

29 October 2014

P&E Ref No: SSD 13_5824 and MP 09_0076 MOD 2
Our Ref: R/2014/17/A
File No: 2014/474773

Mark Brown
Acting Team Leader, Metropolitan Projects
NSW Planning & Environment
GPO Box 39
Sydney NSW 20111
Email: mark.brown@planning.nsw.gov.au

Attention: Matthew Rosel, Senior Planner
Email: matthew.rosel@planning.nsw.gov.au

Dear Matthew,

RE: SSD 13_5824 and MP 09_0076 Mod 2 – One Carrington Street – Concept Plan Amendment and State Significant Development Application - Response to Submissions

I write in relation to the Department's letter dated 26 September 2014 forwarding a copy of Sovereign Wynyard Centre's Response to Submissions regarding State Significant Development Application SSD 13_5824 and Concept Plan amendment MP 09_0076 Mod 2 for the One Carrington Street development.

The City of Sydney (the City) has reviewed the Response to Submissions and notes that the majority of the issues identified in the City's Environmental Impact Statement (EIS) submission have been addressed by revisions or clarifications to the project and/or by undertakings from the Applicant to accept conditions of consent. Of particular note is that a Section 61 Contribution will be applied to the development and a public benefit offer is being negotiated between the Applicant and Transport for NSW through the "Unsolicited Proposals" framework. A draft Voluntary Planning Agreement may be publicly exhibition shortly.

However, the following matters raised within the City's EIS submission require further detailed examination in the assessment of the SSD application:

- Proposed three-bay, 9.1m high, awnings along George Street do not relate well to the adjoining buildings or predominant streetscape character and are likely to be ineffectual in protecting pedestrians from wind and rain. The City has had considerable experience with high level awnings that do not provide adequate weather protection and created the awning controls with the Sydney Development Control Plan 2012 accordingly.

Lowering the height of the awnings is considered essential. The City contends that the Wynyard Station entry does not require any particular announcement via higher awnings and lowering the height will not have an adverse impact on the view from the concourse levels to George Street. The

Applicant has suggested that the awning design be resolved as part of the detailed design phase in consultation with the City via a condition of consent. Any such condition must specify that the awning design is subject to endorsement by the Director City Planning, Development and Transport. In the absence of such a condition the City objects to the proposed awning element of the current SSD application; and

- Proposed facade treatment along Carrington Street and George Street lacks the masonry and comparatively small window-to-wall elements that dominate the streetscapes in the vicinity and the City's desired future character for the northern end of the CBD. The curtain glazed podium does not relate well to the context and an insufficient response has been provided regarding the project's justification for being vastly different to the dominant character. The City contends that the street wall height of the development should be clad in sandstone with a corresponding reduction in window-to-wall ratio.

Should you wish to speak with a Council officer about the above, please contact Russell Hand, Senior Planner, on 9265 9333 or at rhand@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GJahn', with a stylized flourish at the end.

Graham Jahn AM
Director
City Planning | Development | Transport