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1.0 Executive Summary

This Consultation Outcomes Report has been prepared by Ethos Urban on behalf of China Centre Development to outline the communication and stakeholder engagement undertaken and present feedback received during the preparation of the Stage 2 State Significant Development Application (SSDA) for the redevelopment of 338 Pitt Street. In undertaking this consultation, full consideration has been given to the NSW Department of Planning and Environment's Secretary's Environmental Assessment Requirements (SEARs).

This report supports a State Significant Development (SSD) Development Application (DA) for the redevelopment of the 338 Pitt Street, Sydney for the purpose of a mixed use development, which is submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this consultation process was to ensure that all stakeholders were informed about the proposed development and had an opportunity to provide feedback prior to the lodgement of the SSD DA.

A proactive and strategic approach to the communications and stakeholder engagement was undertaken. In delivering this approach, the engagement was designed to be:

- Accessible;
- Timely;
- Respectful, genuine and constructive;
- Inclusive; and
- Informative.

A community information session was held within the subject site at 241 Castlereagh Street, on Wednesday, 27 November 2019. Most interested stakeholders came to find out more about the project without raising any concerns. Of the feedback received, the majority was positive in sentiment with notable enthusiasm for the activation of the ground plane public domain and the transformative effect it will have on the surrounding area.

A small number of concerns were raised mostly relating to:

- Pedestrian and vehicle traffic congestion; and
- Overshadowing.

Throughout this process, China Centre Development has worked closely with all stakeholders to ensure everyone has been provided with ample opportunity to participate prior to lodgement of the SSDA.

2.0 Introduction

This consultation summary report has been prepared by Ethos Urban on behalf of China Centre Development to outline the key issues raised by the local community and stakeholders during the preparation of the Stage 2 SSDA for the redevelopment of 338 Pitt Street for hotel, residential, commercial and retail uses.

The development includes a hotel component that has a Capital Investment Value (CIV) of \$129,943,202. Pursuant to Clause 13(2), under Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2010* (SRD SEPP), development for tourist related purposes such as a hotel that has a CIV in excess of \$100 million is State Significant Development (SSD). Further, in accordance with Clause 8(2) of the SRD SEPP, all parts of a single development application are also declared SSD for the purposes of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

A request for the Secretary's Environmental Assessment Requirements (SEARs) was made on 1 August 2019 and the SEARs were issued on 19 August 2019. This submission has been prepared in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act and addresses the matters identified in the SEARs.

China Centre Developments' is the proponent of the Stage 2 SSD DA.

2.1 Background

338 Pitt Street is located in the south-eastern part of the Sydney CBD, within the Sydney Local Government Area (LGA), in a locality characterised by high rise commercial and residential development. The location of the site within this part of the CBD ensures that it is accessible to a wide range of commercial, retail, entertainment and cultural destinations. Council has recently identified the locality as the 'midtown precinct', with a diverse employment profile, good accessibility and more affordable commercial office floor space in comparison to other parts of the CBD.

The character of the south eastern part of the CBD is currently in transition, with older style shopfronts, heritage buildings, and modern residential and commercial development. A number of recent development approvals have also been granted in the vicinity of the site, with the precinct becoming a mixed use neighbourhood.

