

Client

Mirvac and AMP Capital Investors

Project

Consultation outcomes report: 71-79  
Macquarie Street

Date

14 December 2011

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# 1 Introduction

## 1.1 Background

AMP Capital and Mirvac have an agreement to develop a residential/serviced apartment project at 71-79 Macquarie Street. The site is a prominent one being located close to the iconic Opera House, The Rocks, and the Botanic Gardens.

If approved, the project would see the existing office building (formerly leased by Coca-Cola Amatil), demolished and redeveloped into residential/serviced apartments. Under the proposal, current building heights would be retained and the building envelope in part would be moved forward, in line with the Quay Grand and other surrounding properties fronting the East Circular Quay promenade.

The proposal provides opportunities to:

- complete the Colonnade that extends along East Circular Quay from the Opera House
- create a new pedestrian link to the Botanic Gardens, via Macquarie Street
- incorporate retail at the promenade level, to create a dynamic, vibrant atmosphere.

In December 2010, AMP Capital and Mirvac submitted a Preliminary Environmental Assessment (PEA) to the NSW Department of Planning (DoP). The Minister for Planning has declared the proposal a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979 (NSW)*.

Director-General's Requirement 21.0 requires AMP Capital and Mirvac to "undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines 2007".

As per the 2007 Guidelines, consultation may be considered adequate if it demonstrates that:

1. Those individuals and organisations likely to have an interest in the proposal have had an opportunity to express their views. Those groups can be broadly categorised into three groups:
  - a. Those people directly impacted by the proposal e.g. neighbouring residents
  - b. Local or Regional Interest Groups e.g. Local Council, businesses and community organisations
  - c. Organisations with a State or National Interest e.g. Government Departments
2. Information regarding the nature of the proposal has been widely distributed e.g. letters to key stakeholders
3. Community and stakeholder feedback is encouraged and recorded e.g. by meeting minutes
4. Consultation with community and stakeholders has:
  - Got to know and understand the needs of the community which it needs to engage
  - Accepted different views, but ensured that dominant special interest groups are not the only voices heard
  - Considered the timing, location and style of engagement events and strategies

Consultation to date and planned for the future for 71-79 Macquarie Street meets the statutory requirements of the DGR 21.0.

AMP Capital and Mirvac have engaged Elton Consulting to prepare this community consultation outcomes report to outline the community and stakeholder engagement carried out to date in fulfilment of the DGRs issued for this project.

## 1.2 Guiding principles

To deliver a robust and comprehensive engagement process for 71-79 Macquarie Street, the following principles have been adopted:

- The purpose, expectations and intended outcomes of community engagement should be clarified and agreed in advance

- Participants in the engagement process should be aware of what they can and cannot influence during the engagement process from its beginning
- There should be adequate information provided to inform stakeholder and community inputs to the options for 71-79 Macquarie Street and to encourage their participation
- Targeted communications should coincide with key stages of the planning process to provide information and promote participation
- A range of engagement techniques should be used to enable a wide variety of community members and other stakeholders to participate
- Adequate time, team support and resources should be made available to support the engagement process
- Participants must be aware of how their inputs will be used and given feedback on the outcomes
- A thorough and transparent review of the community engagement process should occur at critical points throughout the engagement and at its conclusion.

### 1.3 Objectives

The purpose of consultation has been to inform stakeholders about the proposal through a constructive and inclusive process.

Consultation has provided a forum for the project team to listen, understand and seek feedback from key stakeholders to ensure relevant issues are considered during the development and finalisation of the of the proposal.

More specifically, the objectives of these consultations have been to:

- Fulfil the Director General's requirements for the provision of consultation prior to lodgement of a Concept Plan and Project Application with the NSW Department of Planning
- Provide accurate and relevant information about the proposal to neighbouring residents and businesses and key influencers to create or increase stakeholder awareness of the proposal
- Provide a means by which stakeholders can comment on the proposed plans to the project team
- Assist the project team to understand the local and metropolitan context
- Provide the project team with the opportunity to incorporate stakeholder feedback into the planning and development process
- Minimise the opportunity for speculation and misinformation about the planning and development process by ensuring that there are no information gaps regarding the process
- Establish relationships with key stakeholders that can benefit current and future projects.

It is important to note the feedback contained in this report:

- Cannot be construed as being statistically representative of opinion within the local community
- Was gathered as part of a voluntary period of consultation with the community, prior to the statutory public exhibition period
- Represents comments on information about initial concepts and ideas presented by Mirvac and AMP.

## 2 Consultation program

### 2.1 Summary of community and stakeholder consultation activities

A number of consultation activities have been completed for the 71-79 Macquarie Street proposal. The consultation has provided a range of entry points for stakeholders to find out information and provide their feedback – including electronic and face-to-face methods.

The table below sets out the status of consultation activities for the 71-79 Macquarie Street proposal as at the date of lodgement of the Concept Plan.

It should be noted that Mirvac and AMP Capital have held a range of meetings in 2010 and 2011 with the City of Sydney and agencies including the Sydney Harbour Foreshore Authority.

<b>COMPLETED CONSULTATION ACTIVITIES</b>	
<b>Round one meetings with neighbours in surrounding buildings</b>	
<i>Purpose: To outline the proposal, introduce the project team and listen to feedback.</i>	
<b>Action</b>	<b>Status</b>
Meeting with Quay Grand Executive Committee representatives	Held 21 March 2011
Meeting with Quay Apartments representatives	Held 8 April 2011
Meeting with Bennelong Apartments representatives	Held 11 April 2011
Meeting with Royal Automobile Club of Australia representative	Held 12 April 2011
<b>Round two meetings with neighbours in surrounding buildings</b>	
<i>Purpose: To present the proposal to the full Executive Committees, introduce the project team and listen to feedback.</i>	
Meeting with Quay Apartments Executive Committee	Held 14 April 2011
Meeting with Quay Grand Executive Committee	Held 18 April 2011
Meeting with Bennelong Apartments Executive Committee	Held 4 May 2011
<b>Round three meetings with neighbours in surrounding buildings</b>	
<i>Purpose: To meet with the Executive Committees to update them prior to lodgement of the Concept Plan.</i>	
Meeting with Quay Apartments representatives	Held 14 November 2011
Meeting with Quay Grand representatives	Held 16 November 2011
Meeting with Quay Apartments Executive Committee	Held 21 November 2011
<b>Consultation Activities with City of Sydney (CoS)</b>	
<b>Additional meetings were held with CoS to discuss the public domain aspect of the proposal.</b>	
Met with CoS on site to discuss public domain.	Held 17 August 2011

