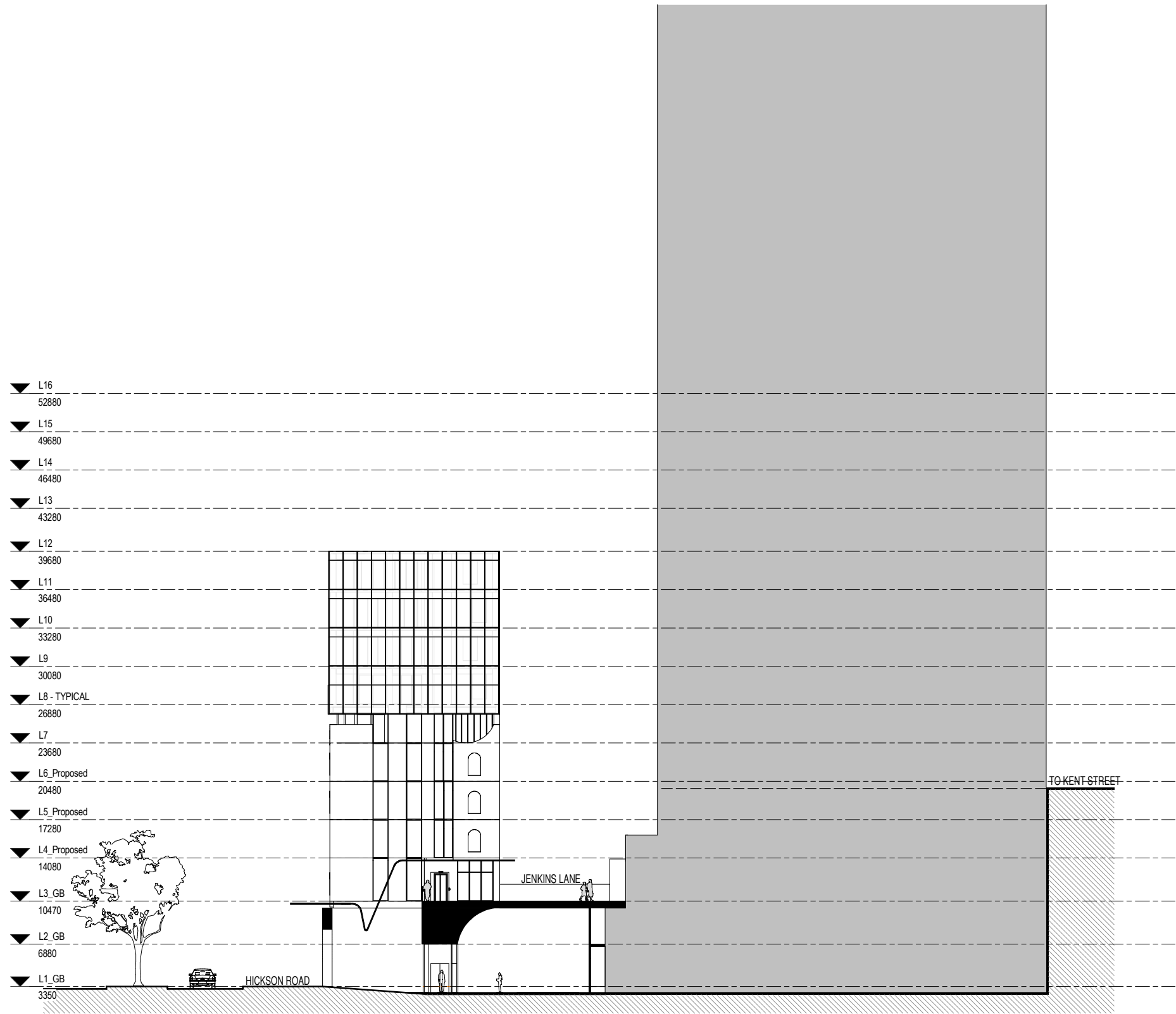
Drawing number  
SK-505  
Revision number  
04

Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000  
Client  
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Section 3