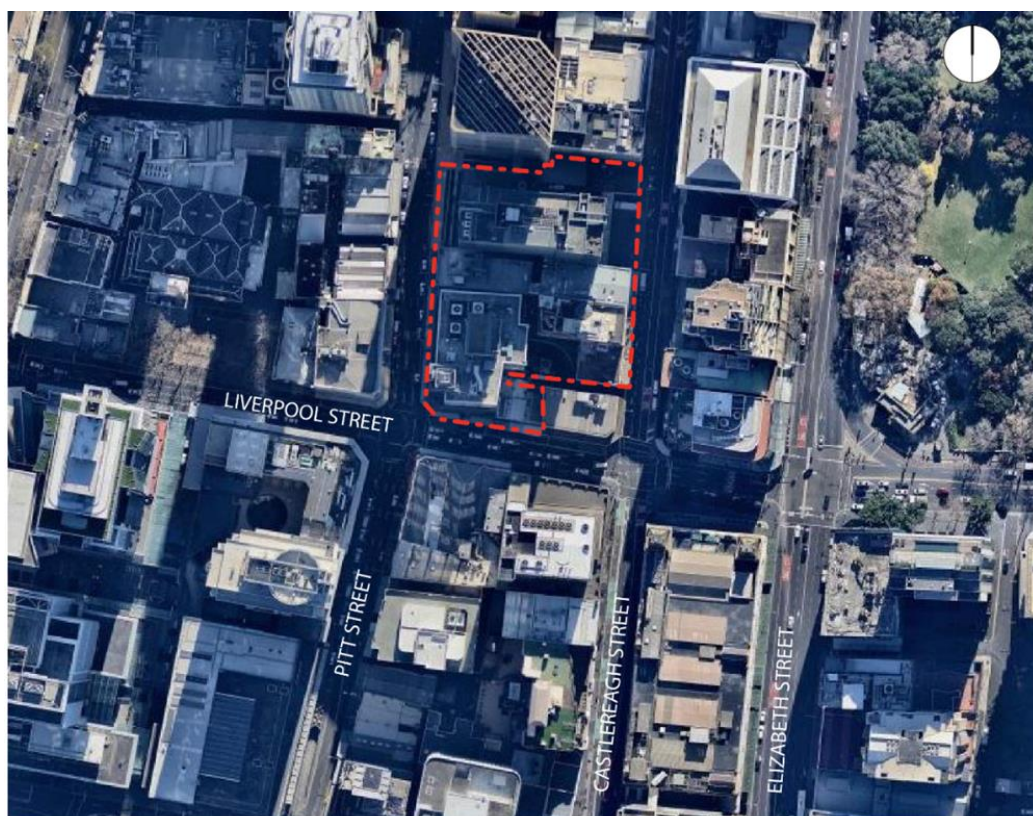
Elizabeth Street and Castlereagh Street are both critical north/south bus routes, with Castlereagh and Pitt Street being key pedestrian north/south connections. Liverpool Street is one of the primary east-west links in the southern portion of the CBD, connecting Oxford Street and Surry Hills, through the CBD, to Darling Harbour and the Sydney International Convention Centre, Exhibition Centre and Entertainment Centre precinct. The site is located within close proximity to Town Hall Station and Museum Station, as well as the future Pitt Street South CBD Metro Station.

The site includes several allotments as listed at **Table 1** and constitutes nearly one third of the city block between Bathurst Street, Pitt Street and Liverpool Street. The site is an irregular shape and has a combined area of approximately 5,900m². The site has street frontages to Pitt Street (90m), Liverpool Street (24m), Castlereagh Street (84m) and Dungate Lane (23m) and has a gentle fall from the north-eastern corner to the south west. An aerial image of the site is provided at **Figure 1**.

Table 1 Legal Description of the Site

Street Address	Lot/Deposited Plan
338-348 Pitt Street	10/857070
332-336 Pitt Street	1/66428
324-330 Pitt Street / 233 Castlereagh Street	3/1044304
241-243 Castlereagh Street	1/90016
245-247 Castlereagh Street	1/78245
245-247 Castlereagh Street	1/70702
249-253 Castlereagh Street	B/183853

Street Address	Lot/Deposited Plan
126 Liverpool Street	A/448971
128 Liverpool Street	B/448971
130 Liverpool Street	C/448971



 The Site

Figure 1 Aerial Photograph

Source: Nearthmaps

2.1.1 Concept Approval (D/2016/1509)

On 30 November 2017, the Central Sydney Planning Committee (CSPC) endorsed a Concept DA (D/2016/1509) for the redevelopment of 338 Pitt Street, Sydney and development consent was issued on 28 February 2018.