Attendees were David Perram (Mirvac), Frank Ianni (AMP Capital), Ken Maher (Hassell), Graham Jahn (CoS), Jesse McNicoll (CoS) and Emma Ellis (Mirvac).	
Met with CoS and presented various options for the public domain area.	
Attendees were David Perram (Mirvac), Frank Ianni (AMP Capital), Matthew Pullinger (Hassell), Jesse McNicoll (CoS), Nick Knezevic (CoS) and Emma Ellis (Mirvac).	Held 7 September 2011
Further discussions regarding public domain with SHFA representatives in attendance.	
Attendees were David Perram (Mirvac), Frank Ianni (AMP Capital), Matthew Pullinger (Hassell), Jesse McNicoll (CoS), Alice Brown (CoS) and Ian Kelly (SHFA).	Held 16 September 2011
Workshop held by CoS to discuss public domain. The workshop was held with CoS Design Advisory Panel, SHFA and NSW Government Architects Office.	Held 18 October 2011
Post workshop discussion with CoS.	
Attendees were David Perram (Mirvac), Frank Ianni (AMP Capital), Ken Maher (Hassell), Andrew Thomas (CoS), Jesse McNicoll (CoS), Sally Peters (CoS) and Alice Brown (CoS).	Held 20 October 2011
<b>Consultation Activities with Sydney Harbour Foreshore Authority (SHFA)</b>	
<b>Additional meetings were held with SHFA to discuss the public domain aspect of the proposal.</b>	
Met with SHFA to touch base regarding lodgement program and to discuss the public domain.	
Attendees included David Perram (Mirvac), Frank Ianni (AMP Capital), Ian Kelly (SHFA), Debra Dawson (SHFA), Ken Maher (Hassell) and Emma Ellis (Mirvac).	Held 31 August 2011
Presented public domain options to SHFA.	
Attendees were Ian Kelly (SHFA), David Perram (Mirvac), Frank Ianni (AMP Capital) and Emma Ellis (Mirvac).	Held 8 September 2011
<b>PLANNED CONSULTATION ACTIVITIES</b>	
<b>Newsletter distribution to neighbouring residents</b>	
<i>Purpose: To notify neighbouring residents of Concept Plan submission; details of public exhibition period and overview of the site concept.</i>	
Newsletter distributed to residents and landowners in neighbouring building, to cover:	Planned for after Concept Plan is submitted
<ul style="list-style-type: none"> <li>• Overview of concept for the site</li> <li>• Public benefits</li> <li>• Planning process update</li> <li>• Public exhibition details.</li> </ul>	

## 3 Outcomes

### 3.1 Overview of key issues

The community raised some key issues at the briefings about Mirvac and AMP's ideas for 71-79 Macquarie Street. These issues related to traffic management, public domain, increased building mass and construction.

Plans presented in the briefings were generally viewed by representatives of the neighbouring buildings as positive, with some participants expressly welcoming the move to redevelop the site: "we're delighted it's going to be done". There was a particularly high level of support for the proposed completion of the Colonnade in line with the original vision for east Circular Quay. In addition, improvements to the appearance of the building, along with the proposed high-quality, serviced apartments and residential use, were seen as consistent with the prominence of the site in the Sydney context.

The proposed through-site link connecting Circular Quay with the Botanic Gardens and Macquarie Street raised concerns amongst Quay Grand residents. The potential for a staircase-style link to attract anti-social behaviour at night was strongly noted as a risk to the safety of residents and general amenity of the area. However, one participant suggested the staircase may be able to be appropriately managed if it was locked in the evenings. There was recognition in each briefing that Mirvac and AMP Capital were required by the City of Sydney to deliver public benefit and its safety and accessibility would be managed through appropriate design.

The implications of closing the public road west of the site were discussed in the briefings, including the potential for increased noise and congestion in both the laneway next to Quay Apartments and the basement of 71-79 Macquarie Street. Delivery trucks arriving in the early hours of the morning were seen as a current issue for residents which could be exacerbated with the proposed redirection of traffic. As one resident of Quay Apartments said "while we get half of the traffic now, with your proposal we will get all of it coming past our building". The Royal Automobile Club of Australia (RACA) said ongoing access to their garage and laneway for maintenance vehicles was important for Mirvac and AMP Capital to consider in their traffic modelling.

While most surrounding neighbours were satisfied with the proposed alignment of 71-79 Macquarie Street with Quay Grand – in particular the inclusion of a chamfer on the building to maintain views from the south – the Executive Committee of Quay Grand viewed this increased massing as their key concern. Loss of solar access for seven apartments on the southern facade, along with potential impact on views and common areas were described as "critical issues" requiring further investigation by AMP and Mirvac during the preparation of the Environmental Assessment (EA).

A concern common to both Quay Grand and Quay Apartments was the potential loss of privacy for residents with the change from commercial to residential use. In relation to Quay Apartments, this issue could be effectively addressed by angling 71-79 Macquarie Street apartments away from existing residents and towards the Harbour. The need for investigation of potential privacy impacts was expressed, particularly by Quay Grand residents concerned about future 71-79 Macquarie Street residents living in the higher levels and looking down into their homes. It should be noted those levels above the height of Quay Grand are set back and consistent with the existing building. This means there are likely to be fewer overlooking issues into a residential building, as proposed with the redevelopment, than with the current commercial building.

Effective management of future construction impacts was a high priority for all neighbouring stakeholders, particularly in relation to measures to minimise noise. The need for environmental measures to limit impacts on residents during demolition and construction was regarded as crucial. AMP and Mirvac's consultation with neighbouring buildings at an early stage was welcomed by all meeting participants, with a strong desire expressed for ongoing consultation and communication about the proposal.

### 3.2 Issues and response table

The table overleaf highlights the key issues raised during consultation to date, and preliminary responses from Mirvac and AMP Capital.

