



# State Significant Development Application Environmental Impact Statement



## DFS Galleria

150 George Street, The Rocks

Submitted to Department of Planning & Environment  
On Behalf of DFS Australia Pty Ltd

December 2014 ■ 13502

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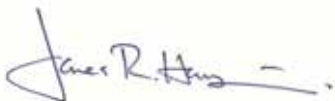
This report has been prepared by:

A handwritten signature in black ink that reads "Claire Burdett". The signature is written in a cursive, flowing style.

Claire Burdett

1/12/2014

This report has been reviewed by:

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James Harrison

1/12/2014

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*NSW Department of Planning & Environment*

**B** Site Survey

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**E** Ecologically Sustainable Design Statement

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**I** BCA Statement

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**J** Fire Engineering Statement

*Arup*



# Statement of Validity

## Development Application Details

Applicant name	DFS Australia Pty Ltd
Applicant address	150 George Street, The Rocks
Land to be developed	DFS Galleria, 150 George Street, The Rocks
Proposed development	Refurbishment works as described in Section 3.0 of this Environmental Impact Statement

## Prepared by

Name	Claire Burdett/ James Harrison
Qualifications	BSc (Hons), DIP TP, MRTPI
Name	James Harrison
Qualifications	BSC(Hons), Dip TP FPIA, MRPTI CPP
Address	Level 7, 77 Berry Street, North Sydney
In respect of	State Significant Development Application

## Certification

I certify that I have prepared the content of this EIS and to the best of my knowledge:

it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;

all available information that is relevant to the environmental assessment of the development to which the statement relates;and

the information contained in the statement is neither false nor misleading.

Signature



Name

Claire Burdett

Date

1/12/2014

Signature



Name

James Harrison

Date

1/12/2014

# Executive Summary

## Purpose of this Report

This Environmental Impact Statement (EIS) has been prepared to accompany the State Significant Development Application (SSD 6715) for the refurbishment of DFS Galleria at The Rocks.

The DFS Galleria site, at 145-155 George Street, is located 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 within 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 \$31.82 million it is SSD.

A request for the issue of Secretary's Environmental Assessment Requirements (SEARs) was sought on 29 September 2014. The SEARs were issued on 18 November 2014. This submission is in accordance with the Department's Guidelines for SSD applications lodged under Part 4 of the *Environmental Planning & Assessment Act 1979* and addresses the issues raised in the SEARs.

## Overview of the Project

The Development Application (DA) seeks approval for:

- demolition of existing improvements at ground floor and levels 2-5;
- refurbishment of internal areas at ground floor and levels 2-5;
- provision of a new retail entrance and accessible ramp from Harrington Street into level 4;
- enclosure of the Globe Street entrance and vaulted entry leading from George Street; and
- signage zones.

## The Site

The DFS Galleria site is located at 145-155 George Street within The Rocks precinct. It is situated to the north of the Cahill Expressway, west of George Street and east of Harrington Street at the north-eastern corner of the Sydney Central Business District, opposite First Fleet Park at Circular Quay.

## Planning Context

The proposed development has a total Capital Investment Value (CIV) of over \$10 million and is classified as State Significant Development (SSD) pursuant to Clause 6, Schedule 2 of the State Environmental Planning Policy (State and Regional Development) 2011.

**Section 5.3** of the EIS considers all applicable legislation in detail



## Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the project in accordance with the SEARs and sets out the undertakings made by DFS Australia Pty Ltd to manage and minimise potential impacts arising from the development. The key environmental assessment considerations identified, include, amongst other things:

- compliance with relevant legislation, planning strategies and environmental planning instruments;
- design;
- proposed uses and GFA;
- heritage impacts;
- accessibility;
- construction impacts;
- hazardous materials;
- operational waste management;
- ecologically sustainable development;
- BCA compliance.

All identified impacts are addressed in this EIS and are capable of being ameliorated through the implementation of appropriate mitigation measures outlined in **Section 6.0**.

## Conclusion and Justification

Overall the proposal represents an opportunity to upgrade an existing retail outlet within The Rocks to a luxury standard, which will also result in positive economic, social and environmental benefits. It is generally consistent with all relevant legislations and the Conservation Management Plan for the site and will make a valuable contribution to The Rocks and Sydney CBD as a whole. The development has only negligible environmental impacts, all of which can effectively be managed. We therefore request that the application be approved.



## 1.0 Introduction

This Environmental Impact Statement (EIS) is submitted to the Department of Planning & Environment pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of an application for State Significant Development (SSD).

The DFS Galleria site, at 145-155 George Street, is located within The Rocks, which is identified as a State Significant Development Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. Development with a capital investment value of more than \$10 million within The Rocks is SSD for the purposes of the EP&A Act.

This report has been prepared by JBA on behalf of DFS Australia Pty Ltd (DFS), and is based on the Architectural Drawings provided by PMDL Architecture + Design Pty Ltd (PMDL) and other supporting technical information appended to the report (see Table of Contents).

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), and the Requirements of the Secretary of the NSW Department of Planning & Environment (DP&E) for the preparation of the EIS, which are included at **Appendix A**. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report.

### 1.1 Overview of Proposed Development

This application seeks approval for the following development:

- demolition of existing improvements at ground floor and levels 2-5;
- refurbishment of internal areas at ground floor and levels 2-5;
- provision of a new retail entrance and accessible ramp from Harrington Street into level 4;
- enclosure of the Globe Street entrance and vaulted entry leading from George Street; and
- signage zones.

## 1.2 Objectives of the Development

DFS is one of numerous tenants within the existing 10 storey building located at 145-155 George Street, The Rocks. It is understood that DFS has recently negotiated a revised tenancy agreement with the landlord, Tackelly No 3 Pty Ltd and due to this DFS wish to consolidate the floorspace they currently lease and revitalise the appearance of the retail trading areas in line with the expectations of the various designer brands, i.e. Ralph Lauren, Dior and Louis Vuitton etc.

The key objectives for the proposed development are to:

- provide a 'luxury' retail shopping experience for customers to the highest possible standard;
- provide retail trade spaces which utilise the floorspace efficiently;
- consolidate the area leased by DFS to the ground floor and Levels 2-4 and return Level 5 back to the landlord;
- provide an increased level of security at ground floor through the inclusion of glazing at the Globe Street entry and within the vaulted entry leading from George Street; and
- separate and distinguish the entries into the DFS retail area and the commercial office space (level 5 and above).

## 1.3 Analysis of Alternatives

### Strategic need for the proposal

The Rocks is identified as a retail precinct containing numerous shops, restaurants, pubs, museums and hotels as well as a business precinct with a large number of commercial businesses in operation. In July 2014 SHFA released 'The Rocks Retail Leasing Direction 2014' (Retail leasing Direction) to instigate revitalisation within The Rocks and encourage new retail tenants to make their own mark on the precinct.

Whilst DFS has occupied the site for some 25 years, the proposed refurbishment and upgrade of the retail experience within the DFS Galleria is considered to be consistent with the SHFA revitalisation objectives within the Retail Leasing Direction. Furthermore, the proposed works are recognised by DFS management to be critical to the on-going operation of the DFS Galleria within The Rocks.

### Alternative Options

Three alternative options are available to DFS.

#### **Do Nothing**

The 'do nothing' option, would result in the facilities within the existing building remaining unchanged and requiring on-going and ever increasing maintenance. Overtime, DFS Galleria would become even more dated than currently and cease to contribute positively to The Rocks retail experience. This option is therefore not considered to be viable.

**Provide new facilities in an alternative location**

The large scale spatial requirements for a new DFS Galleria and the built up nature of the CBD with limited availability of suitably sized sites and premises, precludes an alternative central-Sydney location to the current site. Furthermore, should a suitable site be found the timescale and cost involved with relocating the store would be prohibitive to DFS. This option is therefore considered not viable.

**Extend the scope of works proposed to the existing building**

A base scheme along with numerous 'wish list' items were evaluated by the Project Team during the course of defining the scope of the proposed development. The evaluation of the options included assessment of the costs involved against DFS's pre-determined budget, the potential risks to gaining approval in a timely manner and the physical ability of the design to incorporate all the 'wish list' elements sought.

Elements such as a new awning and shop fronts to the George Street façade were originally considered, however following feedback from SHFA and the City of Sydney, the Project Team decided to remove these items from the proposed scope of works and instead concentrate on the main internal refurbishment works. Furthermore the incorporation of all of the 'wish list' items within the proposed scope of works resulted in a project that was not viable in terms of both time and cost.

In light of the above, the proposed scope of works is the most viable option to meet the needs of DFS at this current time and achieve the 'Objectives of Development'.

## 1.4 Secretary's Environmental Assessment Requirements

In accordance with section 78A(8A) of the EP&A Act and Schedule 2 of the *Environmental Planning and Assessment Regulations 2000*, the Secretary of the NSW Department of Planning & Environment issued draft requirements for the preparation of the EIS to accompany a State Significant Development Application on 31 October 2014 and final requirements on 18 November 2014. A copy of the Secretary's Environmental Assessment Requirements (SEARs) is included at **Appendix A**.

**Table 1** provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

**Table 1 – Secretary's Environmental Requirements**

Requirement	Location in Environmental Assessment	
General		
The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.	Environmental Impact Statement	
The EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.	Section 5.13	
Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: <ul style="list-style-type: none"><li>▪ Adequate baseline data;</li><li>▪ Consideration of potential cumulative impacts due to other development in the vicinity; and</li><li>▪ Measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li></ul>	Section 5.0	
The EIS must be accompanied by a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"><li>▪ A detailed calculation of the capital investment value (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</li><li>▪ An estimate of the jobs that will be created by the development during the construction and operational phases of the development; and</li><li>▪ Certification that the information provided is accurate at the date of preparation.</li></ul>	Appendix F	
Key Issues	Report / EIS	Technical Study
<b>1) Environmental Planning Instruments, Policies and Guidelines</b> <ul style="list-style-type: none"><li>▪ Address the relevant planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:<ul style="list-style-type: none"><li>– Sydney Cove Redevelopment Authority Scheme;</li><li>– State Environmental Planning Policy (State and Regional Development) 2011;</li><li>– Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li><li>– State Environmental Planning Policy No 64 – Advertising and Signage;</li><li>– State Environmental Planning Policy (Infrastructure) 2007; and</li><li>– State Environmental Planning Policy No. 55 – Remediation of Land.</li></ul></li><li>▪ Address the relevant provisions, goals and strategic objectives in the :<ul style="list-style-type: none"><li>– NSW 2012;</li><li>– Draft Metropolitan Plan for Sydney 2031; and</li><li>– Draft Sydney City Subregional Strategy.</li></ul></li></ul>	Section 5.2	
<b>2) Urban Design</b> <ul style="list-style-type: none"><li>▪ The EIS must include a detailed scope of works and demonstrate design excellence with specific consideration to the site's character and heritage, its layout, setbacks, architectural design, materials, articulation and detailing, amenity, open spaces and public domain, connectivity and street activation.</li><li>▪ Provide a table identifying the proposed development's different land uses, including a floor-by-floor breakdown of GFA, total GFA and site coverage.</li></ul>	Section 5.4	Appendix C

