

## APPENDIX D SCRA SCHEME VARIATION

### **Sydney Cove Redevelopment Authority Scheme (SCRA Scheme)**

The site is located on Drawing XXXV-A of the SCRA Scheme. The current applicable version was endorsed by the Minister on 23 September 2007 (see **Drawing A** below).

The proposed variation seeks to amend Drawing XXXV-A of the SCRA Scheme to include elements above the maximum respective heights of RL 41 for Building 1 and RL 35 for Building 2 as follows:

- Building 1: Extend maximum building envelope RL from RL 41 m to RL 49.43 m (RL 44.59 to level 8 parapet/ RL 38.35 to level 6 parapet)
- Building 2: Extend maximum building envelope RL from RL 35 m to RL 38.9 m (RL 36.64 to roof parapet)
- Pedestrian link between Harrington Street and Gloucester Street.

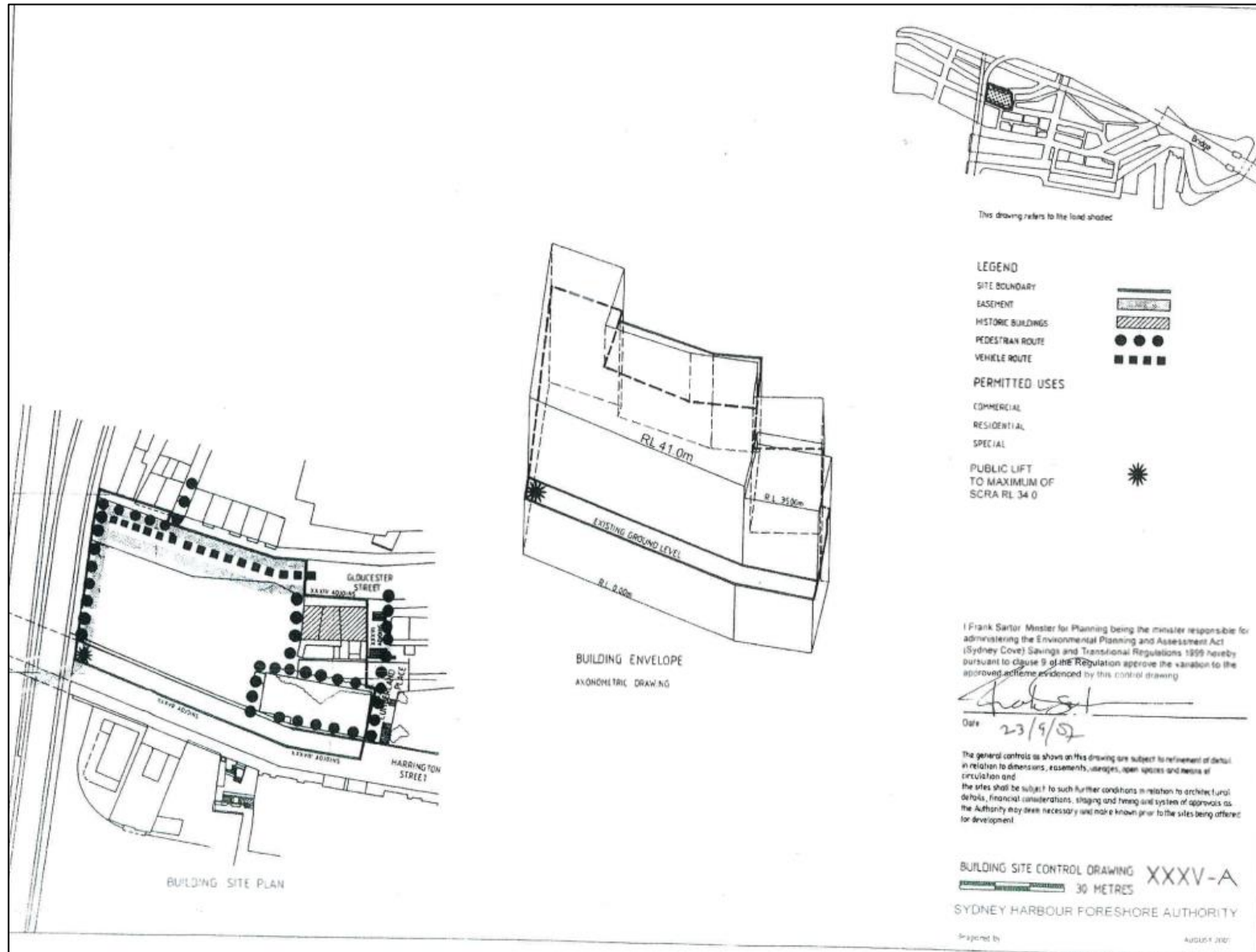
The elements above the existing maximum RLs for the site are highlighted in red in the proposed SCRA Scheme drawing below (**Drawing B**).