Scale  
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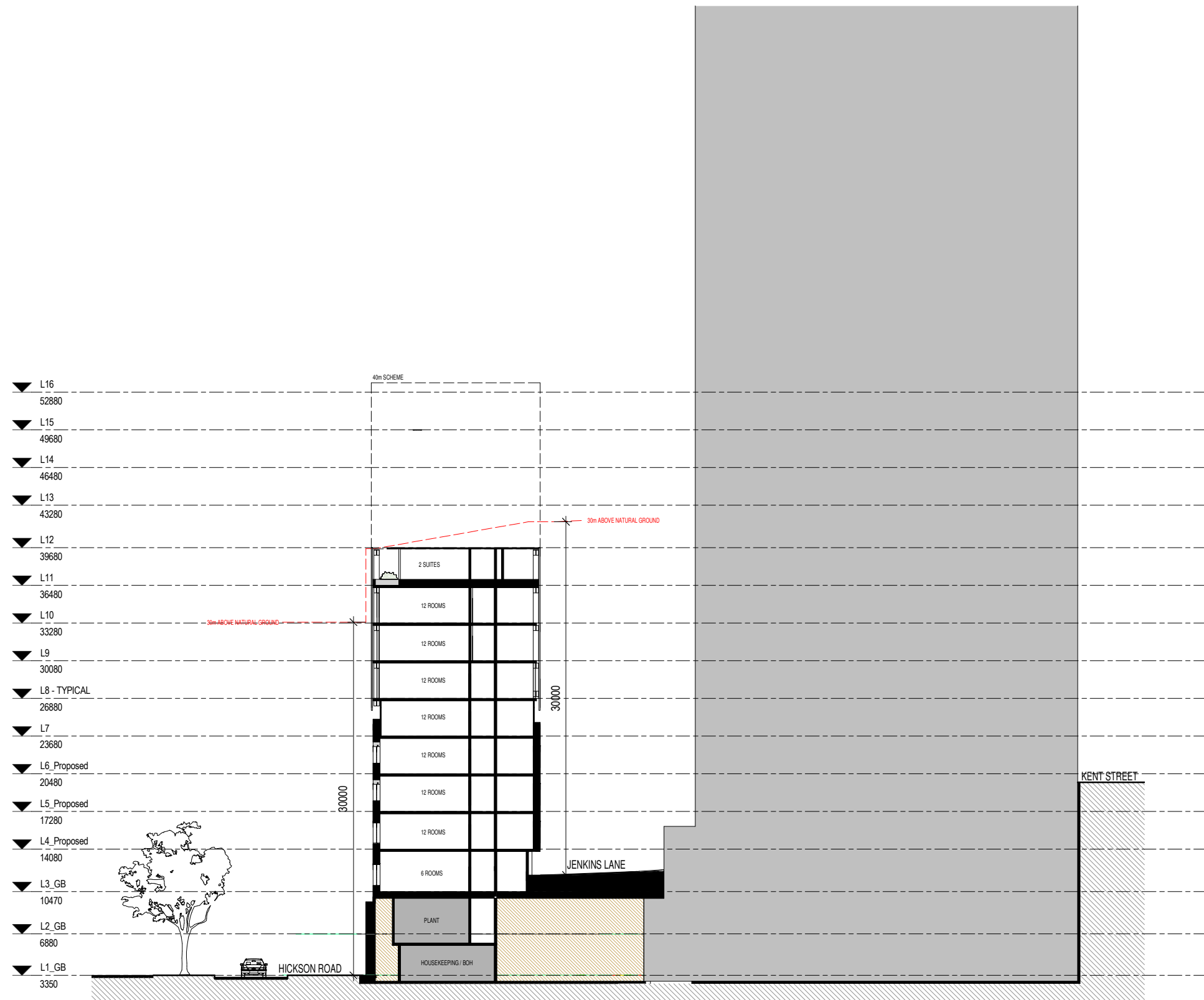


Drawing number  
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Revision number  
04  
Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
60 Hickson Road - 201 Kent Street Sydney, 2000  
Client  
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Section 7