Requirement	Location in	Environmental Assessment
<b>3) Heritage</b> <ul style="list-style-type: none"> <li>Prepare a statement of heritage impact which includes:               <ul style="list-style-type: none"> <li>Identification of the part of the development site which is of heritage significant, what impact the proposed works will have on the significance, what measures are proposed to mitigate negative impacts, and why more sympathetic solutions are not viable;</li> <li>Consideration of conservation works to the existing heritage building and wider heritage impacts to the area surrounding the site; and</li> <li>Consideration of natural areas and places of Aboriginal, historic or archaeological significance.</li> </ul> </li> <li>Demonstrate consideration of the relevant Conservation Management Plan(s).</li> <li>Relevant Policies and Guidelines:               <ul style="list-style-type: none"> <li>NSW Heritage Manual;</li> <li>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005;</li> <li>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</li> </ul> </li> </ul>	Section 5.6	Appendix D
<b>4) Accessibility</b> <ul style="list-style-type: none"> <li>Opportunities are to be explored to improve pedestrian access to the building from:               <ul style="list-style-type: none"> <li>Harrington Street; and</li> <li>Globe Street including the removal of intrusive elements from the Globe Street elevation.</li> </ul> </li> </ul>	Section 5.7	Appendix G
<b>5) Construction Impacts</b> <ul style="list-style-type: none"> <li>Identify measures to ameliorate potential construction impacts including to vehicular and pedestrian access, noise and vibration, air quality, waste management.</li> </ul>	Section 5.8	
<b>6) Ecologically Sustainable Development (ESD)</b> <ul style="list-style-type: none"> <li>Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</li> </ul>	Section 5.11	Appendix E
<b>7) Building Code of Australia</b> <ul style="list-style-type: none"> <li>Prepare a comprehensive BCA and access report demonstrating compliance with the Building Code of Australia.</li> </ul>	Section 5.12	Appendix I
<b>Consultation</b> 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: <ul style="list-style-type: none"> <li>City of Sydney Council;</li> <li>Heritage Council of NSW; and</li> <li>Sydney Harbour Foreshore Authority.</li> </ul> The EIS must describe the consultation process and the issue raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Report  Section 4.0	Technical Study

Requirement	Location in Environmental Assessment	
	Report	Technical Study
Plans and Documents	Report	Technical Study
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.	Section 2.0 and 3.0	Appendix B and C
In addition, the EIS must include the following:		
1) An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>the location of the land, boundary measurements, area (m<sup>2</sup>) and north point;</li> <li>the existing levels of the land in relation to the buildings and roads;</li> <li>location and height of existing structure on the site;</li> <li>location and height of adjacent buildings and private open space; and</li> <li>all levels to be to Australian Height Datum (AHD).</li> </ul>		
2) A locality/contact plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>significant local features such as heritage items;</li> <li>the location and uses of existing buildings, shopping and employment areas; and</li> <li>traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul>		
3) Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>Detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.</li> </ul>		

## 1.5 Project Team

<b>Client</b>	DFS Australia Pty Ltd
<b>Project Manager</b>	Pure Projects
<b>Architect</b>	PMDL
<b>Planning</b>	JBA
<b>Heritage</b>	Caldis Cook Architects
<b>QS</b>	Davis Langdon
<b>ESD Strategy</b>	Arup
<b>Fire Engineering</b>	Arup
<b>Accessibility</b>	Mckenzie Group
<b>BCA</b>	Mckenzie Group

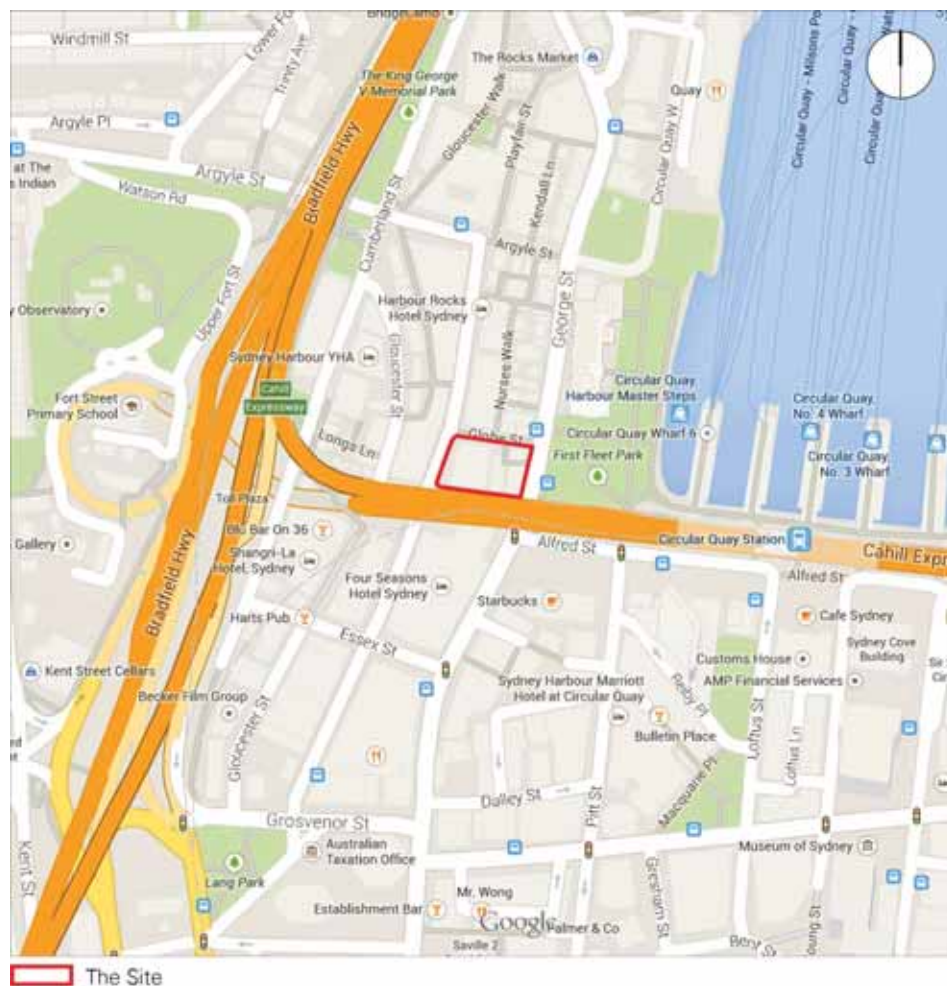


## 2.0 Site Analysis

### 2.1 Site Location and Context

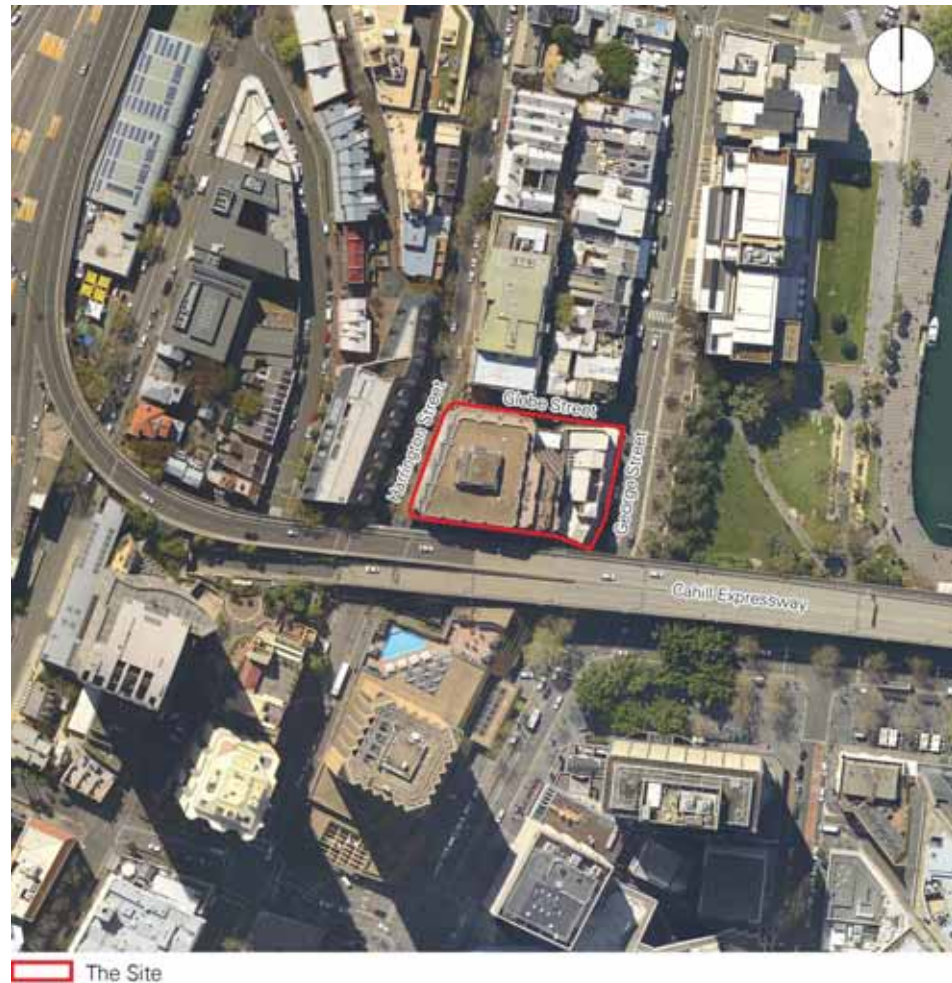
The DFS Galleria site is located at 145-155 George Street within The Rocks precinct. It is situated to the north of the Cahill Expressway, west of George Street and east of Harrington Street at the north-eastern corner of the Sydney Central Business District, opposite First Fleet Park at Circular Quay.

The site's location is illustrated in **Figure 1** and an aerial photograph is included at **Figure 2** below.



**Figure 1** – Location Plan

Source: Google Maps and JBA



**Figure 2 – Aerial Plan**  
 Source: NearMap and JBA

## 2.2 Site Description

The land to which this SSDA relates is generally rectangular in shape, approximately 2,600m<sup>2</sup> in area and is legally described as Lot 2003 in DP 788428. The site, commonly known as the DFS Complex, is owned by Sydney Harbour Foreshore Authority (the Authority). The head lessee is Tackelly No 3 Pty Ltd (Tackelly) and DFS currently lease the ground floor plus levels 2-5 from Tackelly. A site survey is attached at **Appendix B**.

## 2.3 Existing Development

Existing development on the site comprises a ten storey commercial building, built in the late 1980's and four State heritage listed buildings, which are linked by a three storey glass covered courtyard. Whilst the Site is known as 145-155 George Street, the commercial building has a street address of 155 George Street and the four State heritage listed buildings are referred in the State Heritage Register as:

- 145 George Street;
- 147 George Street;
- 149-151 George Street; and
- 153-155 George Street.

**Figure 3** identifies the location of different components of the existing building and **Figure 4** includes a photograph of the existing building. The particular elements of the existing development are discussed in further detail below.



**Figure 3** – Components of the existing building  
 Source: NearMap and JBA





**Figure 4** – View of the existing building from George Street, with State Heritage Listed Buildings in the foreground and the commercial building behind

### 2.3.1 Heritage Buildings

A Heritage Impact Statement (HIS) relating to the DFS Galleria site has been prepared by Caldis Cook Architects (**Appendix D**). The HIS identifies the four State heritage listed buildings as follows:

- 145 George Street – a late Victorian period Regency style three storey face brick building, constructed c.1889 and is splayed at the corner of George and Globe Streets.
- 147 George Street – a federation free classical style three storey face brick building, constructed in 1914, which replaced a previous tenement building that was demolished as part of slum clearance. However the vaulted entry arcade, which currently exists at ground floor and Level 2, was created in the late mid 1980s in order to create street access from George Street into the commercial building.
- 149-151 George Street – a three storey face brick building constructed in 1912 which is stylistically characteristic of commercial architecture of the Federation period.
- 153-155 George Street – comprises two main elements – a five storey tower section and a lower three storey section splayed at a slight angle to follow the change in the alignment of George Street. The building was constructed in 1908 in the federation free style.

## Access and circulation

Primary access into the State heritage listed buildings is gained directly from George Street at ground floor. The ground floors of the retail brand areas at 145, 149-151 and 153-155 George Street can also be accessed from the side or rear, via an internal courtyard. Levels 2 and 3 of the State heritage listed buildings are accessed either by lifts or stairs and galleries which are attached to the western walls of the buildings.

**Figure 5** includes photographs of the existing State heritage listed buildings. This SSDA relates only to the following areas within the State heritage listed buildings:

- 145 George Street - ground floor and level 2;
- 147 George Street – ground floor and level 2 - vaulted entry;
- 149-151 George Street – ground floor and level 2; and
- 153-155 George Street – ground floor.



George Street façade of heritage buildings



Heritage building shop fronts at George Street



Rear of heritage building 149-151



Rear of heritage buildings 147 and 145

**Figure 5** – Photographs of the State Heritage Listed Buildings

## 2.3.2 Commercial Building

The commercial building is located to the west of the State heritage listed buildings and extends to Harrington Street at the western boundary of the site. It is 10 storeys in height and occupies the majority the Site. Since its construction in 1988 (pursuant to B/1986/2749) the building has had numerous DA approvals for fit outs of the various floors within the existing building.

