

From: [Natasha Ridler](#)
To: [Brendon Roberts](#)
Cc: [Christopher Corradi](#)
Subject: RE: SSD 7484 - Stage 2, Sandstone Precinct - request for SEARs
Date: Friday, 5 February 2016 4:19:48 PM
Attachments: [image001.jpg](#)

Dear Brendon,

I refer to your letter dated 29 January 2016 where you sought Council's input on the draft Secretary's Environmental Assessment Requirements (SEARs).

It is noted that the proposal includes works on land currently under the ownership of the City, being the subterranean space beneath the Loftus Street road reserve, and land under the control of the City, being Farrer Place and surrounding road reserves. It is the City's preference that the proposal does not proceed until owner's consent is obtained from the City for the lodgement of the application, and a commercial lease agreement has been agreed between the City and the applicant for the use of land under the City's ownership and control.

The City has reviewed the information and the draft SEARs and recommends the inclusion of additional planning considerations and documents as outlined below.

Owners Consent and Lease of Public Land

- The proposal should include the following:
 - evidence of owners consent from the City for the lodgement of the state significant development application;
 - details of the commercial lease agreement between the applicant and the City for use of land under the ownership and control of the City.

Environmental Planning Instruments, Policies and Guidelines

- Address the relevant provisions, goals and objectives of:
 - Sydney Development Control Plan 2012; and
 - City of Sydney City North Public Domain Plan.

Built Form, Urban Design and Public Domain

- The proposal should specifically address the following:
 - the proposed use of public space for private use, including Farrer Place and surrounding road reserves, should be carefully designed to ensure that the use and function of the space for public use is not compromised;
 - the roof of the Education Building extension should be approached as a fifth elevation to the building and have a high architectural quality. Plant and services should be incorporated into the design of the building and recessed into the finished roof level;
 - a Public Art Strategy, in accordance with Section 3.3.7 of SDCP 2012 is to be submitted.

Heritage

- The Heritage Impact Statement should specifically include an assessment of:
 - the structural impact of additional floors to the Education Building;
 - the structural impact of subterranean excavation on the heritage buildings (see subterranean works below);
 - the impact of BCA compliance on the heritage buildings;
 - potential reuse/interpretation of any items of movable heritage that may exist onsite.

Subterranean Works

- A Construction Methodology that ensures the proposed subterranean excavation will have minimal impact on heritage buildings is to be submitted.

Traffic, Parking and Access

- Bicycle parking, end of trip facilities and car share provision should comply with requirements of Sydney Development Control Plan 2012.
- The Traffic Impact Assessment should include access arrangements for onsite waste collection and servicing/deliveries.

Documentation

- In addition to documents referred above, it is requested that the following documents be submitted with the application:
 - gross floor area plans identifying proposed areas and land uses;
 - Conservation Management Plans for both buildings;

- o an Accessibility Report;
- o a registered Quantity Surveyor's detailed cost report verifying the cost of development.

Please do not hesitate to contact me should you require further information.

Regards,

Natasha Ridler
Senior Planner
Planning Assessments



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From: brendon.roberts@planning.nsw.gov.au [mailto:brendon.roberts@planning.nsw.gov.au]

Sent: Monday, 1 February 2016 10:00 AM

To: Planning Systems Admin <planningsystemsadmin@cityofsydney.nsw.gov.au>

Cc: Christopher Corradi <ccorradi@cityofsydney.nsw.gov.au>

Subject: SSD 7484 - Stage 2, Sandstone Precinct - request for SEARs

Dear Mr Jahn

Please find attached a request for input on draft Secretary's Environmental Assessment Requirements (SEARs) for the above proposal.

The Applicant's request for SEARs is available to view at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7484

I would be grateful for your comments on key issues and assessment requirements on the attached draft SEARs by **Friday 12 February 2016**.

Please feel free to contact me should you have any questions on this matter.

Many thanks

Brendon Roberts

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