D/2016/1509 grants consent to the concept development for a building envelope with a height of up to 235m (RL 258.161m) or approximately 66 storeys, with indicative future land uses of retail, commercial and hotel uses in a podium and residential uses in a tower above, vehicular access and crossovers via Pitt Street and Castlereagh Street and indicative locations for east-west through site links at the northern end of the site and southern end of the site between Dungate Lane and Pitt Street.

2.1.2 Invited Architectural Design Competition

In accordance with the requirements of the *City of Sydney Competitive Design Policy 2013*, an Invited Architectural Design Competition was undertaken for the project in mid-2018. The purpose of this design competition was to select the highest quality architectural, landscape and urban design solution for the detailed design development.

The competitors invited to participate in the process were selected due to their demonstrated ability to design high-quality and sustainable residential/mixed-use towers and public/retail spaces. The five architectural teams who participated were:

- Zaha Hadid Architects (ZHA), Architectus, MAKE and Right Angle Studio.

- Kohn Pedersen Fox (KPF), Crone and Andrew Burns Architecture;
- Grimshaw, Smart Design, Panovscott and Future City;
- Francis-Jones Morehen Thorp (FJMT), Polly Harbison, Trias and Aileen Sage; and
- Skidmore, Owings & Merrill (SOM), PTW Architects and Stewart Hollenstein.

Following deliberations, the Jury selected FJMT and partners as the winner of the design competition and authors of the scheme most capable of achieving design excellence. The Jury considered FJMT's scheme demonstrated a superior response to the design to permeability of the ground plane, the flexibility of the podium levels as well as providing superior residential amenity. The opportunity that the two tower form presented to reduce the overall visual bulk and overshadowing of the nearby parks and the public domain was supported by the Jury. On this basis, the scheme was seen to be capable of achieving design excellence and as such was awarded the winner of the competition.

2.2 Overview of Proposed Development

The Stage 2 SSDA will seek approval for:

- Demolition of existing structures;
- Construction and use of a mixed-use development with an iconic two-tower 258m built form above a new podium with an internal courtyard;
- Four basement levels and a lower ground level accommodating residential, retail and hotel car parking, motorcycle parking, bicycle parking, loading dock, hotel bus drop off zone, storage and relevant building services;
- A 163-room hotel;
- 654 apartments;
- Commercial and retail spaces; and
- Enhanced pedestrian environment including an urban courtyard and landscaped public spaces.



Artist Impression by FJMT

3.0 Secretary's Requirements

In accordance with Item 3 of Schedule 2 of the EP&A Regulation, the delegate of the Secretary of the Department of Planning, Industry and Environment issued the requirements for the preparation of the EIS on 19 August 2019.

The table below provides a detailed summary of the individual matters listed in the SEARs as it relates to consultation and identifies where each of these requirements has been addressed in this report.

Condition	Comment
Consultation	
<p>During the preparation of the EIS, you must consult with the relevant local, state or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> • City of Sydney Council • Government Architect of NSW • Transport for NSW (Roads and Maritime Services) • Heritage Council NSW • Sydney Coordination Office within TfNSW • Sydney Trains • Sydney Metro • Sydney Airport/CASA • Local residents/landowners 	<ul style="list-style-type: none"> • Consultation with the City of Sydney Council can be found in Section 6.2.1 • Consultation with the Government Architect of NSW can be found in Section 6.2.2 • Consultation with the Transport for NSW (Roads and Maritime Services) can be found in Section 6.2.3 • Consultation with the Heritage Council NSW can be found in Section 6.2.4 • Consultation with the Sydney Coordination Office within TfNSW can be found in Section 6.2.5 • Consultation with the Sydney Trains can be found in Section 6.2.6 • Consultation with the Sydney Metro can be found in Section 6.2.6 • Consultation with the Sydney Airport/CASA can be found in Section 6.2.7 • Consultation with the local residents/landowners can be found in Section 6.1