Scale  
1:200 @ A3



Drawing number  
SK-614  
Revision number  
04

Project number  
5646  
Project name  
Grafton Bond Hotel

Project address  
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Area Schedule

Project			Job No.	HIVE Pool		Rev No.	Date	By		
Grafton Bond Hotel			5646	Schedules and Tables		4	13/04/2018	BC		
Location	Area Type					Room Types				
	RL	Floor to Floor	Existing GFA	Additional GFA	GFA - Total	GBB Standard	GBB Suite	New Build Standard	New Build Suite	New Build Accessible
Level 11 (Roof)	36.48	3.2		168	168				2	
Level 10	33.28	3.2		413	413			11		
Level 9	30.08	3.2		413	413			11		
Level 8	26.88	3.2		413	413			11		
Level 7	23.68	3.2		413	413			11		
Level 6	20.48	3.2		413	413			11		
Level 5	17.28	3.2	592	413	1005	15	2	11		
Level 4	14.08	3.2	592	413	1005	15	2	11		
Level 3	10.47	3.61	592	413	1005	15	2			6
Level 2 (Plant)	6.47	4*	773	64	837	15	2			
Level 1	3.35	3.12	739		739					
Sub Total			3288	3536	6824	60	8	77	2	6

Project Summary

Available GFA	13,299 sqm	Total Rooms	153
Proposed GFA	6,824 sqm	% Mix	39% 5% 50% 1% 4%
Site Area	1,500 sqm		

\* Plant level lowered locally from existing floor to floor to accommodate equipment



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## **Appendix B**

## **DESIGN EXCELLENCE STRATEGY**

# DESIGN EXCELLENCE STRATEGY

## 1. OVERVIEW

This Design Excellence Strategy (Strategy) outlines an alternative pathway to waiver a competitive design process, in favour of an alternative Design Excellence process and framework.

Given the unique nature of the site and special circumstance of the proposal, this strategy is put forth as a way of achieving design excellence and is to operate in lieu of the formal State Design Review Panel (SDRP). This Design Excellence Strategy will somewhat replicate SDRP process but present a more robust approach that addresses the specifics of the site and the broader objectives.

The approach and parts of the Strategy are detailed in the sections below.

## 2. AIMS OF THE STRATEGY

This Design Excellence Strategy aims to guide the realisation of the adaptive re-use of the Grafton bond and development of a new building adjacent for a hotel development. This Strategy is aimed at achieving an enhanced urban outcome with buildings and public realm of high design quality.

The Design Excellence Strategy is to define:

- a) A project specific design excellence approach commensurate with the unique nature of the site and proposal
- b) The creation and composition of a Design Excellence Panel (separate from the State Design Review Panel by in consultation with the GANSW)
- c) The objectives of the panel and design outcome for the site to ensure the best architectural design and outcome for the site is achieved

## 3. ARCHITECT AND DESIGN INTEGRITY

The Strategy is built on the premise that one architectural firm will prepare the design from conception to completion (and no competitive process is undertaken).

The role of the Architect will include the following:

- Attend all meetings with GANSW, the Design Excellence Panel (see Section 4) and favourably receive feedback into the concept design, design development and final design.
- Prepare the Development Application for the preferred design including all required information to lodge a DA.
- Represent the project in meetings with the community, authorities and stakeholders, as required.
- Provide a lead role in ensuring design integrity is maintained throughout the development process

- Providing any documentation required to the Consent Authority verifying the original design intent has been achieved at completion.

## **4. DESIGN EXCELLENCE PANEL**

A key component of the Strategy is the creation and ongoing engagement with a project Design Excellence Panel (the Panel). The Strategy is built around the establishment of a project-specific external Panel whose role is to provide independent, expert, and impartial design advice and quality review.

### **4.1 Role of the panel**

The Panel has a guiding and advisory role commencing pre-lodgement and continuing through the assessment process.

The Panel will assess and advise on the extent to which design excellence is realised at each stage of the process. The panel will ensure better-informed assessment and support better outcomes.

The Panel will also ensure the design integrity is not eroded by having input into any substantial modification post consent, for example a Section 4.55(2) application.