### Ground floor layout

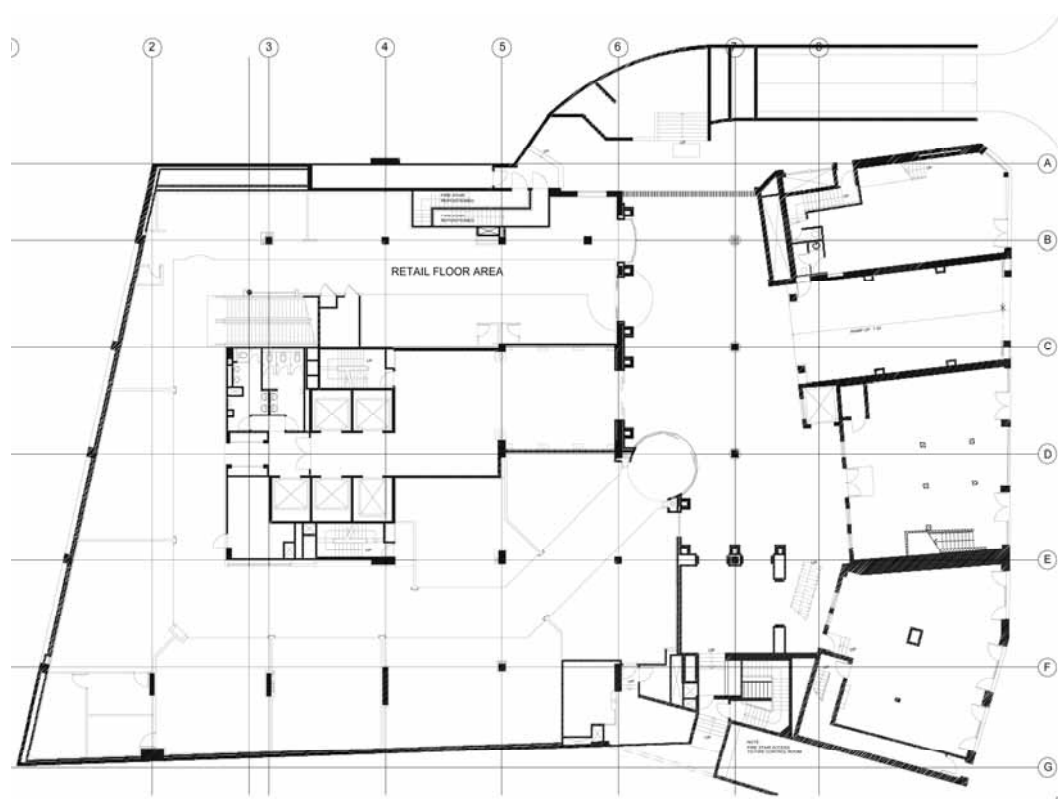
As illustrated in **Figure 6**, the ground floor level consists of a central commercial lobby area comprising a large entry area, lift core with 5 lifts, two fire stairs and public amenities. This central lobby area is encapsulated to the north, west and south by the DFS retail area, which is partitioned into separate areas devoted to the different designer brands. Connecting the heritage buildings to the commercial building is a large glass covered courtyard area, which currently comprises a portable coffee stall and various seating areas.

### Ground floor access and circulation

Access into the central commercial lobby is from the courtyard. The lifts within the central lobby area provide access to the Wilsons Car Park located within the basement beneath the building and levels 2-10 above.

Access into DFS Galleria is from the courtyard via either a glass rotunda doorway or a separate standard glazed doorway. A set of escalators provides access for customers from the ground floor retail area to the level 3 retail area.

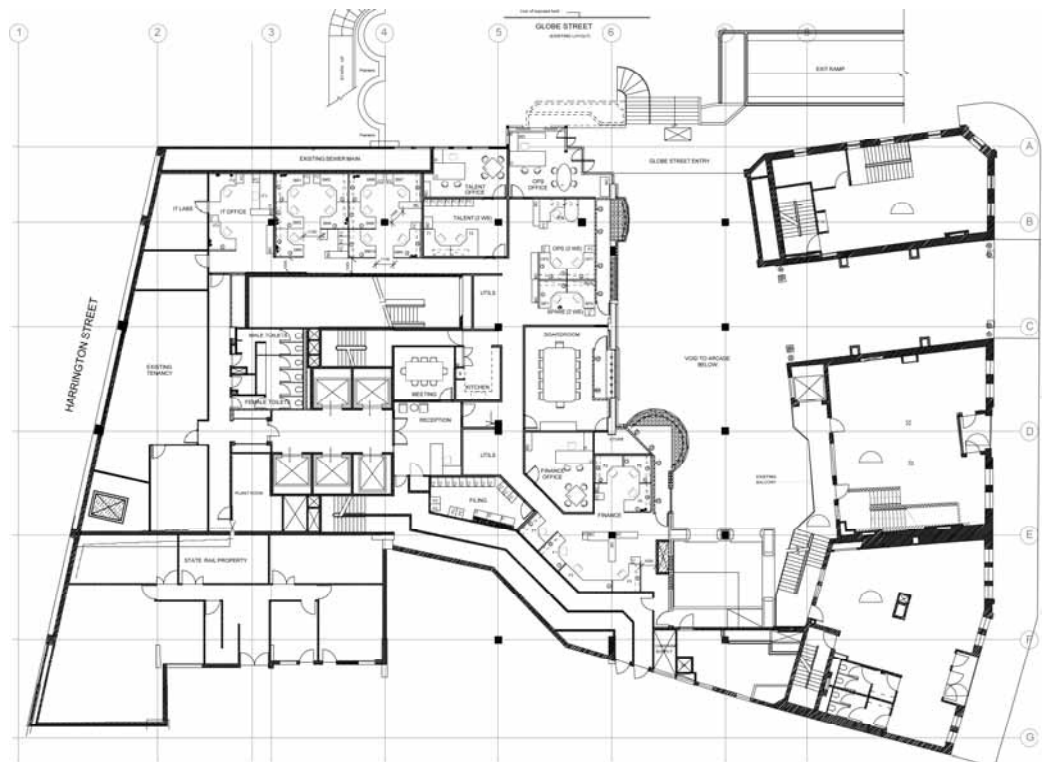
The courtyard is accessible via a vaulted entry which occupies the ground floor and Level 2 of the State heritage listed 147 George Street building. However access into the courtyard is also gained via an open entry leading from Globe Street. Metal gates at the George Street and Globe Street entrances restrict access into the courtyard after hours.



**Figure 6** – Existing Ground Floor Layout  
Source: PMDL

### Level 2 layout, access and circulation

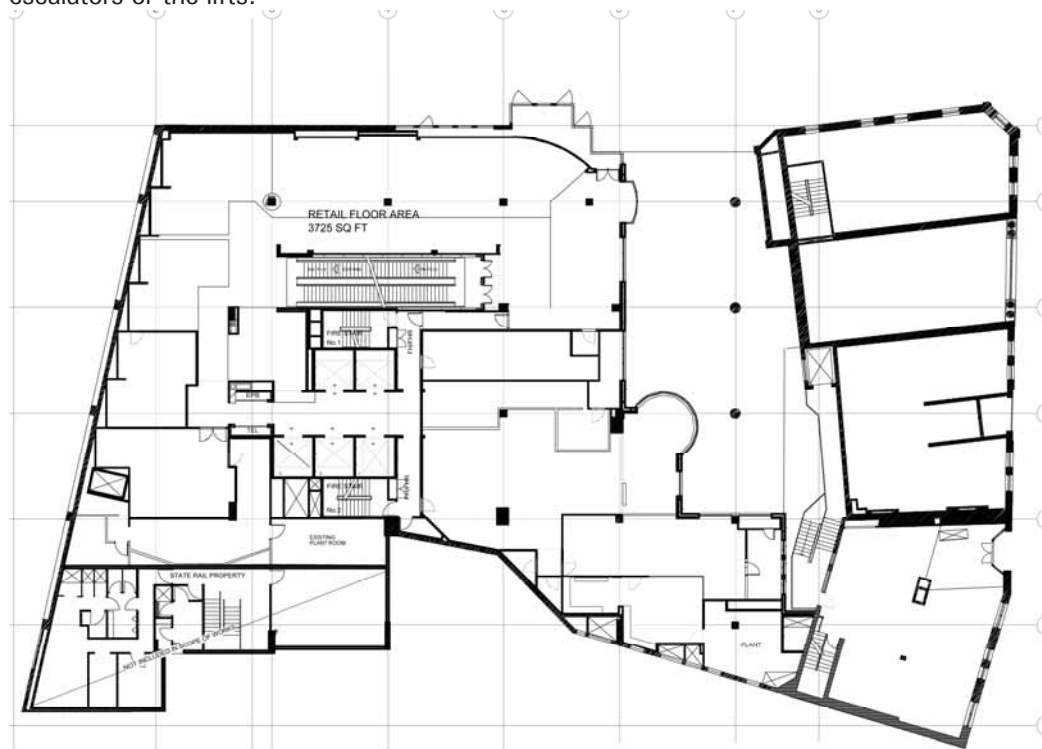
As illustrated in **Figure 7**, Level 2 comprises the current DFS office premises, which is partitioned into various offices, meeting rooms and amenity areas. Level 2 is accessed via the lifts within the central commercial lobby.



**Figure 7** – Existing Level 2 Layout  
Source: PMDL

### Level 3 layout, access and circulation

**Figure 8** illustrates the existing level 3 layout. It is currently comprises a retail sales floor and back of house/storage areas. Access to level 3 is via the escalators or the lifts.



**Figure 8** – Existing Level 3 Layout  
Source: PMDL

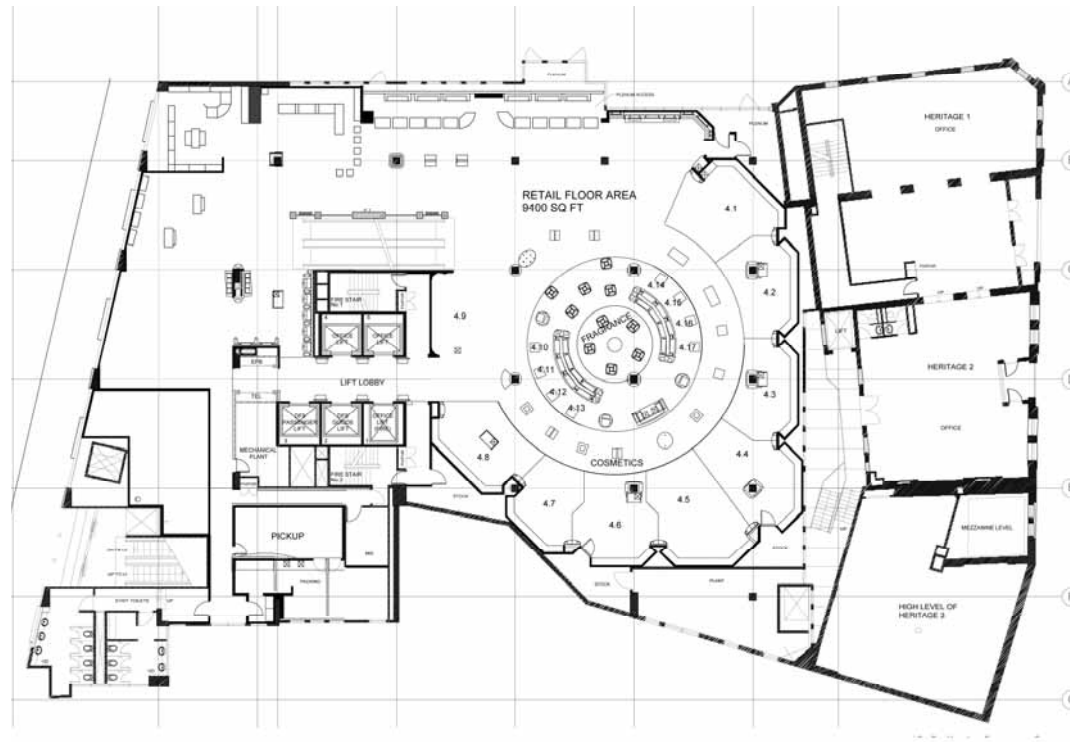


### Level 4 layout, access and circulation

Level 4 (refer to **Figure 8**) comprises the fragrance and cosmetics floor within DFS Galleria over a large open plan floor plate, which extends over the courtyard below. Access is provided via internal escalators and lifts from the other floors within the building.