## Issues

### Public domain

- Public through-site link could attract anti-social behaviour and impact safety of residents
- Suggestion the through-site link could be closed of an evening
- Need to clean up the area around the Colonnade
- Improve quality of restaurants and retail
- Style and quality of Colonnade should be continued with extension.

## Response

- The staircase link is an opportunity to provide increased public benefit on the site. The through site link will also provide a visual connection between Macquarie Street and the Botanic Gardens to Circular Quay.
- Measures such as implementing CPTED principles for example providing good lighting and direct sightlines or potentially closing the link in the evening, could be provided to protect the safety of all residents, guests and the public at the building and in surrounding areas.
- AMP and Mirvac are in regular contact with the Sydney Harbour Foreshore Authority (SHFA) and City of Sydney and will raise the issue of cleanliness.
- A variety of shops and/or restaurants at ground level would revitalise and bring vibrancy to the area.
- AMP and Mirvac are seeking to fulfil the original vision for Circular Quay through completing the Colonnade that extends along East Circular Quay from the Opera House, and would use similar materials and proportions.

### Building envelope

- Loss of solar access for seven Quay Grand apartments
- Views and privacy of Quay Grand residents could be impacted by increased massing to the west
- Suggestion to include a chamfer on both sides of the building, to reduce massing and impact on Quay Grand's common areas and apartments.

- AMP and Mirvac appreciate the need to maintain visual amenity to Quay Grand, and will carry out investigations into appropriate ways to provide solar access to affected apartments. Initial modelling shows minor impact on sunlight during the day within these apartments. Mirvac will undertake to review its design criteria to reduce impacts during the detailed DA/Project Application stage.
- Initial view analyses show the proposal would have no further impact on surrounding buildings. AMP Capital and Mirvac have carried out studies of Quay Grand.
- Apartments on levels 14-19 are set back from Quay Grand and are located within the same building footprint as the existing commercial building. This will ensure privacy is not compromised.
- AMP and Mirvac could align the common areas of the Quay Grand and 71-79 Macquarie Street to ensure consistency of use which would reduce impacts.
- As the site is quite small in area, an additional chamfer may mean the redevelopment is not viable.

### Traffic

- Traffic experts have been engaged to prepare a traffic management plan for the proposal and review traffic movements in and out of Quay

- Closure of public road across promenade would create congestion, noise and fumes in laneway next to Quay Apartments
- Access to the Quay Grand basement would be congested with closure of public road
- Access to Royal Automobile Club's garage and laneway.

Grand.

- Mirvac and AMP Capital will work closely with the relevant statutory bodies to ensure a comprehensive traffic plan is put in place to manage any changes to current traffic conditions.
- Managing the traffic flow around and access to the Royal Automobile Club is a priority; the movement of vehicles in the laneway would not be compromised.

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### Community consultation

- Early consultation is welcomed
- Ongoing consultation is important.

- AMP and Mirvac are very early in the planning process for the site.
- AMP and Mirvac are here to listen and will continue to keep you informed and to hear your feedback throughout the process.

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### Redevelopment's quality

- Need for quality redevelopment
- Better building design to improve outlook from surrounding buildings.

- 71-79 Macquarie Street would set the standard for residential development in Sydney and across Australia.
- A world class project, 71-79 Macquarie Street would feature the highest quality architecture and design, in keeping with the site's prominent location.
- 71-79 Macquarie Street would be flagship project for both Mirvac and AMP Capital.
- The proposal would significantly improve the building's appearance and outlook for neighbours. The introduction of the chamfered edge along the southern façade responds to this concern and maintains visual site lines for neighbouring properties.

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### Visual amenity

- Improve building's visual impact – removal or improvement to telecommunications on roof
- Loss of privacy for Quay Apartments residents with change of use from commercial to residential.

- AMP Capital and Mirvac are consulting closely with the telecommunications providers to seek to relocate the services on the roof to an alternative site. If this is not possible, the telecommunications could be encased to improve the building's appearance, as was done with the Quay Grand.
- To maintain privacy, the building's design would likely be mostly solid with minimal windows on the side facing Quay Apartments. Through screening and design, 71-79 Macquarie Street apartments could be positioned to face the harbour, rather than Quay Apartments. The introduction of the chamfered edge along the southern façade responds to this concern and maintains visual sight lines for neighbouring properties.
- Privacy would be achieved with a residential building rather than the existing commercial building, providing a mutual benefit.

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### Construction and demolition

- Concern around impacts, including noise

- Mirvac and AMP Capital will implement measures to minimise impacts on the community during construction.

- Impact of demolition and excavation on older buildings in area
- Mirvac has engaged acoustics consultants to advise on managing noise impacts during construction and demolition.
- A preliminary Construction Management Plan will be submitted to the Department of Planning with the Concept Plan outlining construction hours, traffic and vehicular and site protection
- The demolition would be carried out on a floor-by-floor basis to minimise impacts on surrounding buildings.

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### Planning process

- Uncertainty around Part 3A process following NSW State election and impact on the proposal
- The proposal will be assessed by the State Government as it is located north of the Cahill Expressway and within a major projects area
- The NSW Department of Planning has publicly released the Preliminary Environmental Assessment and Director General's Requirements for the 71-79 Macquarie Street proposal. This means:
  - The proposal has been declared a major project to be assessed by the Planning Minister under Part 3A of the Environmental Planning and Assessment Act 1979 (NSW)
  - A range of extensive environmental studies must be carried out so the NSW Department of Planning can accurately assess the proposal.
- The next steps are:
  - Lodge a Concept Plan to establish the building envelope and use, likely in November 2011
  - Lodge a Project Application or DA in 2012 which would include more details about the proposal
  - At this stage under new State Government amendments the detail design will be assessed as a Project Application by the Department of Planning and Infrastructure or as a DA under Part 4 of the Environmental Planning and Assessment Act 1979 by the City of Sydney.

## 4 Next steps

This consultation outcomes report forms part of the Concept Plan and Environmental Assessment (EA) to be lodged with the NSW Department of Planning. The Department of Planning will then assess the documents to determine whether the Director-General's Requirements have been met.

The Department will then advertise and exhibit the project documents, also notifying relevant public authorities, local Councils and residents. The community will have further opportunities to provide formal feedback on the planning proposal during this period.