### **4.2 Composition of the Panel Members**

The Panel will be established by up to six (6) Panel members. The Panel membership will be devised in consultation with the Government Architect NSW to ensure an appropriate mix of members and equivalent qualifications. It is envisaged that the members will include:

- A nominee from the office of the Government Architect NSW (GANSW)
- A representative from The City of Sydney (the City)
- 1-3 established and reputable registered design professionals (architectural and urban design). It is recommended that one of these would be a heritage architect or consultant with heritage expertise or equivalent qualifications.
- A proponent's representative of suitable qualifications or background

A nominated Panel member would also perform the function of the Panel Chair.

Although not forming part of the Panel, a Panel administrator will also be appointed.

Key stakeholders (such as Office of Environment and Heritage or technical consultants) would also be invited to attend relevant review sessions, to brief the Panel on specific issues relating to their respective agencies or disciplines.



### **4.3 Governance and Panel Administration**

To ensure transparency and credibility in the Panel discussions, the following will occur:

- A Panel administrator is appointed
- The administration of the Panel, including the organisation of meetings, recording, documenting and distribution of meeting minutes, will be undertaken by an independent entity that is not associated with the Panel members.
- The Administrator will document minutes and issue to all members to ensure accuracy of the minutes.
- The minutes from pre-lodgement Panel meetings will be compiled and submitted with the State Significant Development Application.

### **4.4 Scheduling of meetings**

A schedule of meetings is established based on the following:

- Determine a framework for the Panel meetings, including duration of the Panel, schedule of dates for the Panel meetings and agenda for each meeting.
- Suggested programming of the meetings to occur at project milestone, as follows:
  - Confirm and agreement on the design approach and objectives
  - Formal pre-lodgement meeting
  - Post lodgement of the State Significant Development Application
  - Any amendments to the Approval

### **4.5 Funding and Resourcing**

The cost of Panel membership is to be funded by the proponent. The proponent is also to fund the necessary resources required to administer the Panel.

## **5. DESIGN OBJECTIVES**

A key component of the Strategy is the preparation and establishment of the Design Objectives (akin to a design brief). To ensure Panel members are in alignment, the objectives will establish clear, consistent and rigorous objectives and principles to achieve design excellence outcomes for the project, referencing the following key documents:

- NSW Government's 'Better Placed' – Design Objectives (2017)
- NSW Government's 'Better Placed' – Design Guide for Heritage (Issue no. 02-30.01.2019)
- NSW Government's 'Local Character and Place Guideline' (26.02.2019)
- Sydney Local Environmental Plan 2012 (SLEP 2012) - Clause 6.21 Design Excellence

## 6. PROCESS

The design process would be iterative – in a cyclic way, and each iteration of an idea informs the next. Each step in the process would be revisited at key stages of a project's development, working towards a better resolved solution with every iteration.

The Design Excellence Strategy is to broadly operate in the following key steps:

1. Design Excellence Strategy agreed to by GANSW
2. Panel members and format established
3. Undertake an inception meeting where the following is undertaken:
  - Design objectives, key principles articulated and agreed to by panel members
  - Terms of Reference of Panel outlined to ensure a common set of objectives are understood
  - Agreed principles, SJB to present the journey to date, design principles, urban strategy and studies.
4. Pre design process (potential 2 meetings convened)
5. Preparation of a design excellence report for the DA submission demonstrating how the proposal has achieved the Design Excellence Strategy
6. Post lodgement – Panel reconvene to provide input prior to determination
7. Panel to reconvene and provide design feedback on any significant modification to the approved development (e.g. S4.55(2))

## **Appendix C**

# **RESPONSE TO SLEP DESIGN EXCELLENCE PROVISIONS**

SJB Architects



# Design Excellence Response Grafton Bond Hotel

60 Hickson Road - 201 Kent Street,  
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**Prepared for**  
Investa

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**Issued**  
14 March 2019



## **1.1 Summary**

**This report aims to supplement the Briefing Paper prepared by Urbis, with regards to design excellence of the proposed project in relation to the Sydney Local Environmental Plan 2012 (SLEP).**