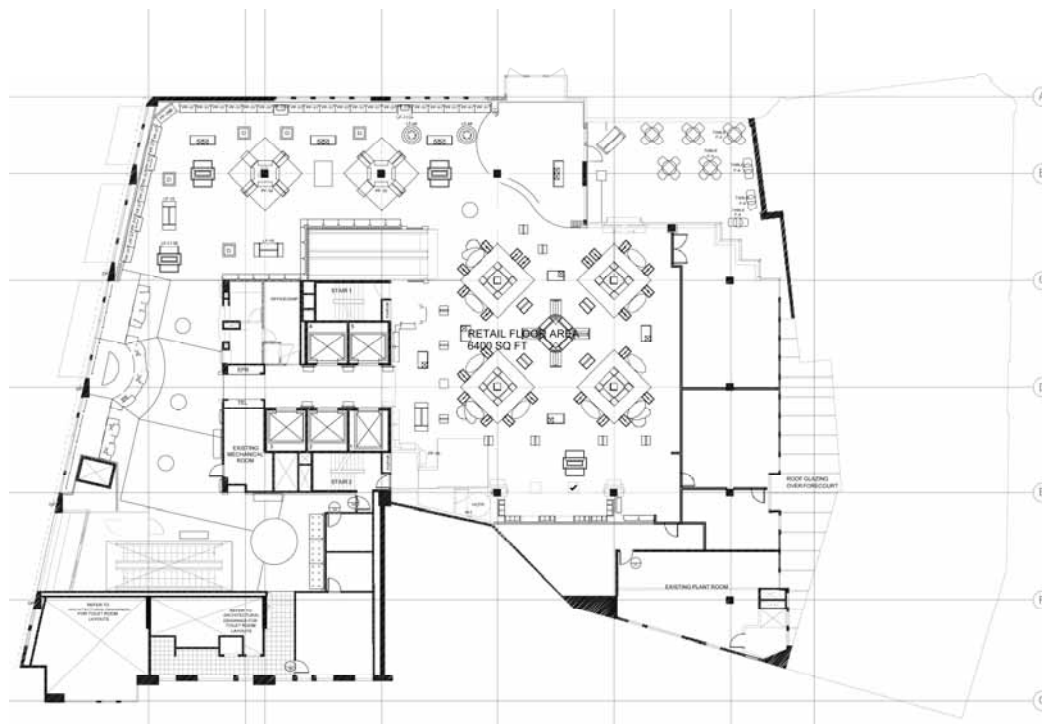
### Level 5 layout, access and circulation

Level 5 comprises another open retail floor partitioned into individual brand spaces (refer to **Figure 8**). An outdoor terrace is located in the north-eastern section of the building which overlooks the existing State heritage listed buildings. Access to and from level 5 is provided via the internal escalators and lifts, however a second set of escalators located within the south-western corner of the building, provides access from Harrington Street directly up to level 5.



**Figure 9** – Existing Level 4 Layout  
Source: PMDL





**Figure 10 – Existing Level 5 Layout**  
*Source: PMDL*

Figures 11 and 12 provide photographs of the existing building elements.



Ground Floor northern entrance to commercial building



Ground Floor branded retail space



Ground Floor corridor and retail space



Ground Floor retail space and lift lobby entrance



Level 3 retail space



Level 4 fragrance and cosmetic retail space



Level 5 retail space



Level 5 lift lobby

**Figure 11** – Photographs of internal of existing commercial building  
Source: JBA



Ground level vaulted entry facing George St



Rear of heritage building 149-151



Café at rear of heritage building 147



Inside courtyard facing commercial building and Globe St entrance



Commercial building rotunda from inside courtyard



Stairs at southern end of courtyard



Inside courtyard facing Globe Street entrance



Outside Globe Street entrance facing commercial building

**Figure 12** – Photographs of the existing courtyard  
*Source: JBA*

## 2.4 Existing GFA and Use

In researching the past approvals relating to this Site, no record of the existing approved GFA within the existing building could be found. **Table 2** provides a summary of the different components of the building and the total GFA on a floor by floor basis, as measured from the most up to date plans currently available to the Project Team.

**Table 2** – Existing GFA and use by floor

Level	Component	Use	GFA (m²)
Ground Floor	▪ 145 George St heritage	▪ Retail	▪ 72
	▪ 149-151 George Street heritage	▪ Retail	▪ 114
	▪ 153-155 George Street heritage building	▪ Retail	▪ 110
	▪ Courtyard	▪ Circulation space	▪ 290
	▪ Commercial building	▪ Retail	▪ 1096
GROUND FLOOR TOTAL GFA			▪ 1,682
Level 2	▪ 145 George St heritage	▪ Retail	▪ 77
	▪ 149-151 George Street heritage	▪ Retail	▪ 108
	▪ 153-155 George Street heritage building	▪ Office¹	▪ 133
	▪ Commercial building	▪ DFS Office	▪ 668
	Level 2 TOTAL GFA		
Level 3	▪ 145 George St heritage	▪ Office¹	▪ 191
	▪ 149-151 George Street heritage	▪ Office¹	▪ 118
	▪ 153-155 George Street heritage building	▪ Office¹	▪ 139
	▪ Commercial building	▪ Retail and Back of House	▪ 873
	LEVEL 3 TOTAL GFA		
Level 4	▪ 145 George St heritage	▪ Void	▪ Nil - Void
	▪ 149-151 George Street heritage	▪ Void	▪ Nil - Void
	▪ 153-155 George Street heritage building	▪ Void	▪ Nil - Void
	▪ Commercial building	▪ Retail	▪ 1202
	LEVEL 4 TOTAL GFA		
Level 5	▪ Commercial building	▪ Retail	▪ 873
		▪ Office¹	▪ 166
LEVEL 5 TOTAL GFA			▪ 1039
TOTAL GFA GROUND FLOOR + LEVELS 2-5			▪ 6,230

### 2.4.1 Vehicular Access and Car Parking

Wilsons Parking currently operate public car park which is located at basement level beneath the existing commercial building. It comprises 133 car spaces and is accessible via an entry ramp located within Globe Street and an egress ramp located to the south of the existing building. Pedestrian access to the car park is gained via the existing lift lobby within the commercial building. No parking is specifically allocated within the basement car park for use by DFS customers or staff.

Bus parking is provided on Harrington Street. This is utilised by tour groups who are brought to DFS Galleria as part of their tour.

<sup>1</sup> Office space not leased by DFS, used by other tenants

### 2.4.2 Public Transport Access

The site is within easy walking distance of a number of public transport nodes, including Circular Quay Railway Station, Bus Interchange and Ferry Terminal (230m), Wynyard Railway Station (600m) and a number of bus services on surrounding streets.

## 2.5 Surrounding Development

The properties surrounding the development site include a range of commercial uses.

North of Globe Street, at the George Street frontage, is a three storey hotel which adjoins a three storey office building at the rear. The Cahill Expressway runs along the south of the site and First Fleet Park, which leads to Circular Quay, is located on the opposite side of George Street to the east. West of the site, on the opposite side of Harrington Street, is a large five storey office building. Photographs of the surrounding development is included at **Figure 13**.





Globe Street pedestrian access, north of site



Globe Street courtyard entrance



Three storey commercial building located north of site on George Street



George Street streetscape to the north of site



Three storey commercial building located north of site on Harrington Street



Cahill Express Way located South of site (from George St)



Cahill Express Way located South of site (from Harrington St)



Five storey commercial building located opposite the site on the western side of Harrington St

**Figure 13** – Photographs of surrounding development  
Source: JBA

### 3.0 Description of the Development

This chapter of the report provides a detailed description of the proposed development. Architectural drawings are included at **Appendix C**.

This application seeks approval for the following:

- demolition of existing improvements at ground floor and levels 2-5;
- refurbishment of internal areas at ground floor and levels 2-5;
- provision of a new retail entrance and accessible ramp from Harrington Street into level 4;
- enclosure of the Globe Street entrance and vaulted entry leading from George Street; and
- signage zones.

### 3.1 Development/Urban Design Principles

As noted in Section 2.4, in researching the past approvals relating to this Site, no record of the existing approved GFA within the existing building could be found. This SSDA therefore seeks to establish a maximum of 6,322m<sup>2</sup> GFA for retail and office uses at ground floor and levels 2-4. The proposed use and GFA per level is set out in **Table 3**.

**Table 3** – Proposed Uses and GFA

Level	Proposed Use	Proposed GFA
Ground Floor	▪ Retail	▪ 1770
Level 2	▪ Retail	▪ 873
	▪ Office <sup>2</sup>	▪ 133
Level 3	▪ Retail	▪ 847
	▪ Office <sup>2</sup>	▪ 448
Level 4	▪ Retail	▪ 1186
Level 5	▪ Retail	▪ 899
	▪ Office <sup>2</sup>	▪ 166
<b>TOTAL GFA</b>		▪ <b>6,322</b>

### 3.2 Demolition

Demolition Plans are provided within the Architectural Drawings set provided at **Appendix C**. As shown, demolition of existing improvements within the building is required in order to facilitate the proposed refurbishment works. A summary of the proposed demolition works is included in **Table 4**.

<sup>2</sup> Office space not leased by DFS, used by other tenants



**Table 4** – Summary of demolition works

Level	Proposed Demolition Works to Commercial Tower	Proposed Demolition Works to Heritage Items
Ground Floor	<p>In DFS area:</p> <ul style="list-style-type: none"> <li>all floor finishes ;</li> <li>ceilings;</li> <li>existing escalators and open slab for new escalators;</li> <li>bathroom;</li> <li>lift core lining;</li> <li>existing partitioning and fixtures;</li> <li>all claddings &amp; lining to existing structural elements;</li> </ul> <p>In Courtyard area:</p> <ul style="list-style-type: none"> <li>café;</li> <li>all non-structural elements to existing columns;</li> <li>rotunda and infill walls;</li> <li>stairs; and</li> <li>existing finishes &amp; hand rails to stair and landing.</li> </ul>	<p>147 George Street:</p> <ul style="list-style-type: none"> <li>all floor finishes and vitrines in the vaulted entry;</li> </ul> <p>153-155 George Street:</p> <ul style="list-style-type: none"> <li>internal rear entry façade, corners area and stairs.</li> </ul>
Level 2	<p>In DFS area:</p> <ul style="list-style-type: none"> <li>all floor and wall finishes;</li> <li>ceilings;</li> <li>existing escalators and open slab for new escalators;</li> <li>bathroom;</li> <li>lift core lining ;</li> <li>all claddings &amp; lining to existing structural elements;</li> <li>existing partitioning and fixtures;</li> <li>fire egress passage &amp; associated services</li> </ul> <p>In Courtyard area:</p> <ul style="list-style-type: none"> <li>all non-structural elements to existing columns;</li> <li>existing cladding to atrium façade wall;</li> <li>rotunda and infill walls; and</li> <li>flight of stairs.</li> </ul>	No demolition works proposed
Level 3	<p>In DFS area:</p> <ul style="list-style-type: none"> <li>all floor and wall finishes;</li> <li>ceilings;</li> <li>existing escalators and open slab for new escalators</li> <li>all claddings &amp; lining to existing structural elements;</li> <li>existing partitioning and fixtures;</li> <li>provide opening in slab for fire stairs;</li> </ul> <p>In Courtyard area:</p> <ul style="list-style-type: none"> <li>all non-structural elements to existing columns;</li> <li>existing cladding to atrium façade wall; and</li> <li>rotunda and infill walls;</li> </ul>	<p>153-155 George Street:</p> <ul style="list-style-type: none"> <li>minor demolition works in order to modify windows, doors and stair egress points for fire safety.</li> </ul>
Level 4	<p>In DFS area:</p> <ul style="list-style-type: none"> <li>all floor and wall finishes;</li> <li>ceilings;</li> <li>existing escalators and open slab for new escalators;</li> <li>bathroom;</li> <li>existing partitioning and fixtures;</li> <li>external wall and window display on Harrington Street frontage</li> </ul>	<p>149-151 George Street</p> <ul style="list-style-type: none"> <li>minor demolition works in order to modify existing internal windows and doors for fire safety.</li> </ul>

Level	Proposed Demolition Works to Commercial Tower	Proposed Demolition Works to Heritage Items
Level 5	In DFS area: <ul style="list-style-type: none"> <li>all floor and wall finishes;</li> <li>ceilings;</li> <li>existing escalators;</li> <li>bathroom;</li> <li>existing partitioning and fixtures; and</li> <li>all claddings &amp; lining to existing structural elements, and lift core walls and columns.</li> </ul>	No demolition works proposed.
George St Facade	<ul style="list-style-type: none"> <li>No demolition works proposed</li> </ul>	No demolition works proposed.
Harrington Street Facade	<ul style="list-style-type: none"> <li>Remove existing DFS signage from above existing entry;</li> <li>Demolish stone skirting and existing shop window</li> </ul>	N/A
Globe St Facade	<ul style="list-style-type: none"> <li>Associated demolition works to opening to allow for new glazed façade</li> </ul>	No demolition works proposed..

