

ATTACHMENT A

ATTACHMENT A

RESPONSE TO SUBMISSIONS

Response to submissions

Planning Proposal - 65-79 Sussex Street, Sydney

Submission	Issue raised	Response	Action
<p>NSW Heritage Council</p>	<p><u>Sussex Street Wing</u> The proposed massing, height and setbacks of the Sussex Street wing, as proposed in the DCP provides an appropriate transition between the larger substation to the north and the smaller Bristol Arms Hotel to its south.</p> <p><u>Western Distributor Wing</u> The proposed heights of the rear wing (including plant) should not exceed that of the substation to the north. The proposed maximum RL of 34.40 under D/2014/1597 provides a more appropriate scale and has a lesser impact on the setting of the Bristol Arms Hotel.</p>	<p>In response to the concern raised by the Heritage Council, additional view analysis has been provided of the proposed building height and its impact on the setting of the Bristol Arms Hotel, as viewed from Sussex Street. The view analysis is provided in Attachment D.</p> <p>The additional view analysis provides greater clarity, illustrating the proposed scheme in the context of its surroundings. Demonstrating the proposed scheme forms one of a number of buildings within the setting of the Bristol Arms Hotel, including the large commercial towers of Barangaroo. Such a setting is not uncommon for heritage buildings within the CBD.</p> <p>The additional height proposed results in a building form that is comparable to other modern buildings adjoining heritage items on Sussex Street. Further, it provides an appropriate transition in height and separation to the Bristol Arms Hotel by placing the bulk of its floor space and height over the 1980's addition at the rear. This allows the proposed scheme to read clearly as a separate form, without detriment to the heritage item within this Sussex Street setting.</p>	<p>None.</p>

ATTACHMENT A

Submission	Issue raised	Response	Action
<p>Transport for NSW</p>	<p><u>Loading and Servicing</u> The proposed reliance on existing on-street loading to facilitate a hotel of this size is inadequate.</p> <p>Sydney DCP 2012 requires a minimum of 6 loading /service vehicle spaces for a development of this type and size.</p> <p><u>Bicycle parking</u> Sustainable Sydney 2030 has a key direction of creating “A city for walking and cycling” .</p> <p>Sussex and Nearby Kent Streets are key streets on the CBD bike and pedestrian network.</p> <p>The proposed 12 bicycle parking spaces are inadequate against the Sydney DCP 2012 requirements of 24.</p> <p>The proposed development should be conditioned to adhere to the requirements contained in Sydney DCP 2012.</p>	<p>The additional information was presented to the Heritage Council for their consideration. The Heritage Council have advised that issues pertaining to their concern have been resolved.</p> <p>Comments received relate to outcomes achieved through the development application process rather than the planning proposal process.</p> <p>The comments are noted and would form part of the assessment of any future development application on the site.</p>	<p>None at this stage.</p>

ATTACHMENT A

Submission	Issue raised	Response	Action
<p>Sydney Water</p>	<p><u>Water</u> Drinking water main available for connection is the 200mm main on the Eastern side of Sussex Street.</p> <p><u>Wastewater</u> Proposed development can connect to the 150mm wastewater main located to the West of the subject site.</p> <p>Detailed wastewater requirements will be provided at Section 73 application stage.</p>	<p>Comments received relate to outcomes achieved through the development application process rather than the planning proposal process.</p> <p>The comments are noted and would form part of the assessment of any future development application on the site.</p>	<p>None at this stage.</p>
<p>Roads and Maritime Service (RMS)</p>	<p>No objection raised.</p>	<p>Noted.</p>	<p>None.</p>