**The proposal includes the adaptive re-use of the State Heritage-listed Grafton Bond Stores, and erection of a new 30m building adjacent. Both buildings are to collectively accommodate a high quality boutique hotel.**

**In particular, our report addresses Clause 6.21(4) 'Design Excellence' of the SLEP 2012, which is annexed at the rear of this document.**

**(4) (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,**

- The overall aim is to retain and celebrate the cultural values and heritage significance of the Grafton Bond Stores into the future.
- Through the development of conservation management strategies, the existing Grafton Bond Stores will be sensitively and respectfully converted from an underutilized commercial building, into a boutique hotel.
- Minimal architectural intervention will be employed to conserve and reveal the existing heritage fabric, together with a considered approach to new building services. Materials and detailing of new elements will complement the existing fabric, whilst expressing a contemporary overlay of development.
- The design of the adjacent contemporary hotel to the north, directly references the Grafton Bond Stores. The height of the proposed podium base reflects the datum of the existing parapet, with a contemporary interpretation of the parapet ridges.
- The podium facade derives its modulation from the rhythm and proportions of the Grafton Bond Store's original windows, interpreted in a contemporary design language.
- High quality Sydney sandstone will be employed to create a visual connection to the heritage brick of the Grafton Bond Stores, and pay homage to the sandstone cliffs and walls which still proliferate much of The Rocks and Barangaroo.
- The new hotel's subterranean lobby is set within the sandstone cliffs, exposing layers of Sydney's geographic and industrial history to the public.
- The development as a whole aims to provide a high quality, boutique experience, stitching together Sydney's history in the Grafton Bond Stores and future in Barangaroo.

**(4) (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,**

- Currently, the eastern facade of the Grafton Bond Stores is covered with a bulky and unsympathetic 1980's addition, which obscures the eastern facade from the existing public plaza. The proposed development removes this addition, making the original facade and heritage fabric visible from the public domain.
- The proposal also includes the conversion of the Hickson Road level of the Grafton Bond Stores from commercial use to hospitality and leisure, activating Hickson Road, and re-invigorating this significant building through public engagement.
- The proposed through-site link provides a new connection from Hickson Road to Kent Street. A publicly accessible lift in the new hotel lobby will allow for equitable access between Hickson Road and the existing plaza.
- This new link enhances the activation of both the existing plaza and Jenkins Street, by increasing the permeability of the site to the general public. A void from Jenkins Street through to the new hotel lobby below creates a visual link to Jenkins Street and the plaza.

**(4) (c) whether the proposed development detrimentally impacts on view corridors,**

- The proposed development does not include any new building above the existing Grafton Bond Stores, so there are no impacts on view corridors to this portion of the site.
- The adjacent new hotel to the north fits within the established urban form along Hickson Road, as defined by the neighbouring properties at no.s 30 and 38 Hickson Road.
- It also complies with the 30m height limit above natural ground level, as defined in the LEP, and will have minimal impact on surrounding buildings.
- A full view analysis study will be conducted as part of the development of the design and planning process.



Existing view of Hickson Road from intersection with Napoleon Street



Proposed view of Hickson Road from intersection with Napoleon Street, with envelope of new hotel



**(4) (d) how the proposed development addresses the following matters:**

**(i) the suitability of the land for development,**

- The site is highly suitable for the proposed development. Its overall size and dimensions allow for the scale of development proposed.
- the site is located within the existing B8 Metropolitan Centre Zone (Sydney LEP 2012), and the proposed uses are permissible within the zone.
- It is well situated at the Western Edge Precinct of Central Sydney, and the new commercial centre of Barangaroo. This local area is currently under-served by mid-sized boutique hotels.
- The development takes advantage of existing and proposed public transport. It is located within 400m of Wynyard Train Station, the proposed future light rail stop and the newly completed Barangaroo Ferry Wharf. The development is also located within 500m of the proposed Barangaroo metro station.
- The State Heritage-listed Grafton Bond Store is currently underutilised as a commercial office and provides low levels of opportunity for public engagement. The change of use from commercial to hotel and leisure provides an opportunity to re-invigorate this significant building, and give public access to an important part of Sydney's history.
- The development site is located within one of three 'Potential Future Tower Cluster Areas', proposed within the draft Central Sydney Planning Strategy (CSPS), which was recently approved for public exhibition on Monday 11 March 2019. The uplift proposed by the CSPS for the area aligns with the existing and planned future development within the Barangaroo Precinct.