### 3.3 Proposed Refurbishment Works

A summary of proposed works by floor is provided at **Table 5** and Architectural Plans detailing all proposed fixed elements to both the State heritage listed buildings and commercial building are included at **Appendix C**.

**Table 5** – Summary of proposed works

Level	Works to Commercial Tower	Works to Heritage Items
Ground Floor	<ul style="list-style-type: none"> <li>refurbishment of internal Courtyard space;</li> <li>construction of new full height glazing and access doors to enclose the Globe Street courtyard entrance;</li> <li>refurbishment of open plan retail space;</li> <li>installation of new dividing walls to separate brand display areas;</li> <li>construction of new central escalators and void;</li> <li>refurbishment of amenities;</li> <li>construction of new back of house storage.</li> </ul>	<p>145 George Street:</p> <ul style="list-style-type: none"> <li>attachment of new glazing structure to existing brick pier</li> </ul> <p>147 George Street Vaulted Entry:</p> <ul style="list-style-type: none"> <li>installation of new display vitrines;</li> <li>installation of new glazed sliding doors, sidelights and highlight; and</li> <li>new tile floor finish.</li> </ul> <p>151-155 George Street:</p> <ul style="list-style-type: none"> <li>extension of existing retail space within the courtyard area;</li> <li>provision of new accessibility stair lift and make good existing stairs.</li> </ul>

Level	Works to Commercial Tower	Works to Heritage Items
Level 2	<ul style="list-style-type: none"> <li>construction of new glazing as per Ground Floor;</li> <li>upgrade of smoke &amp; sealing of existing doors and windows;</li> <li>installation of full height display walls</li> <li>conversion of existing office area to create new open plan retail space</li> <li>construction of new central escalators and void;</li> <li>installation of balustrade for escalator</li> <li>installation of new dividing walls to separate brand display areas;</li> <li>cladding to lift core walls</li> <li>refurbishment of amenities</li> <li>construction of new back of house and office space</li> </ul>	<p>149-151 George Street:</p> <ul style="list-style-type: none"> <li>repainting of gallery, stair, and balustrade;</li> <li>upgrade of smoke &amp; sealing of existing doors and windows;</li> </ul> <p>151-155 George Street:</p> <ul style="list-style-type: none"> <li>repainting of stairs and galleries; and</li> <li>upgrade of smoke &amp; sealing of existing doors and windows.</li> </ul>
Level 3	<ul style="list-style-type: none"> <li>construction of new glazing as per Ground Floor;</li> <li>installation of new lightweight partition walls to void</li> <li>installation of new dividing walls to separate brand display areas;</li> <li>construction of new central escalators and void;</li> <li>installation of balustrade for escalator</li> <li>construction of new fire isolated passage and stairs</li> <li>construction of new fire rated separation walls in fire escape passage</li> <li>construction of new office space</li> </ul>	<p>149-151 George Street:</p> <ul style="list-style-type: none"> <li>upgrade of smoke &amp; sealing of existing doors and windows;</li> </ul> <p>151-155 George Street:</p> <ul style="list-style-type: none"> <li>upgrade of smoke &amp; sealing of existing doors and windows.</li> </ul>
Level 4	<ul style="list-style-type: none"> <li>installation of new lightweight partition walls to void</li> <li>installation of new dividing walls to separate brand display areas;</li> <li>construction of new central escalators and void;</li> <li>installation of balustrade for escalator</li> <li>construction of new back of house</li> <li>refurbishment of amenities</li> <li>construction of new accessible amenities</li> <li>refurbishment of staff breakout area</li> <li>construction of new retail entrance and accessible ramp corner of Harrington and Globe Street</li> </ul>	<p>149-151 George Street:</p> <ul style="list-style-type: none"> <li>upgrade of smoke &amp; sealing of existing doors and windows;</li> </ul>
Level 5	<ul style="list-style-type: none"> <li>make good following demolition works; and</li> <li>reinstate amenities area;</li> </ul>	N/A
George St Frontage	<ul style="list-style-type: none"> <li>No new works</li> </ul>	<p>147 George Street:</p> <ul style="list-style-type: none"> <li>installation of new glazed sliding doors (setback from street line); and</li> <li>fixed pin signage on existing columns.</li> </ul>
Harrington St Frontage	<ul style="list-style-type: none"> <li>make good of existing awning above existing entry;</li> <li>provision of new DFS street entry; and</li> <li>new DFS signage above proposed new entry.</li> </ul>	N/A
Globe St Frontage	<ul style="list-style-type: none"> <li>Installation of new steel and aluminium glazing and access doors</li> </ul>	N/A

Refurbishment of retail areas within the State Heritage listed buildings  
The detail of the specific refurbishment works relating the following areas will be provided in the future:

- retail area within 145 George Street heritage building at ground floor and level 2;
- retail area within 149-151 George Street heritage building at ground floor and Level 2; and
- retail area within 153-155 George Street heritage building and additional new retail space attached at ground floor.

### 3.4 Provision of new entrance on Harrington Street

In order to provide separate entries into the DFS Galleria store and the other areas of the building which are not part of the DFS lease, a new entry leading from Harrington Street via stairs and an accessible ramp is proposed in the north-western corner of the building (refer to **Figure 14**).

The existing Harrington Street entrance located within the south-west corner of the building will not be amended and will lead directly into Level 5. From Level 5, office workers will utilise the existing lifts within the lift lobby to access the upper floors of the building or basement parking area.



**Figure 14** – Location of proposed new entry and existing entry from Harrington Street  
Source: PMDL

### 3.5 Enclosure of Globe Street Entrance and Vaulted Entry

Full height glazing and entry doors are proposed to infill the existing Globe Street entrance into the building. Furthermore, new glazed sliding doors are to be installed within the existing Vaulted Entry within 147 George Street.

The enclosure of these entrances is to enable DFS to utilise the courtyard area within the DFS Galleria store, provide a greater circulation area for customers, better connect the two parts of the building, create a more holistic retail environment and provide a greater level of security for DFS.

The existing metal gates are to be retained to ensure that the space between the street and the glazed doors does not become a potential concealment area or area for unauthorised users, i.e. homeless people.

### 3.6 Signage Zones

This proposal seeks approval for building identification signage zones on the George Street and Harrington Street building facades. As illustrated on the Architectural Drawings at **Appendix C**, the signage zones are proposed in the following locations:

- either side of the George Street entry on the existing columns; and
- above the new Harrington Street entry.

Details of the exact content, materiality and illumination are these signs will the subject of approval by the Secretary prior to the issue of the relevant construction certificate.

### 3.7 Pedestrian Access

Entry to the retail component of the building will remain via the vaulted entry off George Street and the secondary Globe Street entry. New doors are proposed for the George Street entrance and the Globe Street access will be enclosed with steel and aluminium glazing.

A new entrance and access ramp is proposed for Harrington Street at the northern end of the building near the corner of Globe Street. This entrance will lead to a new retail reception area on Level 4. The existing Harrington Street entrance towards the southern end of the building will be dedicated for office use.

### 3.8 Vehicular Access and Parking

Vehicular access to the DFS building will continue to be provided from the George Street access point at the southern end of the site. No changes to this access or parking are proposed.

### 3.9 Environmentally Sustainable Development

The proposed refurbishment has been designed to reflect the requirements of the SHFA Green Building User Guide and City of Sydney's sustainability controls and strategies. As set out in the ESD Statement, prepared by Arup (**Appendix E**) the key goals for DFS ecological sustainable design are:

- reduction in overall energy consumption;
- reduction in overall water usage;
- overall reduction in carbon footprint;
- reduction in construction material usage; and
- promote a healthier environment for occupant.

The following key initiatives have been and continue to be considered to facilitate achievement of ESD within the proposed development are summarised as follows:

#### Energy Efficiency

- install high performance HVAC equipment;
- install energy efficient lighting systems;
- install energy efficient lift and escalator system;
- adopt smart lighting control;
- install energy meters for monitoring and control; and
- centralised BMS controls and regular reviews of predicted energy usage versus actual energy usage.

#### Water Efficiency

- install water efficient fixtures;
- adopt water recycling technologies where possible;
- install water meters for monitoring and control; and
- life cycle assessment of water cooled v air cooled systems.

#### Material and Waste Management

- reuse existing building to minimise material use where possible;
- select interior finishes base on durability, high potential for reuse and high flexibility;
- dedicated recycling storage with ease of access;
- establish Construction Waste Management to reduce construction waste; and
- tenancy guidelines on material and waste management.

#### Occupants Wellbeing

- design to optimise fresh air supply for occupants;
- use low VOC Paints, Coating , Adhesive and Sealants;
- establish Indoor Air Quality Management Plant for construction; and
- promote a design that encourages improved levels of daylight.



### 3.10 Infrastructure and Services

The site is currently served by water, electricity, gas and telecommunications. These existing utilities shall be augmented / upgraded as required.

### 3.11 Capital Investment Value

The Capital Investment Value (CIV) of the proposed development is \$31.82 million as detailed in the CIV Report, prepared by Davis Langdon at **Appendix F**.

## 4.0 Consultation

In accordance with the DGRs issued for this project, consultation was undertaken with Sydney Harbour Foreshore Authority, City of Sydney Council and the Heritage Office. The draft Architectural Plans package were issued to each of the relevant authorities on 20 November 2014 and comments were received via email from the City of Sydney Council.

A meeting was held with SHFA on 27 November 2014.

A summary of the issues raised by the relevant parties and our response are set out **Table 6**.

**Table 6** – Summary of Issues Raised and Response

Key Issue	Response
<b>SHFA</b>	
SHFA queries the removal of the awning and façade upgrade from the original scheme.	Due to the project timeframes and the initial SHFA meeting and feedback in the correspondence attached to the SEARs, the project team chose to remove these contentious elements from the project.
SHFA advised that further work to the George Street awning and façade elements would be encouraged depending upon the design. SHFA expressed a wish to be part of a collaborative effort to discuss and assist in the development of treatment to the façade.	It is not the intention of the project team to progress with a redesign of the George Street façade or awning at the point in time, however should DFS wish to revisit this issue in a future development application then collaborative consultation with SHFA will be undertaken.
SHFA viewed the upgrade of the existing vaulted corridor vitrines as a positive inclusion to the development.	Noted.
The treatment and enclosure of the vaulted entry areas was discussed in detail.	The recessed glazed entry within the entry vault is considered to be the best and most practical method of enclosing the internal atrium. The existing metal gates are to be retained to ensure that the space between the street and the glazed doors does not become a potential concealment area or area for unauthorised users, i.e. homeless people. The project team will consider some form of heritage interpretation in this area of the development.
The Globe Street glazing design was discussed in detail. SHFA considered that the proposed mondrian-like design should be simplified.	The project team has redesigned the proposed glazing design for the Globe Street façade, and include the amended design within the Architectural Drawings at <b>Appendix C</b> . In line with SHFA's comments, the revised design provides a simplified version of the previously proposed design.
SHFA considered the proposed painting of the balconies attached to the rear of the heritage buildings were acceptable.	Noted.
<b>City of Sydney</b>	
The City of Sydney reviewed the architectural plans provided and noted that the plans show the deletion of the glass awning and retention of the existing awning on George Street. The City of Sydney support this change. The City of Sydney state that detailed comments on the proposal will be provided as part of the DP&Es referral of the project, when the complete application (including the heritage impact statement) can be reviewed.	Noted.
<b>Heritage Office</b>	
The Heritage Council have confirmed via email that detailed comments on the proposal will be provided as part of the DP&Es referral of the project, when the complete application (including the heritage impact statement) can be reviewed.	Noted.

