

**APPENDIX 1  
RECORDS OF COMMISSION MEETINGS**

**Notes of Briefing from the Department**

This meeting is part of the Determination process.		
<b>Meeting note taken by</b> David Koppers	<b>Date:</b> 19/12/2017	<b>Time:</b> 9:00am
<b>Project:</b> Mixed Use Development – Harrington Street, The Rocks		
<b>Meeting place:</b> Planning Assessment Commission Office		
<p><b>Attendees:</b></p> <p>Commission Members: Stephen O'Connor (Chair) and Lynelle Briggs.</p> <p>Commission Secretariat: David Koppers (Team Leader) and Matthew Todd-Jones (Senior Planning Officer).</p> <p>The Department: Ben Lusher – Director Key Sites Assessments, Cameron Sargent – Team Leader and Andy Nixey – Team Leader.</p>		
<b>The purpose of the meeting:</b> For the Department to brief the Commission on the project		
<ul style="list-style-type: none"> <li>• Project was referred to the PAC as it met two trigger requirements – An objection was received from the City of Sydney Council and variation is required to the Sydney Cove Redevelopment Authority Scheme (SCRA);</li> <li>• The SCRA was developed in the 1970s and revised in the 1980s;</li> <li>• The land use terms within the SCRA are not consistent with new template LEPs;</li> <li>• SCRA sets out permitted land uses, height controls and pedestrian access. SCRA does not prescribe a setback limit;</li> <li>• Building envelopes set by the SCRA were essentially a 'shrink wrap' of the existing buildings when it was developed;</li> <li>• Significant amount of work and revisions have been undertaken by the applicant to address Department and agency concerns, including reducing the scale and bulk of the development and improving the relationship between Building 1 and Bakers Terrace;</li> <li>• The Department engaged Professor Peter Webber to provide expert independent advice and he is supportive of the project as modified;</li> <li>• The Department considered that car parking was oversupplied and has recommended a condition of consent to limit the number of car parking spaces;</li> <li>• Where project related impacts still exist, they are minor and considered acceptable;</li> <li>• The building height will be approximately 3 ½ metres higher than the SCRA height level.</li> <li>• To offset the increase in height above the SCRA building height level the Department asked for setbacks at the higher floors.</li> <li>• The proposed development sits comfortably within the existing heritage streetscape;</li> </ul>		

- No communal rooftop space in original submission, it is now provided in amended proposal for residents from both buildings and Bakers Terrace to use the rooftop terrace in Building 1. The applicant hasn't provided any calculations for open space requirements;
- Some loss of views likely for commercial tenants of Key West Building;
- Gloucester Street terraces receive some additional overshadowing between 9:00-9:30am. New design returns some solar access – supported by overshadowing report;
- Condition of consent applied to maintain initial architectural design;
- No s94 contributions plan applies to the site;
- Improved pedestrian and disabled access through the site is proposed;
- The project complies with the Apartment Design Guidelines (ADG) with regards to the requirements for cross ventilation and solar access.

**Meeting closed at 9:55am**

## Notes of Briefing from the Applicant

This meeting is part of the Determination process.		
<b>Meeting note taken by</b> David Koppers	<b>Date:</b> 19/12/2017	<b>Time:</b> 10:00am
<b>Project:</b> Mixed Use Development – Harrington Street, The Rocks		
<b>Meeting place:</b> Planning Assessment Commission office		
<p><b>Attendees:</b></p> <p>Commission Members: Stephen O'Connor (Chair) and Lynelle Briggs.</p> <p>Commission Secretariat: David Koppers (Team Leader) and Matthew Todd-Jones (Senior Planning Officer).</p> <p>The Department: Tim Price (Time &amp; Place) – Client Representative; Richard Francis-Jones (FJMT) – Architect; Annie Hensley (FJMT) – Architect; Kate Paterson (Urbis) – Heritage Consultant; Andrew Harvey (Urbis) – Planning Consultant</p>		
<b>The purpose of the meeting:</b> For the Proponent to brief the Commission on the Project		
<ul style="list-style-type: none"><li>• Site is owned by Crown Land, existing lease with 73 years remaining. Project will trigger a renewed 99yr lease agreement;</li><li>• Public domain/access areas have right of access maintained on land title, maintenance remains owner responsibility;</li><li>• Internal design competition with Project Manager and Urbis – former Sydney Harbour Foreshore Authority (SHFA) – now Property NSW, elected not to participate. Engaged later in the process through their Design and Development Advisory Panel;</li><li>• 15 meetings were held with SHFA and Transport NSW prior to DA lodgement;</li><li>• July 2017 – briefing the City of Sydney who were supportive of the changes made to the proposal. November 2017 provided a further briefing to a new team at Council;</li><li>• Rocks area is hard to navigate as a pedestrian in east/west direction;</li><li>• Area around the site is currently underutilised and uninviting – project intends to reinvigorate this area;</li><li>• Existing building on the site was built in the 1980s with poor street activation;</li><li>• Project will improve street activation and pedestrian through links, including full disabled access to the podium level and to both street levels;</li><li>• Project amendments saw significant improvement in compliance with Apartment Design Guidelines (ADG). Natural ventilation from 48% to 52% - reaches 61% if counting split level apartments as achieving cross ventilation which was formally referenced in SEPP 65. Solar access (9am – 3pm) from 53% to 70%. 96% if including from 8am – 3pm. Removal of the commercial tower provided the biggest gains to design improvement;</li><li>• Privacy impacts addressed through internal and external design features as the buildings are closer then specified in the ADG. Provides passive surveillance to public domain;</li></ul>		

- Relocation of commercial space in tower to level 1 assists with activation of street;
- Building incorporates stepped increase in floor setbacks to reduce visual bulk of building;
- Street frontage incorporates designs features and materials to fit in with the period housing in the locality;
- All rooftop plant enclosed within vaulted roof design;
- Rooftop communal open space area selected to provide best overall amenity;
- Significant public benefit attributed to the improvements in pedestrian and disabled access through the site and activation of streetscape;
- Disabled access ramp to Cahill Expressway is a delivery requirement on the new lease agreement and will be facilitated through a separate DA or modification;
- Strata subdivision incorporates a 99yr lease – increase in contributions to State due to the change from commercial to mixed use;
- Property NSW maintains veto rights for areas of public space/domain and retail areas;
- Public domain finishes detailed in DA and reviewed by Property NSW. Public Art included in Landscape Scheme – Heritage Interpretation Scheme also provided but not technically considered as public art;
- Deleted car parking spaces turned into unit and tenancy storage areas – reduced from three to two basement levels, end of trip and loading bay facilities provided.

**Meeting closed at 10:55am**