**(ii) the existing and proposed uses and use mix,**

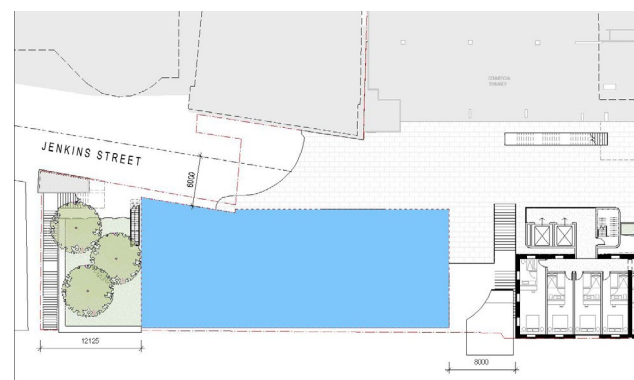
- The Grafton Bond Store is currently used as commercial offices. The change of use to the proposed hotel will re-invigorating this significant building through public engagement.
- The proposed boutique hotel is well situated to provide much needed supply of mid-level hotel accommodation in this precinct, providing an alternative to the high-level accommodation of neighbouring luxury hotels including The Langham in Kent Street, Park Hyatt in Hickson Road, and Crown Sydney at Barangaroo South.
- The existing gym underneath the plaza is to be converted from commercial to hotel use. The space will be retained as a gym but operated as part of the hotel.
- A portion of the privately-owned plaza will be converted to hotel use.

**(iii) any heritage issues and streetscape constraints,**

- The site includes the 'Grafton Bond Store and Sandstone Wall' at 60 Hickson Road, which are State Heritage Items (SHR 01431) under the NSW Heritage Act 1977, and listed in Schedule 5 of the Sydney Local Environment Plan (SLEP) 2012 (Item I1813).
- The site is also on the Section 170 Register of the Maritime Services Board (now Roads and Maritime Services) under the NSW Heritage Act 1977.
- The existing sandstone wall fronting Hickson Road provides challenges to the connectivity between the proposed development and Hickson Road. It is therefore proposed to form a new opening in this wall, to allow for a new hotel entry at ground level, and through-site link to Kent Street. A publicly accessible lift in the new hotel lobby will allow for equitable access between Hickson Road and the existing plaza.
- A vehicular drop-off for the new hotel will need to be considered in the upgrade of Hickson Road.
- Topography varies considerably across the site, resulting in complex circulation and access networks.

**(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,**

- The proposed tower maintains a minimum separation of 8m from the Grafton Bond Store, 22m from 201-207 Kent Street, and 8.3m from 189 Kent Street.
- The proposed tower fits within the established urban form along Hickson Road, as defined by the neighbouring properties at no.s 30 and 38 Hickson Road.
- A light and air easement to the north of the proposed development has been maintained.
- The height of the new building does not impede significantly on views of the surrounding buildings.



Setbacks of proposed tower envelope

#### **(v) the bulk, massing and modulation of buildings,**

- The overall bulk and scale of the new hotel building fits within the established urban form along Hickson Road, as defined by the neighbouring properties at no.s 30 and 38 Hickson Road.
- The bulk and massing of the new hotel is broken into two distinct parts; the lower solid podium and glazed tower.
- The height of the proposed podium aligns with the parapet height of the Grafton Bond Store, and playfully reinterprets the varied roof form of the Grafton Bond Store.
- The modulation of window openings to the podium mirrors the size, shape and rhythm of the existing openings on the western facade of the Grafton Bond Store, expressed in a contemporary fashion.
- The proposed tower above has a contemporary glazed facade of uniform break ups, providing a contrast to the heavier podium base, and referencing the Kent Street commercial buildings behind.