The proposed development will be placed on public exhibition for approximately 52 days in accordance with clause 83 of the *Environmental Planning and Assessment Regulation 2000*. During the public exhibition period Council, State agencies and the public will have an opportunity to make submissions on the project.

## 5.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposal

### 5.1 Secretary's Environmental Assessment Requirements

**Table 1** in **Section 1.4** provides a summary which sets out the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

### 5.2 Compliance with Relevant Legislation and Planning Strategies

#### 5.2.1 Environmental Planning and Assessment Act 1979

This EIS has examined and taken into account all matters affecting or likely to affect the environment by reason of the proposed development. The SEARs require the EIS to address and consider the relevant parts of the EP&A Act 1979. Clause 5 of the Act sets out the Objectives of the Act:

(a) *to encourage:*

- (i) *the proper management, development and conservation of natural and artificial resources including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
- (iii) *the protection, provision and co-ordination of communication and utility services,*
- (iv) *the provision of land for public purposes,*
- (v) *the provision and co-ordination of community services and facilities, and*
- (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
- (vii) *ecologically sustainable development, and*
- (viii) *the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The Objects of the Act relevant to the proposed development are (a)(i), (ii), (vi) and (vii). This SSDA is consistent with the Objects of the EP&A Act for the following reasons:

- it provides an upgraded and higher quality development within an existing building and therefore contributes to the proper management and revitalisation of The Rocks precinct;
- it provides for the ongoing, orderly and co-ordinated use of the existing building through the provision of a luxury retail store and better quality environment, without any significant alteration to the exterior appearance of the building, which continues to be in keeping with surrounding development;
- it provides for the inclusion of ecologically sustainable development initiatives as part of the building upgrade; and
- there will be few or no environmental impacts arising from the construction and operation of the development, and none that cannot be managed.

### 5.2.2 NSW 2021

NSW 2021 is a 10 year plan to rebuild the economy, return quality services, renovate infrastructure, restore accountability to government, and strengthen local environment and communities. It replaces the State Plan as the NSW Government's strategic business plan.

The proposed development will contribute to achieving the priority goal of the plan (rebuild the economy) by providing a high quality 'luxury' shopping environment within The Rocks precinct.

### 5.2.3 Draft Metropolitan Strategy for Sydney 2031

The draft Metropolitan Strategy for Sydney to 2031 (draft Strategy) was published by the then Department of Planning & Infrastructure (now known as the Department of Planning & Environment) in March 2013. The draft Strategy is the most up to date NSW Government vision document for Sydney and seeks to drive sustainable growth by achieving the following key outcomes:

- balanced growth;
- a liveable city;
- productivity and prosperity;
- a healthy and resilient environment; and
- accessibility and connectivity.

The proposed development is consistent with the desired outcomes of the draft Strategy in that it:

- contributes to the growth of Sydney through an injection of approximately \$31.82 million of investment into the economy;
- continues to provide job opportunities and provides the opportunity for indirect construction related jobs;
- reuses and upgrades part of an existing building to provide high quality retail space; and
- incorporates ESD initiatives to promote the efficient use of energy, water and other resources.

### 5.2.4 Draft Sydney City Sub-regional Strategy

The draft Sydney City Metropolitan Sub-regional Strategy (draft Sub-regional Strategy) outlines seven key strategies for the development of Sydney over the next 25 years. The Sydney sub-region is nominated as a 'Global Centre' which is the *"main focus for national and international business, professional services, specialised health and education precincts, specialised shops and tourism, it is also a recreational and tourist destination for the Sydney region and has national and international significance."*

The proposed development is consistent with the objectives of the draft sub-regional Strategy in that it will:

- contribute to and integrate into the existing urban fabric;
- upgrade an existing retail development;
- ensure the ongoing conservation of four State heritage listed buildings; and
- enhance and revitalise a popular tourist destination.

## 5.3 Compliance with Environmental Planning Instruments

The proposals consistency and compliance with the relevant statutory plans and policies is addressed below.

### 5.3.1 Sydney Cove Redevelopment Authority Scheme

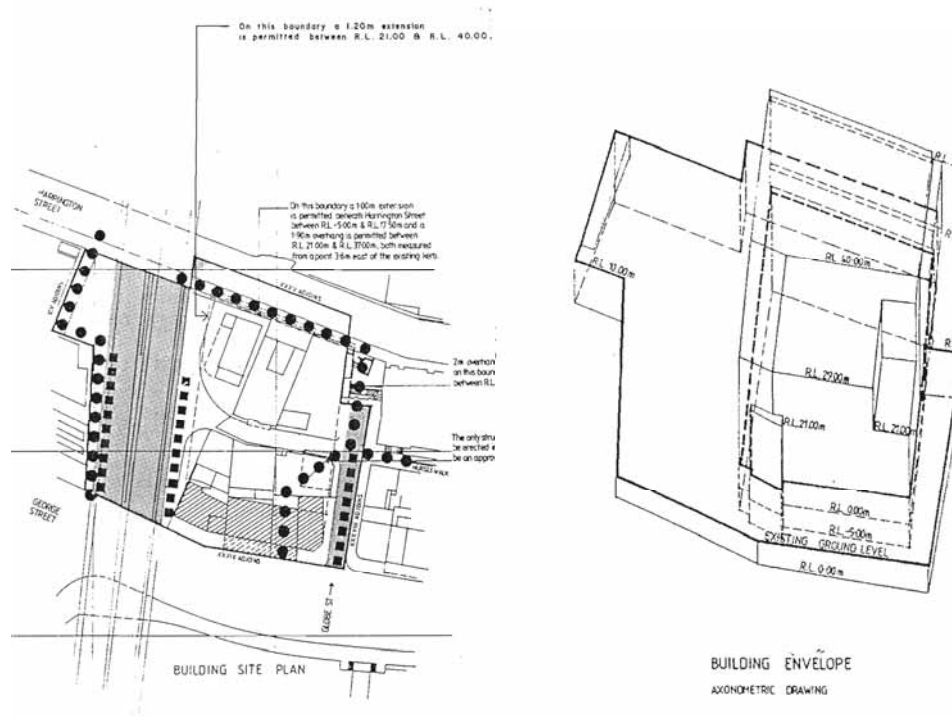
The key planning instrument relevant to The Rocks precinct is the Sydney Cove Redevelopment Authority (SCRA) Scheme. This instrument is generally limited to identifying a building site control drawing for specialised sites, including building envelope, permitted uses, easement and pedestrian and vehicular routes.

The Site is located on Building Site Control Drawing XXXVII. The key elements are reproduced below in **Figures 15** and **16**. The proposed development does not alter the approved building envelope and whilst the internal courtyard is to be enclosed, the pedestrian route (depicted by block dots on **Figure 15**) is preserved. Furthermore, the proposed retail use of the ground floor and levels 2-4 by DFS is consistent with the permitted 'commercial uses'.<sup>3</sup>

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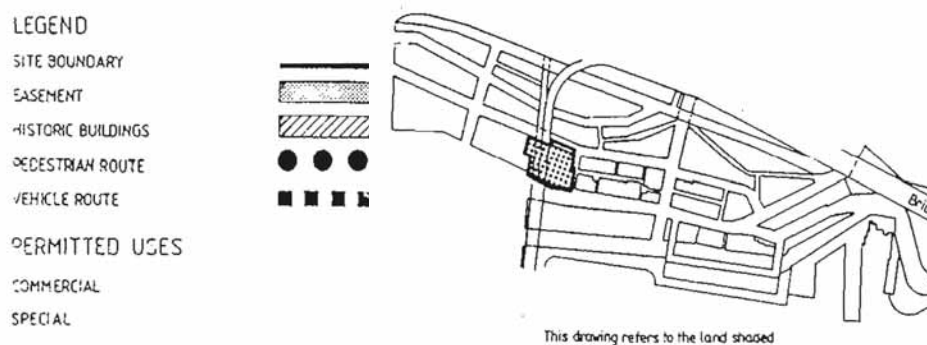
<sup>3</sup> Commercial uses are defined in the Sydney Cove Redevelopment Authority Scheme as 'offices, and their associated facilities, caretakers accommodation, wholesale and retail outlets, premises licensed under the Liquor Act 1982, restaurants and other food outlets, the parking of vehicles for a fee, club rooms, portrait painting and photographs, printing services and the like.





**Figure 15** – Building Site Plan and Building Envelope of Building Site Control Drawing XXXVII under the SCRA Scheme

Source: Sydney Cove Redevelopment Authority



**Figure 16** – Legend and Site Location of Building Site Control Drawing XXXVII under the SCRA Scheme

Source: Sydney Cove Redevelopment Authority

### 5.3.2 State Environmental Planning Policies

The SSDA's consistency and compliance with the relevant State Environmental Planning Policies is set out in **Table 7** and the following sub-sections.

**Table 7** – Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines

Instrument	Comments
<b>SEPP (State and Regional Development) 2011</b>	Under Schedule 2 clause 6, development for works on land identified as being within The Rocks precinct with a capital investment value of more than \$10 million is SSD. As the proposed development is located within The Rocks and will have a capital investment value of approximately \$31.82 million (see <b>Appendix F</b> ) it is therefore identified as SSD and considered to be development of State and/or Regional Significance.
<b>SEPP (Infrastructure)</b>	The proposal is not considered to be traffic generating under clause 104, as there will be no significant increase in GFA on the site. The proposed development is not required to be referred to the RMS.
<b>SEPP 55 - Remediation of Land</b>	Clause 7 of SEPP 55 specifies that a consent authority must not consent to the carrying out of any development on land unless it has considered whether land is contaminated and if the land is contaminated, it is satisfied that the land is/can be made suitable for the proposed development. No works are proposed which would penetrate the existing floor slab and therefore given the proposed development relates generally to the refurbishment of an existing building, the site is considered suitable for the proposed development.
<b>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</b>	The Sydney Harbour Catchment REP 2005 is a deemed SEPP and identifies the site as being within the: <ul style="list-style-type: none"> <li>▪ Sydney Harbour Catchment area;</li> <li>▪ Foreshores and Waterways Area Boundary; and</li> <li>▪ City Foreshores Area.</li> </ul> Part 3, Division 2 within the SREP refers to matters which are to be taken into consideration by consent authorities before granting consent for development. The matters for consideration are not generally applicable to the proposed development, however the proposal complies with the 'Aims of the Plan' and clauses 20-27 of the REP in the following manner: <ul style="list-style-type: none"> <li>▪ The proposed development will not impact upon the catchment, foreshores, waterways and islands of Sydney Harbour.</li> <li>▪ The proposed development will facilitate the refurbishment of an existing commercial building.</li> <li>▪ The proposed development will not impact upon accessibility to and along Sydney Harbour and its foreshores, nor the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity to the Harbour.</li> <li>▪ The proposed development will not impact upon the biodiversity, ecology, or visual qualities of Sydney Harbour and its islands, tributaries and foreshores.</li> <li>▪ The proposed development will not impact upon views to and from Sydney Harbour.</li> </ul>

## State Environmental Planning Policy 64 – Advertising and Signage

State Environmental Planning Policy 64 – Advertising and Signage (SEPP 64) applies to all signage that under an environmental planning instrument can be displayed with or without development consent and is visible from any public place or public reserve. The Architectural Drawings at **Appendix C** illustrate the indicative location of the future signage on the George Street and Harrington Street facades.

