



CB/JH
13502
29 September 2014

The Secretary
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Dear Madam

**STATE SIGNIFICANT DEVELOPMENT - REQUEST FOR SECRETARY'S ENVIRONMENTAL
ASSESSMENT REQUIREMENTS
DFS GALLERIA, 145-155 GEORGE STREET, THE ROCKS**

We are writing on behalf of DFS Group Limited, the proponent for the proposed refurbishment at 145-155 George Street, The Rocks.

The proposed works are located entirely within The Rocks, which is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. Development at The Rocks with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the *Environmental Planning & Assessment Act 1979* (EP&A Act). As the proposed development will have a capital investment value of approximately \$17,000,000 will be SSD for the purposes of the EP&A Act.

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the likely key environmental and planning issues associated with the proposal.

1.0 THE SITE

The site is located at 145-155 George Street, The Rocks. It is bounded by George Street to the east, Globe Lane to the north, Harrington Street to the west and the Cahill Expressway to the south. The site's location is illustrated in **Figures 1** and **2** below. It is rectangular in shape, approximately 2,600m² in area and is legally described as Lot 2003 in DP 788428. The site is owned by Sydney Harbour Foreshore Authority (the Authority).

Existing Development

The site, known as the DFS Complex comprises a 5 storey commercial building, built in the late 1980's and four State Heritage listed buildings (as identified in **Figure 3**). The new and heritage listed built forms are linked by a four storey glass covered atrium. Access is from George Street and Globe Lane at Level 1 and Harrington Street at Level 5.

The refurbishment works are proposed to the existing area leased by the DFS Group and known as DFS Galleria, as specified within the draft Architectural Plans included at **Attachment A**. The area the subject of the proposed works is herein referred to as the 'development site'.