Mirvac and AMP Capital will be required to respond to any issues raised in submissions to the Department of Planning, and will consider this together with feedback received during this consultation process.

At this stage under new State Government amendments the detail design will be assessed as a Project Application by the Department of Planning and Infrastructure or as a DA under Part 4 of the Environmental Planning and Assessment Act 1979 by the City of Sydney.

## 5 Appendices

### 5.1 Summary of issues and responses at meetings

Issue	Response
<i>Quay Apartments, 8 April 2011, 11:00am</i>	
<p><b><u>Building scale</u></b></p> <ul style="list-style-type: none"> <li>Increase in building footprint to the west.</li> </ul>	<ul style="list-style-type: none"> <li>It represents an increase in the building's footprint but the design concept minimises impacts on neighbours, including through angling the building back in line with current setbacks.</li> </ul>
<p><b><u>Visual impact, including views</u></b></p> <ul style="list-style-type: none"> <li>Existing telecommunications services on top of the building are an eyesore</li> <li>Impact on views depends on the perspective of people living in the apartments on the lower floors.</li> </ul>	<ul style="list-style-type: none"> <li>We are working with telecommunications and if construction would commence in 2014 the services could be relocated to other buildings in the area. Alternatively, leases may expire and they may choose to move themselves.</li> <li>A view analysis from Quay Apartments has been carried out and it would not impact views from Quay Apartments (showed view analysis diagrams).</li> </ul>
<p><b><u>Traffic</u></b></p> <ul style="list-style-type: none"> <li>Details of traffic studies</li> <li>Access through Macquarie Street.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic consultants have been engaged to carry out detailed studies to ensure traffic works benefit neighbours and future residents.</li> <li>There would be no through access onto Macquarie Street, but rather, a drop off point. Vehicle access would be from behind the building.</li> </ul>
<p><b><u>Planning process and timing</u></b></p> <ul style="list-style-type: none"> <li>Details of any meetings held with Planning Minister and Department of Planning and Infrastructure</li> <li>Council's involvement in the planning process</li> <li>The relevant authority that will determine the proposal, as Part 3A has been abolished</li> <li>Timing for lodgement of Concept Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Two meetings have been held with the Department of Planning and Infrastructure, but not the Minister.</li> <li>Council has a level of comfort about the proposal and it has been presented to the Lord Mayor and Councillors.</li> <li>While Council is quasi-consent authority as landowners, formal approval will be from the State Government as it is located on a state significant site and is therefore non-discretionary Part 3A.</li> <li>Seeking to resolve the Concept Plan and lodge after Easter.</li> </ul>
<p><b><u>Consultation</u></b></p> <ul style="list-style-type: none"> <li>Request for copies of layouts and diagrams</li> <li>Early consultation welcomed and ongoing information exchange would similarly be appreciated.</li> </ul>	<ul style="list-style-type: none"> <li>Information, including layouts and diagrams, will be made available on the Department of Planning and Infrastructure's website</li> <li>Commitment to keep Quay Apartments and neighbours updated.</li> </ul>

### **Planning process and timing**

- Timing for lodgement of Concept Plan.
- Application has been made for the site to be assessed as a major project and Director-Generals' Requirements have now been issued, which set the requirements for the next stage in the process.
- Concept Plan will be lodged at the next stage.

### **Public domain**

- Details of the staircase link through Macquarie Street, including whether it was possible to make the staircase link from Macquarie Street onto the Cahill Expressway
- Continuation existing Colonnade's style is seen as important.
- The proposal is only at the conceptual stage however, there would be a stairway under the building and connecting through to Macquarie Street. It is envisaged Council would ultimately take ownership. Would need to looking at the levels of connecting Macquarie Street and the Cahill Expressway, and it is also likely this would mean reconfiguring the lift.
- Design is consistent with the master plan for East Circular Quay as far as possible. The way the Colonnade terminates and turns is critical. The existing glass canopy would be removed as it was only ever intended to be temporary.
- It is very important to continue to work with Council and get feedback from stakeholders.

### **Setbacks**

- Western facade in line with the Quay Grand.
- It would be in line with Quay Grand and would be angled back to maintain views.

### **Building scale and design**

- Whether building demolition is required
- High standard of finishes and features are needed for the building
- Provided the building massing does not extend beyond Quay Grand this would be acceptable
- Floor space compared with Coca-Cola building
- The building would need to be replaced as the basement currently has 1.5 levels and about three levels are required for residential use; floor to ceiling heights in rooms are too high for residential; and there is a need for improved design outcomes as compared with the existing building.
- The standard of finishes would be very high, in line with Quay Grand
- It is compliant with the DoPI's required FSR and our aim is to have no further impact.

### **Development mix**

- Whether the mix of uses in the building would be similar to Quay Grand.
- Council is keen to see employment generation on the site
- It would be similar to the Quay Grand in terms of uses and high standards.

### **Current use of building**

- Status of current leasing arrangements.
- Building has been re-leased on a short term basis, with 12-15 tenants each with leases between three and five years with termination clauses in place.

### **Construction impacts**

- Construction impacts and disruption will be an issue.
- Construction would be carefully managed and an acoustics consultant has been appointed to advise on potential noise issues.

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### **Agreement between Mirvac and AMP Capital**

- Ownership of the site and agreement between Mirvac and AMP Capital
- AMP Capital owns the site and Mirvac has been engaged to develop the Concept Plan.

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### **Consultation and overall view of proposal**

- Based on what you have told us, any reasonable person would welcome what you are doing. It is currently not the most attractive building.
- Committed to keeping the informed.
- Keep us informed from time to time.

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### ***Royal Automobile Club of Australia (RACA), 12 April 2011, 11:30am***

#### **Traffic and access**

- Desire to maintain access to garage and two-way road.
- Traffic consultant has been engaged to examine appropriate management measures and the convergence between our operation and yours is the top priority
- The proposal would not aim to compromise that and we are mindful of the need for vehicles to get in and manoeuvre.

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#### **Construction**

- Impact of excavation on an old building like RACA's
- The building would be demolished due to existing constraints
- Construction would be carefully managed to minimise impacts.

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### ***Quay Apartments, 14 April 2011, 6:00pm***

#### **Building scale**

- Clarification of extent of extension to the west
- The building would be aligned with Quay Grand, which would allow for the Colonnade's completion.