Under clause 4 of SEPP 64, a consent authority must not grant consent for any signage application unless the consent authority is satisfied that the proposal is consistent with the aims and objectives of the SEPP and with the assessment criteria which are contained in Schedule 1.

To ensure compliance with the aims and objectives of the SEPP, the finalised designs of the will ensure that the proposed business identification signs are compatible with the proposed development and will be of a high quality design and finish. **Table 8** below demonstrates that the proposed signage satisfies the assessment criteria within Schedule 1 of SEPP 64.

**Table 8 – SEPP 65 Assessment**

Schedule 1 Assessment Criteria	Comments	Compliance
<b>Character of the area</b>		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed development is compatible with the desired character of The Rocks precinct.	Y
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed development is generally consistent with the nature and siting of building signage within The Rocks precinct, and provides a consistent approach to signage within the Site.	Y
<b>Special areas</b>		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage is consistent with the provision of signage within the Sydney CBD, Circular Quay and The Rocks and will not detract from the amenity or visual quality of any environmentally sensitive area, heritage areas, open space or waterways.	Y
<b>Views and vistas</b>		
Does the proposal obscure or compromise important views?	The proposed signage is integrated with the existing buildings and therefore will not result in any obstruction of views, and the location and content of signage will not otherwise compromise important views within the precinct.	Y
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage will sit below the awnings of the existing building and will not dominate the skyline of The Rocks area.	Y
Does the proposal respect the viewing rights of other advertisers?	The proposed signage does not impact upon the viewing rights of other advertisers.	Y
<b>Streetscape, setting or landscape</b>		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposed signage is consistent with the setting of the core facilities within an established tourism precinct within The Rocks.	Y

Schedule 1 Assessment Criteria	Comments	Compliance
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage contributes to the visual interest of the streetscape by contributing to the identification and recognition of the retail building.	Y
Does the proposal screen unsightliness?	The proposed signage is integrated with the architecture of the existing buildings and will be applied to building facades.	Y
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage does not protrude above the building.	Y
Does the proposal require ongoing vegetation management?	The proposed signage will not require ongoing vegetation management.	Y
Site and building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage has been designed to be fully compatible with the existing buildings and is compatible with the architecture of the building.	Y
Does the proposal respect important features of the site or building, or both?	The proposed signage has been located in the most architecturally appropriate locations to assist in place identification and wayfinding.	Y
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage has been fully integrated with the building architecture.	Y
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No safety devices, platforms, lighting devices or logos are incorporated as an integral part of the signage.	Y
Illumination		
Would illumination result in unacceptable glare?	Illumination of signage will not result in unacceptable glare, and the location of the proposed signage which is generally below the height of nearby road viaducts.	Y
Would illumination affect safety for pedestrians, vehicles or aircraft?		Y
Would illumination detract from the amenity of any residence or other form of accommodation?	The location and orientation of signage is such that it will not impact on nearby residential receivers.	Y
Can the intensity of the illumination be adjusted, if necessary?	The Rocks is an established tourism precinct which will accommodate activity well into the evening and night time. As such it is not considered necessary or appropriate to impose a curfew on the illumination of signage. Illumination of signage, including any dimming measures, will be incorporated in the detailed design of the signage.	Y
Is the illumination subject to a curfew?		Y
Safety		
Would the proposal reduce the safety for any public road?	The proposed signage has been located in order to avoid any impacts on public roads, and views to building signage will generally be limited to pedestrianized areas.	Y
Would the proposal reduce the safety for pedestrians or bicyclists?	The proposed signage will be located above ground level and will not distract from essential sight lines for pedestrian and cyclists.	Y
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will be integrated with the existing buildings and will not obscure sight lines from public area.	Y

## 5.4 Design

The Architectural Plans at **Appendix C** and **Figures 17 to 20** below demonstrate that the proposed refurbishment of the DFS Galleria site will provide a development that presents a high standard of architectural design, materials and detailing which is entirely appropriate to the building type.

The only proposed works affecting the exterior appearance of the building are the incorporation of glazing and a new doorway to the Globe Street façade, as illustrated in **Figure 21** and the provision of a new entry on the Harrington Street façade. The site's character and built form is therefore preserved without any significant amendment.



**Figure 17** – Proposed view of the ground floor courtyard area looking south  
*Source: PMDL*





**Figure 18** – Proposed view of the ground floor internal corridor looking west from the Courtyard  
*Source: PMDL*



**Figure 19** – Proposed view of the Vaulted Entry of 147 George Street looking west from George Street  
*Source: PMDL*



**Figure 20** – Proposed view of the courtyard and Globe Street entrance looking north-west  
*Source: PMDL*



**Figure 21** – Proposed Globe Street glazing treatment  
*Source: PMDL*



## 5.5 Proposed Uses and GFA

The internal refurbishment works will increase the GFA by a total of 92m<sup>2</sup> across the ground floor and levels 2-5 as set out in **Table 9**. The increase on GFA represents a proportional increase of only 1.45%, therefore given the proposed development provides a considerable upgrade to the internal appearance of the building, the minor increase in GFA is considered acceptable.

**Table 9** – Existing and Proposed uses and GFA

Level	Existing Use	Existing GFA	Proposed Use	Proposed GFA	Difference to existing
Ground Floor	▪ Retail	▪ 1392	▪ Retail	▪ 1770	▪ +378m <sup>2</sup>
	▪ Circulation space	▪ 290	▪ Circulation space	▪ 0	▪ -290
Level 2	▪ Retail	▪ 185	▪ Retail	▪ 873	▪ +688
	▪ Office	▪ 801	▪ Office	▪ 133	▪ -668
Level 3	▪ Retail	▪ 873	▪ Retail	▪ 847	▪ -26
	▪ Office	▪ 448	▪ Office	▪ 448	▪ 0
Level 4	▪ Retail	▪ 1202	▪ Retail	▪ 1186	▪ -16
Level 5	▪ Retail	▪ 873	▪ Retail	▪ 899	▪ +26
	▪ Office	▪ 166	▪ Office	▪ 166	▪ 0
<b>TOTAL GFA</b>		▪ 6,230		▪ 6,322m <sup>2</sup>	▪ 92m <sup>2</sup>

## 5.6 Heritage

A Heritage Impact Statement (HIS) (**Appendix D**) has been prepared by Caldis Cook Architects, which considers the physical and visual impacts of the proposed development upon the heritage significance of the State heritage listed buildings at 145-155 George Street, which form part of the site.

The HIS has been prepared in accordance with the guidelines of the *Australian ICOMOS Charter for Places of Cultural Significance, 2004* and the NSW Heritage Office Publications, *NSW Heritage Manual* and the *NSW Heritage Office Publication Statement of Heritage Impact*. Furthermore, the potential impacts of the proposed development have been assessed against the relevant requirements of:

- *Environmental Planning and Assessment Act 1979*;
- Sydney Harbour Foreshore Authority planning Scheme The Rocks Management Plan;
- *NSW Heritage Act 1977*; and
- The Conservation Management Plan 145-155 George Street, Sydney (prepared by Conybeare Morrison August 2012) (CMP).

It is important to note that whilst the proposed development includes significant refurbishment and reconfiguration works of the DFS Galleria, the bulk of the works are internal and confined to the parts of the Site which are not within the State Heritage listings, i.e. the commercial building.

In this respect, the key conclusions of the HIS are as follows:

- The proposed works do not physically impact on any significant fabric of the State heritage listed buildings at 145-155 George Street and the external envelope of those buildings will not be changed in any way.

- The enclosure of the Globe Street entrance with a minimally framed glazed wall will involve connection to the 1980's fabric of the north-west corner of 145 George Street. This fabric is rated as having little significance in the CMP.
- The proposed development creates opportunities to enhance the setting of the heritage buildings and sense of separation by removing intrusive elements and simplifying the design of the part of the retail facility that faces into the courtyard with an increased transparency. These changes will have a positive impact on the significance of 145-155 George Street.
- The Vaulted Entry in 147 George Street (which dates from the 1980's) is rated as having little significance in the CMP and the impacts of the proposed works within this space are considered positive, in the case of the display vitrines and minor in the case of the new glazed sliding doors.

Overall, the HIS concludes that the programme of works has been carefully planned to avoid adverse physical and visual impacts on the fabric and spatial qualities of medium, high and exceptional levels of significance. The proposed development has full support on heritage grounds

## 5.7 Accessibility

An Accessibility Report has been prepared by McKenzie Group (Appendix G). The report addresses the key provisions of the following legislation and Standards:

- Disability Discrimination Act 1992;
- Disability (Access to Premises-Buildings) Standards 2010; and
- Building Code of Australia 2014.

McKenzie Group consider that as DFS is not the sole lessee of the existing building, there is no mandatory requirement for them to undertake any upgrade works to meet the relevant provisions contained within the Disability (Access to Premises-Buildings) Standards 2010 or Parts D3 and applicable parts of E3 and F2 within the BCA.

Notwithstanding this, McKenzie Group consider that the design of the proposed development, as detailed on the Architectural Drawings (**Appendix C**) provides a high degree of accessibility and compliance with the Disability (Access to Premises-Buildings) and BCA requirements will be achieved as the detail of the design progresses. Furthermore, McKenzie Group confirm that the proposed development provides appropriate accessibility according to the spirit and intent of the Disability Discrimination Act.

## 5.8 Construction Impacts

Prior to work commencing, a detailed Construction and Environmental Management Plan (CEMP) will be prepared for the proposed development by the appointed contractor prior to commencement of works. The CEMP will be prepared in accordance with the relevant applicable Australian Standards and Occupational Health and Safety requirements and will address the following matters:

- site access controls, public safety, amenity and security;
- construction staging;
- construction hours;
- noise and vibration control;
- material management, waste and material re-use;

- construction traffic management;
- dust suppression; and
- notification of surrounding properties.

Mitigation measures and management plans where necessary, will also be included in the CEMP to ensure that construction works do not cause any adverse environmental impacts upon the surrounding area.

#### Site Waste Minimisation

As part of the CEMP waste management provisions, best practice will be adopted wherever possible to achieve waste minimisation and reduction. Key areas that will be targets will be:

- avoidance, wherever possible, of the generation of waste;
- management of demolition materials including hazardous materials;
- management of construction materials;
- management of waste water; and
- management of litter generation due to construction activities.

In addition, the waste management provisions will include details at demolition and construction phase which relate to the following:

- practical measures associated with the contractor works to prevent waste entering the site;
- waste streams resulting from the materials which can be recycled and will be actively managed as part of the on-site waste reduction activities; and
- alternative products containing recycled material that could be utilised in the development, in place of traditional materials, which conform and meet the design specification.

In addition, all suppliers of building materials will also be encouraged to nominate packaging minimisation and reuse initiatives as part of the product supply to the project.

#### Construction Traffic

In order to effectively manage construction traffic, a Construction Traffic Management Plan will be prepared and included in the CEMP. This plan will require amongst other things, the RMS and SHFA to be consulted in regard to proposed truck routes, and construction vehicle access to the site.

## 5.9 Hazardous Materials

A Hazardous Materials Reinspection Report, prepared by Hibbs & Associates Pty Ltd contains the findings of a Hazardous Materials Reinspection and Qualitative Risk Assessment of the existing building on the Site (refer to **Appendix H**). The report identifies the existence of asbestos materials, synthetic mineral fibre (SMF) and lead based paints in various parts of the building, and the potential for polychlorinated biphenyls (PCB's) within the fluorescent light fittings throughout the building.

In order to mitigate any disturbance of potential asbestos materials and any other hazardous materials during the demolition and construction processes, DFS will ensure that the appointed contractor will organise for the removal of any potential hazardous materials in accordance with the CEMP, the recommendations contained within the Hazardous Materials Assessment and all relevant Australian Standards, in particular, Safe Work Australia's Code of Practice - *How to Safely Remove Asbestos*, December 2011, by appropriately licensed specialist contractors.

## 5.10 Operational Waste Management

The entire existing building currently has an operational waste management system in place. Given that the proposed development generally relates to the refurbishment of part of an existing building, it is not expected that the proposed development will give rise to an increase in the volume waste generated. The current waste management practices and procedures adopted by DFS and JLL – the building property and asset managers, will accommodate the ongoing operation of the DFS Galleria and other users within the building and will not give rise to any adverse environmental impacts.