4.0 Engagement approach and objectives

On behalf of China Centre Development, Ethos Urban undertook a proactive and strategic program of community consultation and stakeholder engagement during the preparation of the Stage 2 SSDA. In delivering this approach, the transparent and comprehensive stakeholder engagement process was designed to be:

- **Timely** – occurred throughout the planning process to provide the community and stakeholders with the opportunity to provide important feedback at key milestones.
- **Genuine and constructive** – provided transparent and genuine opportunities for people to be involved in the project and participate in open conversations to help build trust in the project.
- **Broad** – worked with key stakeholders such as Council, government agencies and the local community and businesses.
- **Engaging** – motivating participation, particularly when scheduling time can be difficult.

4.1 Engagement objectives

The following objectives were developed in partnership with China Centre Development:

- That the engagement strategy meets all statutory and stakeholder requirements in terms of public information and consultation throughout the planning process;
- The project team collaborates with all appropriate stakeholders and agencies.
- Project benefits, impacts and constraints are presented and discussed transparently;
- To proactively engage and motivate participation with key stakeholders and the community through the development of effective communications;
- Enhance stakeholder communications and relationships in the local area; and
- Ensure the project team has an opportunity to incorporate feedback into the Stage 2 SSDA.



Community Information Session

5.0 Engagement process

5.1 Engagement tools

This section of the report outlines the engagement tools applied to contact stakeholders during the preparation of the Stage 2 SSD DA.

5.1.1 Resident letterbox drop

A one-page letter was distributed to 13,800 units surrounding properties on Tuesday 19th November 2019 to inform residents of the proposed development and to invite them to attend a community information session about the Stage 2 SSD DA. A copy of the letter can be found in **Appendix A** and a map of the distribution range can be found in **Appendix B**.

5.1.2 Landowners letters

Letters were sent to all landowners and strata managers of surrounding or affected buildings on Thursday 28th November 2019. The letters included information about the proposal and invited landowners to have a meeting with the project team. A copy of the letter can be found in **Appendix C**. Recipients included landowners of units from:

- Hordern Towers, 393 Pitt Street;
- World Towers, 95 Liverpool Street;
- 320 Pitt Street;
- Regency Hyde Park, 281 Elizabeth Street; and
- Fayworth House, 379-383 Pitt Street.

5.1.3 Project email and phone number

A project phone number and email address were included in letters sent to residents and landowners as a direct contact for the community to ask any questions or raise feedback. 2 calls were received asking further questions of the project and to organise a meeting with the project team.