#### **(vi) street frontage heights**

- The Hickson Road street frontage is dominated by the existing heritage sandstone wall to the north of the Grafton Bond Store, ranging in height from approximately 2 to 4m.
- The existing elongated west elevation of the Grafton Bond Store presents as a 4 and 5 storey building facing Hickson Road, and 3 storey facing Jenkins Street to the east. The street wall curves around the Napoleon Street corner to the south, at a uniform height to the west elevation.
- The western elevation of the proposed hotel podium continues the same setback from the western boundary as the Grafton Bond Store, maintaining a consistent alignment to the western street wall.
- The proposed podium presents as 4 stories above the sandstone wall to Hickson Road. Its overall heights and form reference the modulating parapeted gables and stepped gable parapets of the Grafton Bond Store, playfully reinterpreting this varied roof form.
- The maximum height of the proposed building is 30m, measured from natural ground (from top of the sandstone wall).

**(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,**

- Sustainable design principles will be a core part of the proposed development as the project progresses, as a way of reducing environmental impacts, energy, water consumption, waste reduction, and long term operational costs for the hotel.
- Construction methodologies will be explored to create efficiencies of materials, waste, and longevity.
- Preliminary shadow studies demonstrate that the new tower building will have negligible impact to Hickson Road and the Grafton Bond Store, and minimal impacts to the surrounding environment.
- The guest rooms of the proposed hotel maximise the filtered western views to the harbour, thereby limiting privacy issues from adjacent buildings along Kent Street.
- Wind and reflectivity studies to be undertaken during the development of the design.

**(viii) the achievement of the principles of ecologically sustainable development,**

- A framework will be established for the environmental sustainable design principles (ESD) for the proposed development. The intent of the ESD framework will be to:
  - reduce the environmental impacts of the demolition, refurbishment and construction of the hotel
  - set targets for energy and water efficiency for the project, and reduce reliance on non-renewable energy
  - increase the amenity for the guests through passive solar design, and provide a healthy indoor environment
  - reduce the long term operational costs for the hotel development
- The adaptive reuse of the Grafton Bond Store forms part of this strategy for reuse.



**(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,**

- The proposed through-site link ties into and improves upon the proposed East-West pedestrian connection strategy as identified in the Public Domain Structure Plan within the CSPA.
- The proposed through-site link also creates equitable public access from Hickson Road to Kent Street via an upgraded privately-owned plaza.
- The existing pedestrian stairs to the north of the site from Hickson Road to Jenkins Street will be maintained for public pedestrian access.
- The proposed development will utilise the existing vehicular access from Napoleon Street including the loading infrastructure, which will therefore not impact on the heritage items facing Hickson Road.

**(x) the impact on, and any proposed improvements to, the public domain,**

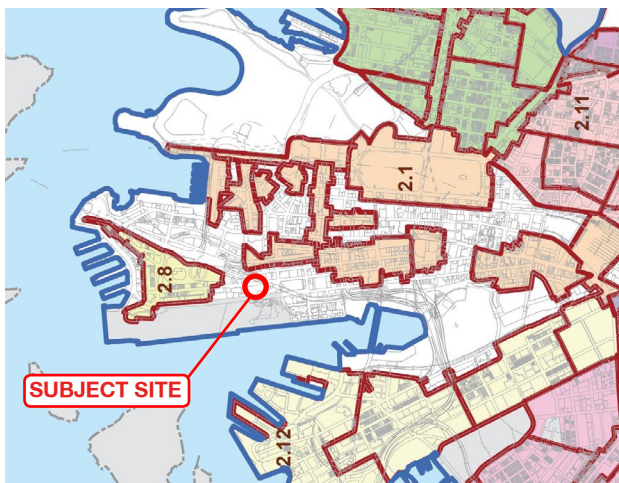
- The proposed through-site link creates equitable public access from Hickson Road to Kent Street via an upgraded privately-owned plaza.
- The proposal to convert the Hickson Road level of the Grafton Bond Store, from private commercial use to hospitality use, allows public interface to the interior of the state heritage-listed building, and activates the street frontage.
- The proposed through-site link provides new and enhanced opportunities for interaction between the public and the state heritage listed Grafton Bond Building.
- The existing privately-owned plaza to the east of the Grafton Bond Stores will be upgraded as part of the proposed development, therefore improving the public domain.
- The proposed development will sympathetically interface with the proposed upgrades along Hickson Road and Napoleon Street. Stone pavers will be carried into the hotel lobby at ground level to enhance this interface.