## 5.11 Ecologically Sustainable Development

The proposed development has been designed to incorporate the provisions of the SFHA Green building User Guide and reflect the requirements of the City of Sydney's sustainability controls and strategies. Section 3.9 sets out the measures which will be incorporated and/ or considered within the design of the development to achieve the following ESD goals within the proposed development (refer to **Appendix E**):

- reduction in overall energy consumption;
- reduction in overall water usage;
- overall reduction in carbon footprint;
- reduction in construction material usage; and
- promote a healthier environment for the occupant.

The proposed development is also consistent with the five accepted principles of ESD described below. DFS is committed to ESD principles and has reinforced this through this Environmental Impact Assessment.

### Integration Principle

The integration principle holds that decision making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations.

The design of the proposed development has been developed in accordance with DFS's goal for ecological sustainable design. The integration of the proposed initiatives will facilitate an overall reduction in the consumption of water and energy within the entire building.

### Precautionary Principle

If there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

The proposed development is accompanied by multiple environmental studies and technical reports which conclude that there are no environmental constraints that preclude the proposed development on the Site, subject to the appropriate management in future planning, design, construction and operational strategies.

#### Inter-generational Principle

The principle of inter-generational equity holds that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.

The proposed development will directly benefit current and future generations in that it will contribute to the long term vitality of building itself and The Rocks precinct at a wider scale.

#### Biodiversity Principle

Under the biodiversity principle, the conservation of biological diversity and ecological integrity should be fundamental consideration in decision-making.

The Site is fully developed and the proposed works generally include the refurbishment of existing internal areas within an existing building. The Site therefore does not contain any threatened or vulnerable species, populations, communities or significant habitats. Construction and ongoing operations of the building will be managed to ensure that there are no off-site indirect impacts.

#### Valuation Principle

Under this principle, improved valuation, pricing and incentive mechanisms should be promoted. The costs of infrastructure and measures to ensure an appropriate level of environmental performance on the Site have been incorporated into the cost of the development.

## 5.12 Building Code of Australia

McKenzie Group has undertaken an assessment of the proposed development's compliance against the relevant sections of the Building Code of Australia 2014 (**Appendix I**).

Overall, McKenzie Group confirms that the proposed development is capable of complying with the requirements of the BCA 2014 subject to performance based solutions relating to fire and accessibility being provided where the 'deemed to satisfy' provisions cannot be met.

The proposed scope of any necessary adjustments is not anticipated to necessitate a modification to the DA documentation and can be finalised prior to the issue of a Construction Certificate.

### 5.12.1 Fire Safety

Arup has prepared a Fire Safety Statement (**Appendix J**) which sets out the approach which will be adopted to ensure that the proposed development is consistent with the Fire Safety objectives of the BCA 2014. Arup confirms that the proposed fire strategy will ensure that:

- the new works will meet the Performance Requirements of the BCA 2014;
- no adverse impacts on the existing and retained parts of the building will result from any new works; and
- the standard of fire safety in the existing parts of the building will be maintained or improved.

It is intended that the finalised fire safety strategy will form part of the construction certificate documentation. Overall, Arup confirm that the relevant requirements of Clause 94 of the EP&A Regulation 2000 can be met subject to the implementation of the proposed fire safety strategy.

## 5.13 Environmental Risk Assessment

The Environmental Risk Assessment (ERA) establishes a residual risk by reviewing the significance of environmental impacts and the ability to manage those impacts. The ERA for the DFS site has been adapted from Australian Standard AS4369.1999 Risk Management and Environmental Risk Tools.

The Risk Assessment Matrix at **Figure 22** illustrates how the residual environmental impacts of a proposal are assigned. The sum of the values assigned provides an indicative ranking of potential residual impacts after the mitigation measures are implemented as follows:

- the significance of impact is assigned a value between 1 and 5 based on:
  - the receiving environment
  - the level of understanding of the type and extent of impacts
  - the likely community response to the environmental consequence of the project; and
- the manageability of environmental impact is assigned a value between 1 and 5 based on:
  - the complexity of mitigation measures
  - the known level of performance of the safeguards proposed
  - the opportunity for adaptive management.

Significance of impact	Manageability of impact				
	5 Complex	4 Substantial	3 Elementary	2 Standard	1 Simple
1 – Low	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)	3 (Low)	2 (Low)
2 – Minor	7 (High/Medium)	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)	3 (Low)
3 – Moderate	8 (High/Medium)	7 (High/Medium)	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)
4 – High	9 (High)	8 (High/Medium)	7 (High/Medium)	6 (Medium)	5 (Low/Medium)
5 – Extreme	10 (High)	9 (High)	8 (High/Medium)	7 (High/Medium)	6 (Medium)

**Figure 22** – Risk Assessment Matrix

In accordance with the SEARs, the ERA addresses, as applicable:

- the adequacy of baseline data;
- the potential cumulative impacts arising from other developments in the vicinity of the site; and
- measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environment.

**Table 10** presents the environmental risk assessment for this project.

**Table 10** – Environmental Risk Assessment

				Risk Assessment		
Item	Phase	Potential Environmental Impact	Proposed Mitigation Measures and / or Comment	Significance of Impact	Manageability of Impact	Residual Impact
Key: C - Construction O - Operation						
Noise and Vibration	C	<ul style="list-style-type: none"> <li>■ Increase in noise and vibration levels during construction activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Noise and Vibration will be addressed as part of the Construction and Operational Environmental Management Plans.</li> </ul>	C - 2	C- 2	4 Low/Medium
Heritage	C+O	<ul style="list-style-type: none"> <li>■ Impacts to heritage items</li> </ul>	<ul style="list-style-type: none"> <li>■ A heritage impact statement has been prepared and the design of the proposed works has carefully considered the existing heritage buildings. No unacceptable impacts to the heritage buildings will be caused by the proposal.</li> </ul>	2	1	3 Low
Hazardous Materials	C	<ul style="list-style-type: none"> <li>■ Potential to encounter asbestos and other hazardous materials</li> </ul>	<ul style="list-style-type: none"> <li>■ All asbestos containing materials or hazardous materials will be removed by a licensed contractor.</li> </ul>	3	2	5 Low/Medium
Waste	C + O	<ul style="list-style-type: none"> <li>■ Generation of waste</li> </ul>	<ul style="list-style-type: none"> <li>■ Waste management will be addressed as part of the Construction and Operational Environmental Management Plans prepared by the contractor on site.</li> </ul>	1	1	2 Low
Fire		<ul style="list-style-type: none"> <li>■ Fire risk</li> </ul>	<ul style="list-style-type: none"> <li>■ A fire strategy will be developed that achieves:               <ul style="list-style-type: none"> <li>– the performance requirements of the current BCA</li> <li>– no adverse impacts on the existing and retained parts of the buildings as a result of the proposed work</li> <li>– maintaining or improving the standard of fire safety in the existing parts of the building</li> </ul> </li> </ul>	3	2	5 Low/Medium



## 5.14 Social and Economic Impacts

The proposed development will generate a number of positive social and economic benefits for the local area in that it will:

- revitalise part of an existing building, which is in need of refurbishment;
- provide a 'luxury' shopping experience for patrons of The Rocks
- increase the level of safety and security on site; and
- inject approximately \$31.82 million of investment into the economy;

## 5.15 Site Suitability and Public Interest

The site is considered suitable for the proposed development as:

- the retail use has been operating at the site since the building was constructed in 1988;
- The Rocks is an established tourism/commercial precinct;
- the site is well serviced by existing transport, tourism and business infrastructure; and
- local environmental impacts as a result of the proposal are negligible and capable of being managed and mitigated.

The proposed development is considered suitable for the site in that it:

- the proposed retail and office uses are permissible under the SCRA Scheme;
- provides for the ongoing, orderly and co-ordinated use of the existing building through the provision of a luxury retail store and better quality environment, without any significant alteration to the exterior appearance of the building;
- ensures the ongoing preservation of four State heritage listed buildings;
- will contribute to achieving the priority goal of the NSW 2021 plan (rebuild the economy) by providing a high quality 'luxury' shopping environment within The Rocks precinct;
- continues to provide job opportunities and provides the opportunity for indirect construction related jobs;
- incorporates ESD initiatives to promote the efficient use of energy, water and other resources; and
- will cause few or no environmental impacts arising from the construction and operation of the development, and none that cannot be managed.

For the reasons set out above, the proposed development is considered to be in the public interest.

## 6.0 Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed in **Table 11** below. These measures have been derived from the previous assessment in Section 5.0 and those detailed in appended consultants' reports.

**Table 11 – Mitigation Measures**

Mitigation Measures
<p><b>Construction Management</b></p> <p>Prior to work commencing, a detailed Construction and Environmental Management Plan (CEMP) will be prepared for the proposed development by the appointed contractor prior to commencement of works. The CEMP will be prepared in accordance with the relevant applicable Australian Standards and Occupational Health and Safety requirements and will address the following matters:</p> <ul style="list-style-type: none"> <li>▪ site access controls, public safety, amenity and security;</li> <li>▪ construction staging;</li> <li>▪ construction hours;</li> <li>▪ noise and vibration control;</li> <li>▪ material management, waste and material re-use;</li> <li>▪ construction traffic management;</li> <li>▪ dust suppression; and</li> <li>▪ notification of surrounding properties.</li> </ul>
<p><b>Hazardous Materials</b></p> <p>A Hazardous Materials Reinspection Report, prepared by Hibbs &amp; Associates Pty Ltd contains the findings of a Hazardous Materials Reinspection and Qualitative Risk Assessment of the existing building on the Site.</p> <p>The report identifies the existence of asbestos materials, synthetic mineral fibre (SMF) and lead based paints in various parts of the building, and the potential for polychlorinated biphenyls (PCB's) within the fluorescent light fittings throughout the building.</p> <p>DFS will ensure that the appointed contractor will organise for the removal of any potential hazardous materials in accordance with the CEMP, the recommendations contained within the Hazardous Materials Assessment and all relevant Australian Standards, in particular, Safe Work Australia's Code of Practice - <i>How to Safely Remove Asbestos</i>, December 2011, by appropriately licensed specialist contractors.</p>
<p><b>Operational Waste Management</b></p> <p>Given that the proposed development generally relates to the refurbishment of part of an existing building, it is not expected that the proposed development will give rise to an increase in the volume waste generated. However, where relevant the existing operational waste management system will be revised to accommodate any increase in waste generation from the ongoing operation of the DFS Galleria store.</p>
<p><b>Fire Safety</b></p> <p>In order to appropriately manage and mitigate any adverse impacts arising from fire risks, a fire safety strategy will be developed and implemented. A Fire Safety Statement has been prepared by Arup confirming that:</p> <ul style="list-style-type: none"> <li>▪ the new works will meet the Performance Requirements of the BCA 2014;</li> <li>▪ no adverse impacts on the existing and retained parts of the building will result from any new works; and</li> <li>▪ the standard of fire safety in the existing parts of the building will be maintained or improved.</li> </ul>

## 7.0 Conclusion

The Environmental Impact Statement (EIS) has been prepared to consider the environmental, social and economic impacts of the proposed refurbishment of the DFS Galleria site, at 145-155 George Street. The EIS has addressed the issues outlined in the Secretary's Environmental Assessment Requirements (**Appendix A**) and accords with Schedule 2 of the EP&A Regulation 2000 with regards to consideration of relevant environmental planning instruments, heritage, construction impacts, accessibility, fire safety and design.

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- the proposal is permissible with consent and meets all requirements of the relevant planning controls for the site;
- the proposal is consistent with the principles of ecological sustainable development as defined by Schedule 2(7)(4) of the *Environmental Planning and Assessment Regulation 2000*;
- the retail use has been operating at the site since the building was constructed in 1988 and provides for the ongoing, orderly and co-ordinated use of the existing building through the provision of a luxury retail store.
- the refurbishment will provide a better quality environment, without any significant alteration to the exterior appearance of the building; and
- the proposal will ensure the ongoing preservation of four State heritage listed buildings.

Given the merits described above, and the significant public benefits associated with the proposed development, it is recommended that the application be approved.