5.2 Engagement Activities

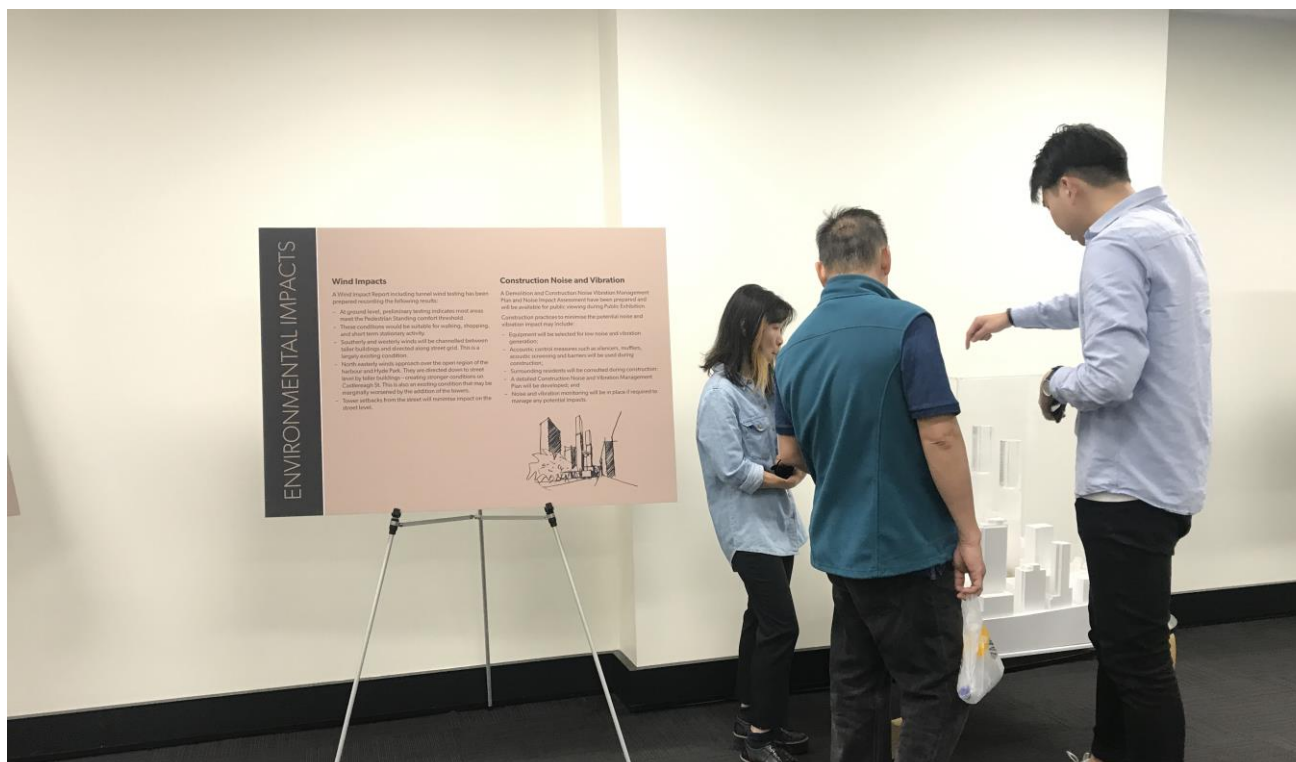
This section of the report summarises the activities held during the pre-lodgement engagement period.

5.2.1 Drop-in Community information session

A community information session was held on Wednesday, 27 November 2019 from 5pm-7pm at 241 Castlereagh Street (an office located on the subject site). Members of the project team from different disciplines were present to answer questions and provide information about specific technical details. The project team comprised of representatives from:

- The proponent, China Centre Development;
- Project Architecture, FJMT;
- Project Management, Touchstone Partners;
- Planning, Ethos Urban; and
- Stakeholder Engagement, Ethos Urban.

In total, 15 community members attended the session engaging with the project team and display boards that summarising the project. A copy of the display boards can be found in **Appendix D**.



Community Information Session



5.2.2 Community stakeholder meetings

Following invitations to all affected landowners, one meeting was requested by the chair of the Strata Committee of Fayworth House, 379-383 Pitt Street. The meeting was held on Tuesday, 3 November 2019 with members of the Project Managers, Planners and Stakeholder Engagement in attendance.

5.2.3 Agency consultation

The table below provides a summary of all agency stakeholder consultation undertaken. Further details of the meetings and correspondence can be found in **Section 6.2**.

Agency	Consultation undertaken
City of Sydney Council	<ul style="list-style-type: none"> Meeting held 9 October 2019 Meeting held 21 November 2019
Government Architect of NSW	<ul style="list-style-type: none"> Written and phone correspondence during pre-lodgement No meeting requested

Agency	Consultation undertaken
Transport for NSW (Roads and Maritime Services)	<ul style="list-style-type: none"> Meeting held 9 October 2019
Heritage Council NSW	<ul style="list-style-type: none"> Letter invitation to a briefing issued on 17 December 2019
Sydney Coordination Office within TfNSW	<ul style="list-style-type: none"> Meeting held 9 October 2019
Sydney Trains/ Sydney Metro	<ul style="list-style-type: none"> Written and phone correspondence during pre-lodgement No meeting requested
Sydney Airport/CASA	<ul style="list-style-type: none"> Consultation undertaken during the preparation of the Stage 1 SSDA. Following consultation in Stage 1, approval for proposed height received from Sydney Airport / CASA as part of Stage 1. An application for the Stage 2 design has been submitted to the Sydney airport.

