



File No: SF18/45339
DOC No: DOC18/149688

Ms Michelle Niles
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Niles,

RE: Response to Submissions - Shell Cove Boat Harbour (MP 07_0027 MOD 1)

Thank you for your email dated 13 March 2018 requesting comments on the Response to Submissions (RtS) report for the above noted SSD Modification.

The report titled *Response to Submissions, Section 75W Modification Application Boolwarroo Parade, Shell Cove, Submitted to Department of Planning and Environment On behalf of Frasers Property Australia, 07 February 2018 | 16075* prepared by Ethos Urban has been reviewed.

It is noted that additional information and supplementary reports were produced to support the proposed modification in response to submissions by the Heritage Division, other agencies and interest groups. Also included in the review was *Appendix B – Response to Agencies Submissions* by Ethos Urban (undated), *Appendix D – Visual Impact Assessment* by Richard Lamb & Associates dated January 2018 (VIA) and *Appendix F – Heritage Impact Statement* by GML Heritage dated February 2018 (HIS).

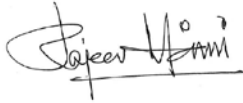
The modification introduces additional bulk that further compromises the views from Bass Point Reserve through the addition of up to two storeys across much of the development site. The majority of this involves an increase in height from 4 to 6 storeys with the proposed hotel increasing from 9 to 11 storeys.

The Visual Impact Assessment and Heritage Impact Statement provided indicates that the views from Bass Point Reserve (SHR No 01896) will be impacted upon by the proposed modification through the relocation of massing within the development and the introduction of an additional bulk within the visual catchment of the item. The HIS submitted considers this additional and relocated bulk to have a minor impact. It is agreed that the impact of the additional bulk is minor when considered in the context of the overall visual impact arising from the previously approved multi-storey development.

It is noted that additional information regarding maritime archaeology as requested in the Heritage Division correspondence of 29 September 2017 is not included in the HIS submitted, nor in any of the other appendices to the Response to Submissions report. In *Appendix B – Response to Agencies Submissions* Ethos Urban did not respond to the request for clarification as to whether any statement of heritage impact was prepared for the foreshore development along the eastern side of the study area. As such, the comments raised in the Heritage Division Correspondence of 29 September 2017 regarding maritime heritage remain unresolved.

If you have any questions regarding the above advice, please contact Kristy Wellfare, Heritage Assessment Officer, Heritage Division, Office of Environment and Heritage, at email kristy.welfare@environment.nsw.gov.au or on telephone: 8837 6039.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

Rajeev Maini

Senior Team Leader

South Assessments, Heritage Division

Office of Environment and Heritage

As Delegate of the Heritage Council of NSW

23 March 2018