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#### **Traffic and access**

- Change of access as a result of closing the promenade road to traffic could be a concern to owners as all traffic would be re-routed past the building, creating more noise and fumes. Removing the road would disadvantage our residents as the proposal means we would get all the traffic, rather than half of it.
- A traffic engineer has been appointed and issues will be passed on for consideration.
- Buses and trucks start arriving at 4am or 5am in the nearby lane – concerned this would get worse and create more noise for residents.

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#### **Current amenity of surrounding area**

- The area's current amenity is not positive as a result of garbage from surrounding restaurants and lack of walking access through the Colonnade. People with disabilities need to be able to access this area too.
- Will raise the issue with SHFA.

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#### **Public domain**

- Attracting people to the corner where the Colonnade currently ends would be a significant improvement.
- That is an important aim of this proposal, with the continuation of the Colonnade and opportunities for retail.

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#### **Consultation**

- Appreciate the early consultation and would like
- Will keep you updated and will send you the plans in the next few days.

to receive copies of the plans.

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### **Visual and privacy impacts**

- Ensure there are no bright lights or large signs
- Concerned about the loss of visual privacy with the change from commercial to residential
- Removal of telecommunications from the roof.
- The project would be high quality, understated and appropriate for the area with no bright lights or signage on top of the building.
- A fair amount of solid masonry, not just windows, would be used on the side of the building immediately facing Quay Apartments. In addition, the windows would be positioned to take advantage of the harbour views and maintain privacy. Through screening and clever design, the new building would be positioned away from Quay Apartments.
- The plan is to relocate the telecommunications away from the site and we are in dialogue with carriers. However, in the event we do have to retain them, the aim would be to encase them as is the case with Quay Grand to minimise visual impact.

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### **Construction**

- Arrangements should be made when works commence to minimise noise and limit hours, as currently, many trucks come past between 4am and 6am in the morning to avoid peak hour traffic
- Requested that a commitment is made to provide some form of environmental attenuation during construction.
- Will do our utmost to be courteous and to continue our dialogue with you on these issues.
- Acoustics consultants have been appointed and we will take that comment to them.

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### **Planning process**

- Implications of new government's abolition of Part 3A.
- As we have lodged prior to the election and because it sits within a major projects boundary, we are confident the project will be assessed by the State Government. Council also need to provide their consent as the proposal involves their land, and so they are closely involved in the process.

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## ***Quay Grand, 18 April 2011, 6:00pm***

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### **Visual amenity**

- Increasing the building's massing to the west and bringing it into line with Quay Grand would impact views, the pool deck and solar access. These are critical issues.
- The design of the proposal will resolve many of these issues, for example, the chamfer, however we will be able to show you more detail once the design is developed.

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### **Public domain**

- Need to minimise any anti-social behaviour the staircase may attract, for example, locking the area of an evening.
- Return of space in front of Quay Grand to owners is a significant benefit.
- The public benefit could be moved elsewhere if the stairs were not seen as a good outcome for the public domain. It is just one option.

### **Consultation process**

- It is important for residents to have a sense of what the building will look like
- Important to come back to us prior to lodgement and for the consultation process to not be rushed.
- At this stage, we are seeking approval for the building envelope and overall concept and details of the design are not available, however, we will make them available to you as soon as that stage in the process is completed
- We will come back to see you before we lodge with DoPI.

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### ***Quay Apartments, 14 November 2011, 5:00pm***

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### **Planning process**

- City of Sydney's and SHFA's involvement in the process
- City of Sydney is closely involved with the process as owners of the public domain
- The Concept Plan will be lodged with DoPI and the City of Sydney may be assessing future, more detailed applications
- SHFA has an overall interest in the public domain in the area and is involved in this process.

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### **View impacts**

- Concern that the proposal will impact on view corridors.
- The building will be chamfered to protect views for residents at Quay Apartments.
- Mirvac has completed extensive view analyses and view impacts are minimal.

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### **Visual amenity**

- Impact of appearance of the building on the public domain
- The purpose of the building's design is to improve the appearance of the public domain for an important area in Sydney
- The east Circular Quay Colonnade will be completed and the area to the south, around the current toilet area, will be improved.

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### **Building use**

- Details about the proposed use of the building
- Mirvac and AMP Capital intends to deliver a five-star hotel and residential unit block.

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### **Access**

- Details about the proposed entry and exit into the new building
- Mirvac representatives explained the new entry and exit arrangement into the new building
- Parking and vehicle entry should not be allowed on a public space area.
- It was also explained that the entry into the Quay Grand apartments would be through the new building.

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### ***Quay Grand, 16 November 2011, 5:30pm***

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### **Building envelope and setback**

- Query the envelope and setback of the proposal
- Interface between the new building and Quay Grand
- Opaque glass windows southern side of Quay Grand
- Request to chamfer both side walls of the building
- Privacy impact on swimming pool
- Mirvac and AMP Capital expressed these issues were of the highest priority in design work
- These issues required detailed design and therefore would not be included at this point in the planning process, which is the development of the Concept Plan.
- These details would be resolved in the Development Application (DA)
- However, at this stage, the commitment to deal with these issues would be made in the Statement of Commitments, which will ultimately become a condition of the DA.

- Loss of privacy in the home through visual intrusion.

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### **Access**

- Vehicle entry into the basement
- Concerns raised about access to Quay Grand through 71 Macquarie Street
- Management of delivery dock
- There will be a new approach to entering the car park to Quay Grand through 71 Macquarie Street
- A key consideration in the detailed design will be the width of entry; visual lines for cars; turning circles and other related matters
- A deed was executed that granted access to Quay Grand through 71 Macquarie Street's basement.

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### **Building height**

- Query whether the front of the building would be the same height as Quay Grand
- Query an agreement with the Federal Government on height at the time of the debate around the 'Toaster'.
- That is the concept in the current Concept Plan
- Many years ago, there was an agreement with Bennelong Apartments around the height
- The height in the Concept Plan will be consistent with the current height of the building
- The height of the proposal will enable the significant enhancement of the public domain, such as the completion of the Colonnade
- The height also enables a hotel to be built as a major use.