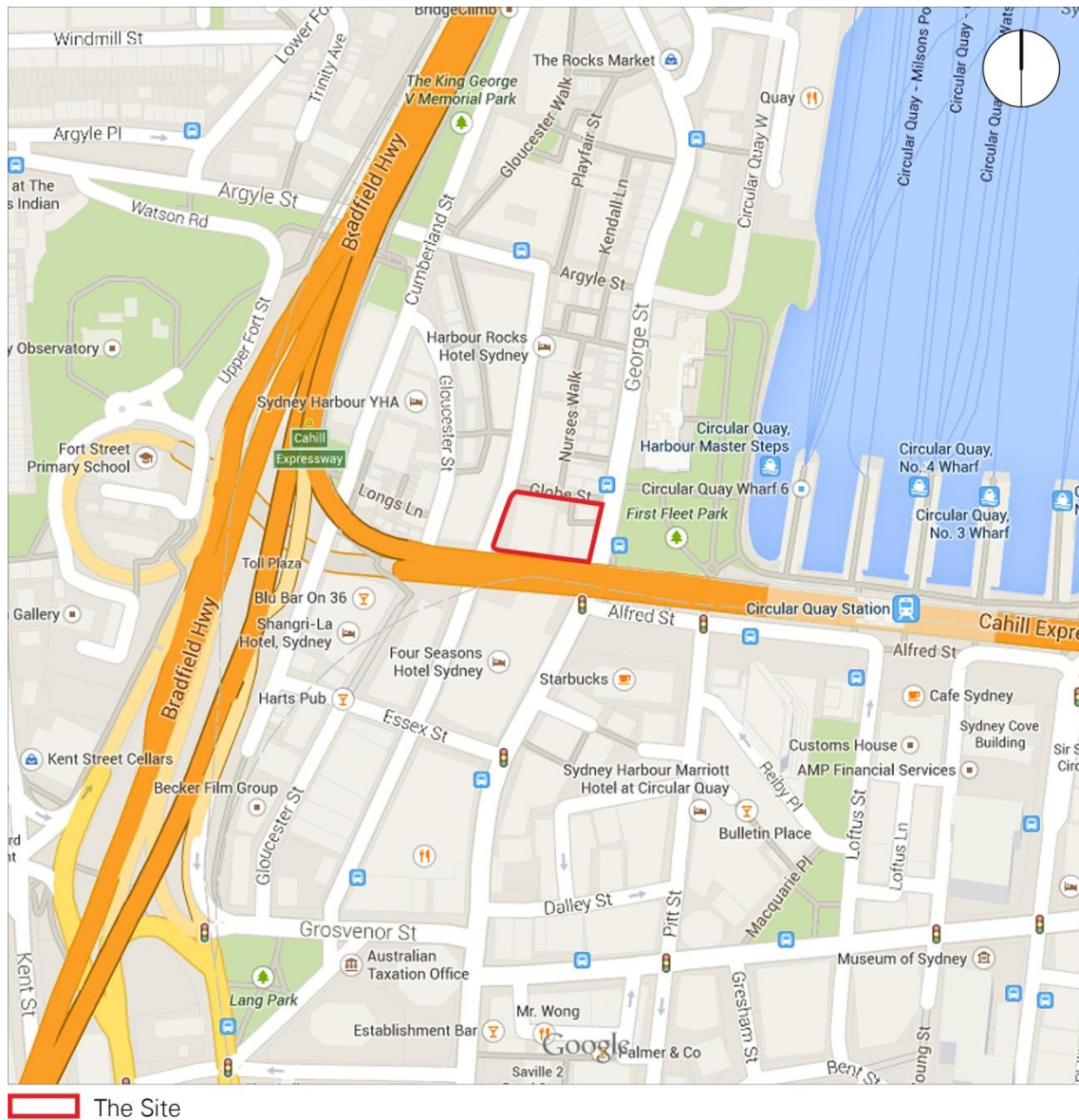


Figure 1 – Site Location Plan
Source: Google Maps and JBA



 The Site

Figure 2 – Aerial Plan

Source: NearMap and JBA



Figure 3 – State Heritage Items
Source: State Heritage Register (2002)

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for the refurbishment of the existing building, which will include the following:

- a maximum quantum of gross floor area for commercial uses¹ within the development site;
- enclosure of the Globe Street entrance;
- internal reconfiguration of Levels 1-5 within the development, including amendments to the internal circulation arrangements (including installation of escalators), public amenities and staff facilities;
- amendments to the Harrington Street entrance at Level 5; and
- works to the fabric of the State Heritage Items.

Draft Architectural Drawings prepared by pmdl Architects have been provided for information purposes (see **Attachment A**).

3.0 PLANNING CONTEXT

3.1 State Environmental Planning Policy (State and Regional Development) 2011

The Rocks is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. Development at The Rocks with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the EP&A Act. As the proposed development will have a capital investment value of approximately \$17,000,000 it is SSD.

¹ As defined in the Sydney Cove Redevelopment Authority Scheme

3.2 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the assessment framework for SSD. Under Section 89D of the Act the Minister for Planning is the consent authority for SSD. Section 78A(8A) requires that a development application for SSD be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

3.3 Sydney Cove Redevelopment Authority Scheme (SCRA Scheme)

The site is located on Building Site XXXVII of the Sydney Cove Redevelopment Authority Scheme (SCRA Scheme) which is an Environment Planning Instrument under clause 29 of Schedule 6 of the EP&A Act.

3.4 Other Planning Policies

In addition to the above, the following policies apply to the site and will need to be considered as part of the SDD application:

- State Environmental Planning Policy (Infrastructure) 2007;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- State Environmental Planning Policy 64 – Advertising and Signage;
- State Environmental Planning Policy (Exempt and Complying Codes) 2008;
- The Rocks Heritage Policy; and
- The Rocks Fit Out Guide.

4.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment, and given the majority of the works will be internal and will not alter the extent of the envelope of the existing building, the following are the key environmental assessment issues that will need to be considered as part of the future DA:

- Compliance with relevant statutory plans, legislation and policies; and
- Heritage impact to the State Registered Items.

5.0 CONCLUSION

The purpose of this letter is to request the SEARs for the preparation of an EIS for the redevelopment and refurbishment of the DFS Galleria at 145-155 George Street, The Rocks. The proposed works are essential in ensuring the revitalising of a key site within one of the most strategic and historical precincts within Sydney - The Rocks.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or via e-mail atcburdett@jbaurban.com.au.

Yours faithfully

Claire Burdett

Enc.

Attachment A – Draft Architectural Drawings prepared by pmdl Architects