**(xi) the impact on any special character area,**

- The proposed development does not fall under any special character area within the City of Sydney, as indicated in the map of Special Character Areas below.

**(xii) achieving appropriate interfaces at ground level between the building and the public domain,**

- The proposal to convert the Hickson Road level of the Grafton Bond Store, from private commercial use to hospitality use, allows public interface to the interior of the state heritage-listed building, and activates the street frontage.
- The proposed through-site link provides new and enhanced opportunities for interaction between the public and the state heritage listed Grafton Bond Building.
- The proposed removal of the unsympathetic 1980's additions to the eastern elevation of the Grafton Bond Stores improves public access and appreciation of an important piece of Sydney's history.
- The proposed void in the new hotel at Jenkins Street allows views from plaza through to new hotel lobby space below.



**(xiii) excellence and integration of landscape design**

- High quality landscape design and public domain upgrades will form an integral part of the project as it develops.
- As part of the overall Lend Lease masterplan for Barangaroo, Hickson Road will be upgraded to include new road alignments, improved pedestrian amenity and pavements, street tree planting, bicycle routes, stormwater collection, and provision for potential future light rail.
- The existing plaza to the east of the Grafton Bond Stores is to be fully upgraded including new landscaping and public seating.
- A new landscape verge between plaza and eastern facade of Grafton Bond Building is proposed.
- New and upgraded landscaping is also proposed adjacent to the Jenkins Street staircase and the southern edge of plaza where escalators are currently.

## 1.2 Annex

### Clause 6.21(4) of the SLEP 2012

(4) (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(4) (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

(4) (c) whether the proposed development detrimentally impacts on view corridors,

(4) (d) how the proposed development addresses the following matters:

- i) the suitability of the land for development,
- ii) the existing and proposed uses and use mix,
- iii) any heritage issues and streetscape constraints,
- iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

v) the bulk massing and modulation of buildings,

vi) street frontage heights

vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,

viii) the achievement of the principles of ecologically sustainable development,

ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,

x) the impact on, and any proposed improvements to, the public domain,

xi) the impact on any special character area,

xii) achieving appropriate interfaces at ground level between the building and the public domain,

xiii) excellence and integration of landscape design

# SJB Architects

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We create spaces people love.  
SJB is passionate about the  
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and planning.  
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## **Appendix D**

## **QUANTITY SURVEYOR STATEMENT**

Ref 17573-CIV

09 May, 2019

Investa Office Developments Pty Limited  
Level 30  
420 George Street  
Sydney NSW 2000

Via email        hirving@investa.com.au

Attention        Mr Hugh Irving

Dear Sir,

## **Grafton Bond Hotel - Estimate of Capital Investment Value**

I refer to Investa Office Developments, development of the Grafton Bond Hotel on Hickson Road, Sydney. I can confirm that the total Capital Investment Value (CIV) for the project is in excess of **\$10 million**.

The Capital Investment Value has been calculated in accordance with the definition contained in State Environmental Planning Policy Amendment (Capital Investment Value) 2010 stated as: *"Capital Investment Value of a development or project includes costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6 A or Part 4 of the Environmental Planning and Assessment Act or planning agreement under that Division [b] costs relating to any part of the development or project that is the subject of a separate development consent or project approval [c] land costs (including any costs of marketing and selling and) [d] GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

We trust that this meets your needs. Please do not hesitate to contact us if you require additional information.

Yours faithfully,

**Slattery Australia Pty Ltd**



**Liam Manning**  
Senior Associate  
lm