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### **Public domain**

- Concern raised about the 'Spanish Steps' proposal
- This idea would create a safety issue by attracting anti-social behaviour.
- The Concept Plan currently does not include a proposal for public steps to Macquarie Street
- Mirvac and AMP Capital have raised the concerns of Quay Grand with the City of Sydney Council.

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### **Planning process**

- Query role of City of Sydney Council and DoPI
- Concern that issues previously raised by the Executive Committee had not been addressed by Mirvac/AMP Capital
- City of Sydney Council has provided owners' consent for the lodgement of the Concept Plan
- Council has indicated merit in the proposal, but owners' consent does not mean approval at this point
- The Concept Plan will be lodged with DoPI and the City of Sydney may be assessing future, more detailed applications
- SHFA has an overall interest in the public domain in the area and is involved in this process
- It is not appropriate to address detailed design in a Concept Plan
- The Concept Plan will address matters raised by residents in the form of a Statement of Commitments which will become conditions of consent of the later Development Application.

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### **Parking numbers**

- Query whether parking numbers were established at the Concept Plan stage.
- A range per unit is provided in the Concept Plan.

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### *Quay Apartments, November 2011,*

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#### **Planning process**

- Query whether Council agreed to develop the land
- City of Sydney Council has provided owners' consent for the lodgement of the Concept Plan
- Council has indicated merit in the proposal, but owners' consent does not mean approval at this point
- The Concept Plan will be lodged with DoPI and the City of Sydney may be assessing future, more detailed applications
- SHFA has an overall interest in the public domain in the area and is involved in this process
- It is not appropriate to address detailed design in a Concept Plan
- The Concept Plan will address matters raised by residents in the form of a Statement of Commitments which will become conditions of consent of the later Development Application.

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#### **Access**

- Query whether vehicles could enter via Macquarie Street
- Query whether there will be additional car parking and whether the car park will need to be excavated
- Query taxi access
- Service delivery trucks – existing turning circle is inadequate
- This idea was investigated, but it is not feasible because the topography change is too great
- There are currently 34 car spaces and this will need to increase to accommodate the new uses
- The foyer would be on Macquarie Street
- AMP Capital/Mirvac is aware of the issue of the turning circle for trucks and this will be addressed in the detailed design.

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#### **Public domain**

- Query whether the State Transit Authority (STA) facility was remaining in the public domain area outside 71 Macquarie Street
- There have been no negotiations with the STA.

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#### **Building design and scale**

- Query future of the plant and equipment on the roof of the building
- Query how many levels above Quay Grand of the new building
- Query the distance between Quay Apartments and 71 Macquarie Street
- Query whether the curved glass appearance of 71 Macquarie Street would be retained
- Query the look of building materials and finishes
- Query as to the increase in FSR and number of floors
- The roofline will be cleaned up
- Approximately nine levels above Quay Grand – the envelope will be consistent with the existing height
- Currently the distance is 37 metres from Quay Apartments to 71 Macquarie at the closest point. The distance from the chamfer is 42.7 metres
- Detailed design will be included in later applications and the envelope will not expand once approved
- This is a matter for detailed design and later applications
- The FSR is increasing by 26 per cent. The floor

mix is as follows:

- 19 residential
- 15 commercial
- 6 basement.

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### **Construction**

- Monitoring of cracks in the building as a result of construction
- Query as to the timeframe
- Query as to managing construction impacts such as noise and light spill
- Query how the building will be demolished

- The construction company will inspect apartments prior to starting works
- Mirvac/AMP Capital will create community relations opportunities for residents to raise issues and ensure the creation of protocols for rapid response to issues raised.
- The planning process is likely to take another year or two and the construction timetable will be in the order of 20 months
- AMP Capital/Mirvac will ensure the construction company implements mitigation measures
- The building will be dismantled floor by floor.

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### **Water ingress**

Query whether the design considered water ingress from the harbour

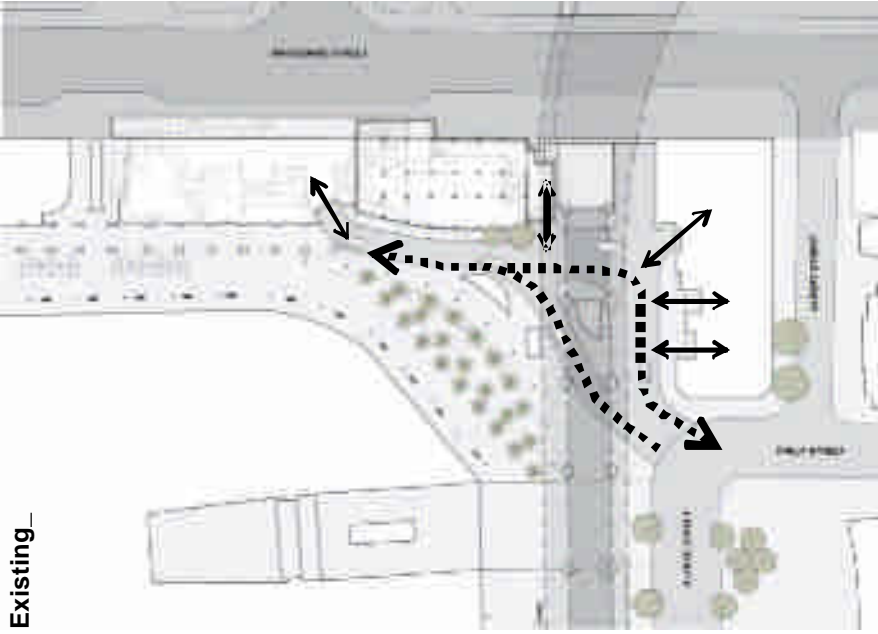
Yes, we have engaged experts to advise us on this issue.