6.0 Summary of feedback received

The section below provides a summary of the feedback received to date as a result of community and stakeholder consultation activity.

6.1 Community Feedback

Community feedback has been largely inquisitive with a common understanding that this project will become a landmark feature of the Sydney CBD and changing to the existing landscape of the 'midtown' precinct.

Most members of the community have described the existing public domain and streetscape in the area as uninviting. As a result many people were enthusiastic to see a transformation proposed towards revitalising the area through better public domain activation and new retail and dining opportunities.

People were also attracted by the architectural features of the project including the skybridge, ground plane plaza and through-site links.



Many questions were raised in relation to the timings of the project delivery as well as the land uses and built form.

Some concerns were raised in relation to the perceived overshadowing effects and traffic congestion, however these were not serious issues as they did not oppose the project.

The table below provides further detail of the feedback received from the community including the team response.

Topic	Comments	Team Response
General questions	Timing of demolition and construction	It is anticipated that demolition will commence in June 2023 subject to gaining development consent and construction will be complete by December 2025.
	Building make-up	The building is 80 storey mixed-use development consisting of two high rise towers with a maximum building height of 257m (277.5 AHD) above podium buildings and public domain: <ul style="list-style-type: none"> - 591 residential apartments, with associated communal amenities and facilities; - A boutique hotel, with 158 hotel rooms and associated hotel amenities and facilities; - 5,123m² of retail gross floor area; and - A total of 84,717m² of gross floor area
	What is included in the skybridge	The sky bridge comprises food and beverages outlets and residential and hotel amenities
	How big are the apartments	There are 1, 2 and 3-3+ bedroom apartment types. <ul style="list-style-type: none"> • 1 bedroom apartments range from 55msqm-62sqm. • 2 bedroom apartments range from 82sqm-97sqm. • 3 bedroom (+3bedroom) are +108sqm in size.
Effects on surrounding area	Will be wonderful addition and hopefully catalyse the reactivation of the local area	The ground plane plaza intends to reinvigorate the public domain spaces and create a rich network of public spaces.
	Should try to encourage the neighbourhood to improve the public domain	The proposed development includes great, vibrant retail and dining areas that seek to activate the local area.
Overshadowing effects	Question on overshadowing towards Hordern Towers	TBC
	Question on whether it will overshadow Hyde Park and the War Memorial?	There will not be overshadowing over Hyde Park.

Topic	Comments	Team Response
Design	There is a need for a playground for children	The plaza is childfriendly and provides ample space for children to play in a safe environment.
	Wonderful design	The current scheme was selected as the winning design of a design competition due to its ability to deliver high-quality and sustainable spaces.
	Enthusiastic about the proposed ground plane and plaza	The ground plane plaza intends to reinvigorate the public domain spaces and create a rich network of public spaces.
	Enthusiastic about skybridge	The skybridge includes a pool and restaurant and is a key architectural feature of the proposal.
	Through-site links will be great	The through-site links aim to facilitate better connectivity throughout the site and connecting streets.
Wind	Concern about wind effects	Thorough wind testing has been undertaken and a Wind Impact Report has been prepared and can be found in appendix BB of the EIS . Results indicate that conditions are suitable for walking, shopping and short-term stationary activity. Tower setbacks will also minimise impact on the street level.
Traffic	Some concern about pedestrian and vehicle traffic	The development is expected to have minor impact to the performance of the surrounding intersections, including if at all, delays up to one second during AM and PM peak periods. Traffic delays on Liverpool Street and Castlereagh Street will be reduced by one second compared to existing operations due to the removal of driveways from Castlereagh Street.
Planning process	When does it go on exhibition?	The project is expected to be placed on Public Exhibition by the Department of Planning, Industry and Environment during January-February 2020.

