

13 February 2017

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Department of Planning and Environment,
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RESPONSE TO SUBMISSIONS FOR WALSH BAY ARTS AND CULTURAL PRECINCT - R/2017/17/B (SSD 8671)

Dear Andy,

Thank you for your correspondence dated 25 January 2018, which invites the City of Sydney ("the city") to review the Response to Submission (RTS) provided by Infrastructure NSW in respect of SSD 8671 and to provide final comments on the proposal.

The applicant's response to the comments raised by the City are generally satisfactory. The following matters are raised for the Department to consider should the application be approved:

Heritage

The applicant proposes to prepare the Conservation Management Plan within five years of completion of the works. The City strongly encourages the Department to require that the CMP is prepared and completed within five years from *commencement of works*.

The City acknowledges that the applicant has nominated heritage consultants for the project however, their continued involvement on the project has not been sufficiently clarified in the RTS documentation, or the EIS referenced by the applicant.

The Department are advised to explicitly require that the heritage consultants are commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant should be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant should be provided with full access to the site and authorised by the applicant to respond directly where information or clarification is required regarding the resolution of heritage issues throughout the project.

Should the application be approved, *evidence of the above commission on the above terms* should be provided to the consent authority prior to commencement of work on

site. It is recommended that the nominated heritage consultant signs-off the completed project prior to occupation.

Public Art

The applicant's commitment to providing meaningful heritage interpretation within the precinct is supported. It is acknowledged that often an integrated approach is taken when providing public art and heritage interpretation for a development. If the Department are minded to approve the application, it is recommended that an integrated heritage interpretation and public art strategy is prepared and implemented in consultation with the City of Sydney Council and NSW Heritage Council.

The success of the strategy relies on collaboration between the commissioned artists and nominated heritage consultants throughout the project from preparation of the strategy to implementation on site and the Department are strongly encouraged to require their continued involvement, and evidence of such, by way of condition.

Signage

The reduced number of tenant identification signs is supported. While the tenant sign dimensions are shown on the external signage plan key, concerns are raised that it is not sufficiently clear where exactly the signage will be positioned on the building. In particular, where consistent signage types are to be repeated, it needs to be made clear what the clearance to the underside of the sign will be, distance between each of the signs and where on the building facade it will be fixed to. The images shown on pages 11 and 12 of the relevant RTS document are not scaled. A signage strategy, including any 'concept strategy' should contain this level of detail to ensure consistency and that there is an appropriate relationship between the signage and the building, particularly given its heritage significance. It is the City's preference that this level of detail is clarified now and not part of future consultation.

It is noted that no dimensions for the digital wall signs have been provided. Again, the images submitted are not scaled and the key does not clarify the dimensions of those particular signs. At a minimum, a signage strategy, even at 'concept' stage should include dimensions of all signs.

Public Domain

It is the City's preference that the recommended conditions provided in Attachment A to the letter dated 12 February 2018 are imposed on any future consent for the development.

If you require any further information please contact **Maria O'Donnell** on **9265 9834**, or by email: modonnell@cityofsydney.nsw.gov.au

Yours faithfully,



Michael Soo
Area Planning Manager