## 5.2 Display boards at meetings

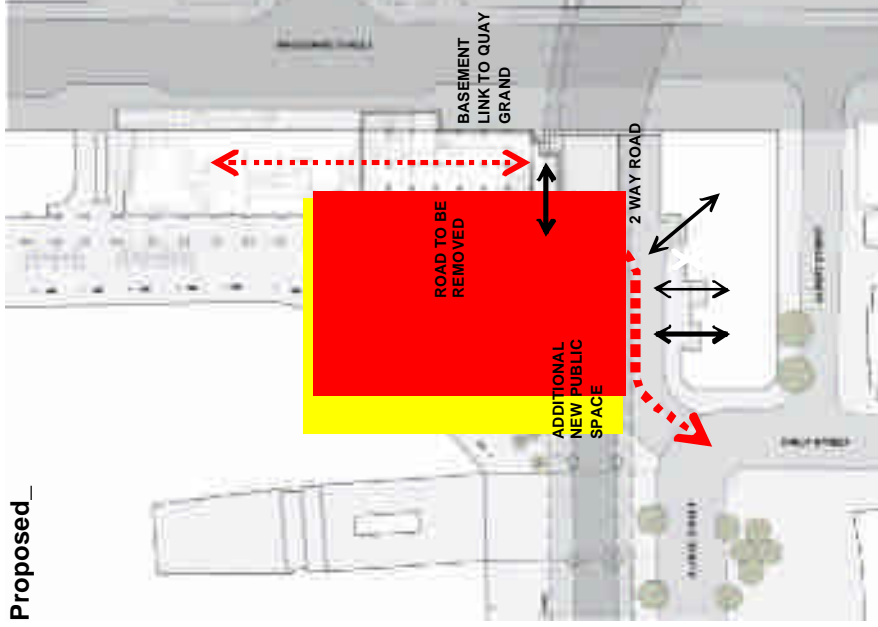
# 71 MACQUARIE STREET

## Public Domain Analysis

### Proposed Vehicular Traffic & Access



Current vehicular entry to Quay Grand through East Circular Quay produces a compromised share zone.

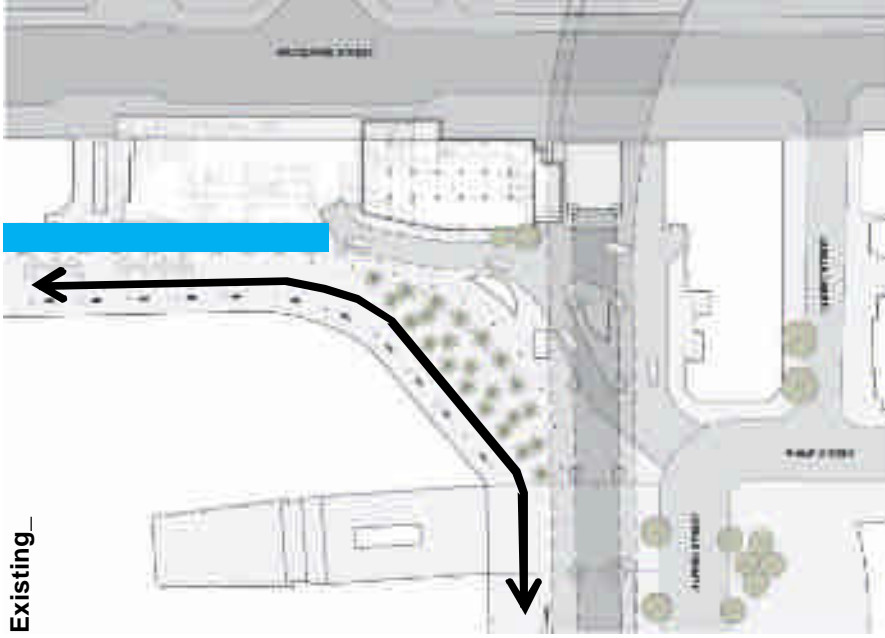


Proposed scheme offers opportunities to remove traffic from East Circular Quay by diverting it through the 71 Macquarie St basement. This provides greater public space and separated vehicular and pedestrian circulation.

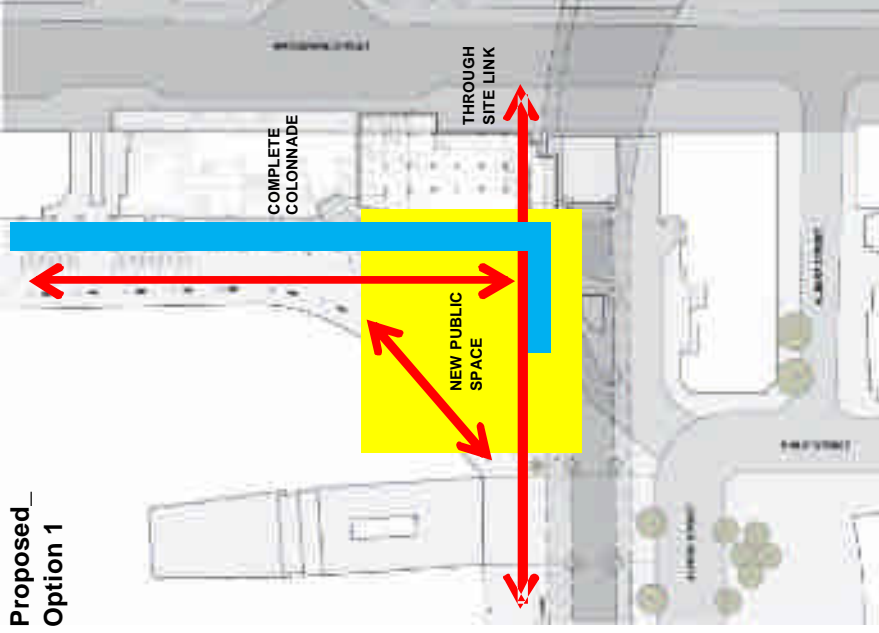


Existing photos of shared zone.

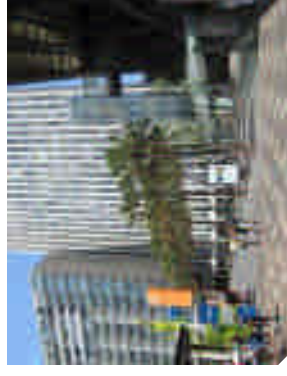
# 71 MACQUARIE STREET Public Domain Analysis Proposed Colonnade & Active Edges



Current termination of the colonnade results in a degraded and inactive ground plane. This corner of the Circular Quay is predominantly unused.