6.2 Agency meetings

This section of the report provides a summary of all agency and relevant authority briefings held during the preparation of the Stage 2 SSDA.

6.2.1 City of Sydney Council

Two meetings were held with Council to provide an overview of the Stage 2 SSDA and to answer any of Council's questions.

The meeting on 9 October 2019 involved a discussion about environmental impacts such as solar access to Harmony Park and wind impacts to surrounding open spaces. The mitigation of these environmental impacts through the proposed urban design, including the shared basement with the neighbour, tower setbacks and height, open balconies and public footpaths, was also discussed.

The meeting on 21 November 2019 was mostly related to the proposed urban design. Some questions were raised in relation to the wind impacts on Dungate Lane, which were responded to by the project team.

6.2.2 Government Architect of NSW

The project team liaised with representatives of the Government Architect of NSW via email and phone between October and December 2019 to confirm that the existing strategy / integrity process was adequate.

Correspondence with the Government Architect of NSW noted that the design integrity measures have been agreed and approved in the existing Design Excellence Strategy and in section 5.15 of the approved Brief for the Stage 2 SSDA.

Other issues discussed included the conditions to maintain design integrity, the relevant design excellence conditions, how the proposal is addressing public domain outcomes and ensuring retention of design quality/excellence through detailed design/documentation/delivery of the project.

The Government Architect of NSW is generally comfortable that the proposal is addressing public domain outcomes in a comprehensive and nuanced manner.

6.2.3 Transport for NSW (Roads and Maritime Services)

A meeting with Transport for NSW (RMS) / Transport for NSW Sydney Coordination Office was held on 9 October 2019. Items discussed during this meeting included vehicular access and parking (driveway access, coach parking, loading dock, and bicycle and car parking, and intersection modelling), public access (underground connections to train and metro stations and the ground floor plaza), the planning process, approvals history, and the construction methodology.

6.2.4 Heritage Council NSW

A letter was sent to the Heritage Council providing information about the project and offering to hold a meeting. A copy of the Heritage Impact Statement was also provided.

No response has been received to date.

6.2.5 Sydney Coordination Office within TfNSW

A meeting with Transport for NSW (RMS) / Transport for NSW Sydney Coordination Office was held on 9 October 2019. Items discussed during this meeting included vehicular access and parking (driveway access, coach parking, loading dock, and bicycle and car parking, and intersection modelling), public access (underground connections to train and metro stations and the ground floor plaza), the planning process, approvals history, and the construction methodology.

6.2.6 Sydney Trains/Sydney Metro

The project team liaised with representatives of Sydney Metro via email to confirm the location of corridor protection zones and other associated infrastructure. Initial drawings and documentation including guidelines to assist with the design was provided by Sydney Metro and incorporated into the design. Sydney Metro advised a meeting was not necessary at this stage and any further queries could be communicated by email.

6.2.7 Sydney Airport/CASA

Sydney Airport/CASA were consulted during the assessment of D/2016/1509 and approval was granted under Airports (Protection of Airspace) Regulations 1996 for a maximum building height of 281.55 AHD. In accordance with the requirement of the Sydney LEP 2012 an application has been submitted to Sydney Airport Corporation Limited prior to the lodgement of the SSD DA.

7.0 Conclusion and next steps

This consultation outcomes report provides a succinct overview of the communications and stakeholder engagement activities Ethos Urban undertook prior to lodgement of the Stage 2 SSDA for the redevelopment of 338 Pitt Street.

In accordance with the SEARs requirements for communications and stakeholder engagement, Ethos Urban has implemented a strategy to inform local residents, landowners, businesses and key agencies about the 338 Pitt Street redevelopment. This has not only ensured that the community have a clear understanding of the proposal, but has also provided an important mechanism to gather feedback prior to lodgement of the SSDA.

Ethos Urban will continue to provide opportunities for local residents, landowners, businesses, and key agencies to make enquiries and provide feedback as the development application progresses.