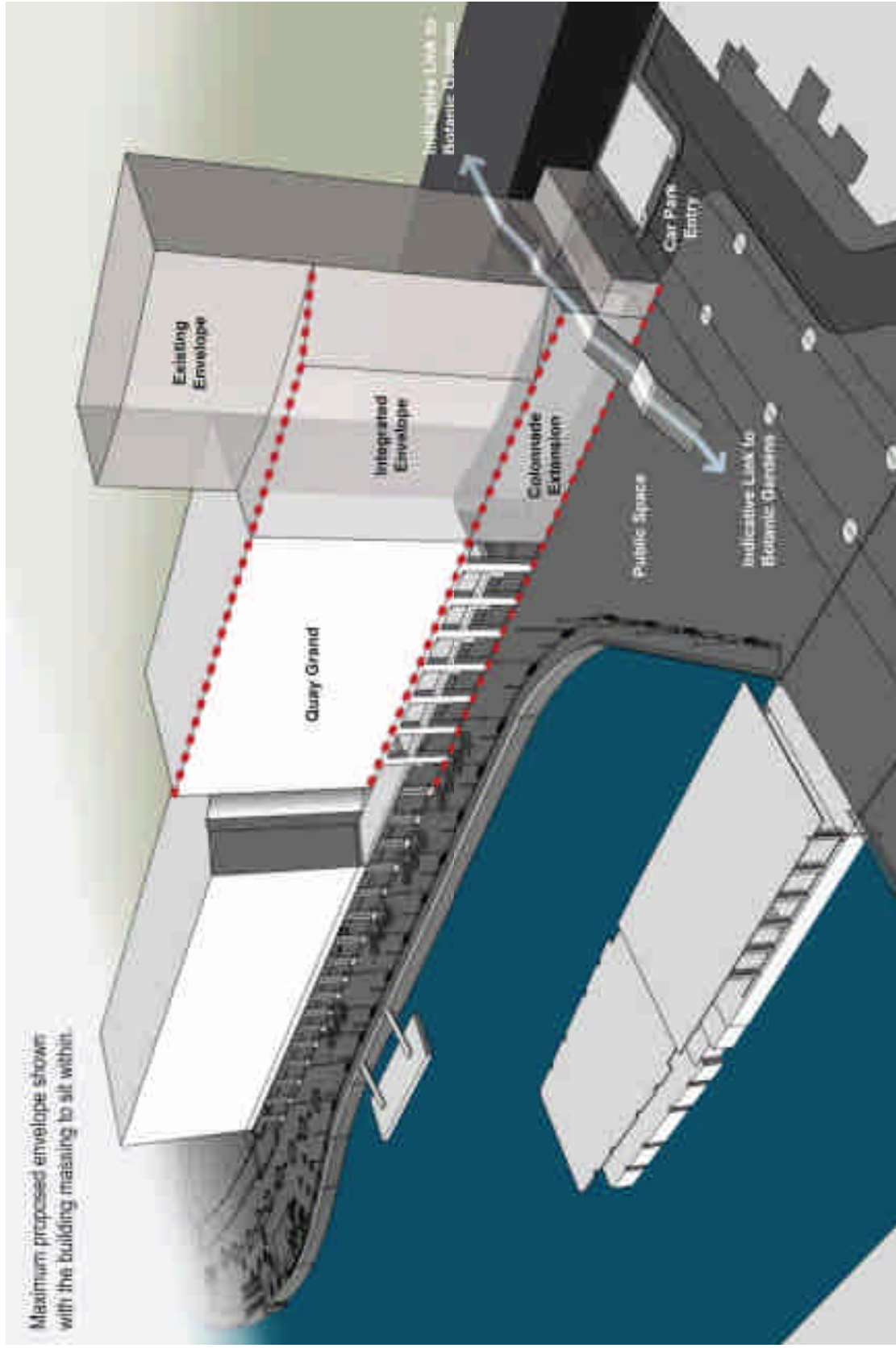


Proposed scheme extends the colonnade so to revitalise and activate the unused corner of space. The new public domain also provides a link to the Botanical Gardens.



Photos of existing shared zone and active colonnade.

# 71 MACQUARIE STREET Massing Studies



## 5.3 Elton Consulting Privacy Statement

A core business of Elton Consulting Group P/L (Elton Consulting) is community engagement, the evaluation and review of our clients' services, social research and other matters of public policy. During the course of this work Elton Consulting collects personal information.

By using this website, you consent to Elton Consulting using the information we collect about your use of the site and your interests.

### What type of information do we collect?

The information we collect includes:

- names
- addresses
- contact details (including email addresses supplied)
- demographic information
- opinions and views about a range of proposals, services and public policy issues volunteered by participants in our work
- IP addresses of those who visit our website

### What do we do with the information?

Elton Consulting does not sell or trade the personal information it receives with third parties.

The personal information supplied is used:

- for aggregated statistical reports (for example, to measure website usage or to report to our clients how many people participated in a particular process, or to report social research)
- for circulation of reports of a particular process to participants of that process, and to invite participants to subsequent meetings in that process
- for reporting on the views expressed through email, online feedback forms or online forums to our clients
- Every effort is made to ensure that such reports do not disclose personal information to third parties, including our clients, unless:
  - permission is sought from the individual who submits that information, or
  - the individual is notified that this will occur prior to their participation in our work, or
  - the individual requests that the information supplied be disclosed to third parties, or
  - that disclosure could be reasonably expected, or
  - the law requires that such information be supplied.

### How do we store the information?

Personal information that has been supplied to the company is stored securely in the company's server. Because we use a third party to host our website, some personal information supplied electronically may be stored in its servers. The host – YourHosting – has its own privacy policy regarding this information which you are encouraged to examine.

To view YourHosting's privacy policy, please go to: [www.yourhosting.com.au/privacy.php](http://www.yourhosting.com.au/privacy.php)

We have reviewed these practices against National Privacy Principles and confirm that Elton Consulting is complying with obligations under the Commonwealth Privacy Act 1988. Personal information collected during the course of particular projects is either destroyed or made anonymous at the conclusion of the project.

### Your rights

Upon request Elton Consulting will disclose to you what personal information of yours it holds, and the manner in which it is held. However Elton Consulting reserves the right to extract such information from the place in which it is held in a way that protects the privacy of others.

**Contact information**

If you have questions or suggestions regarding our privacy policy, please contact us.

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