The Department has undertaken the following assessment of the proposed variation of the SCRA Scheme against the matters outlined in the *Environmental Planning and Assessment (Sydney Cove) Savings and Transitional Regulation 1999* (Regulation) below.

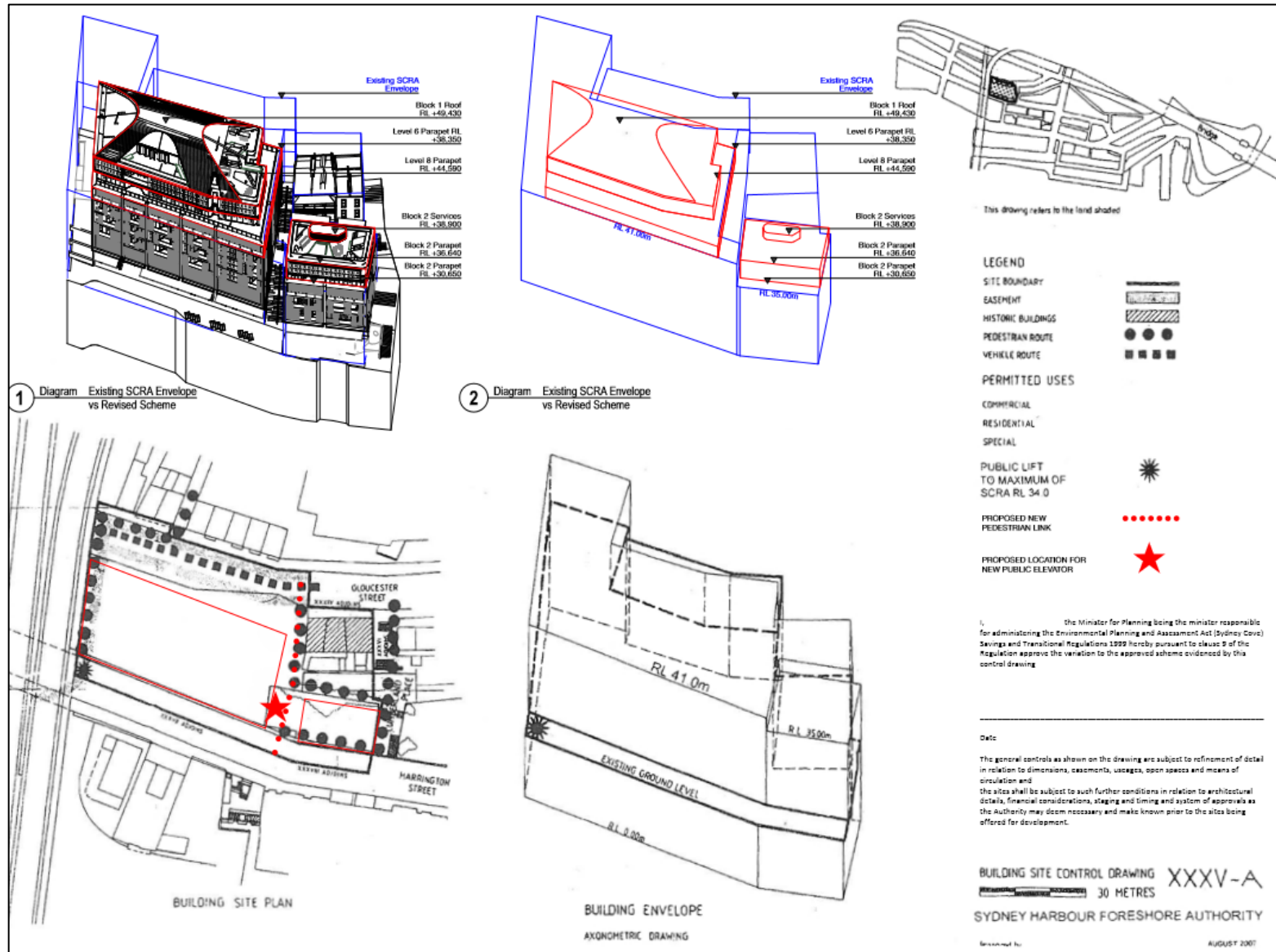
<b>Consideration</b>	<b>Comment</b>
Clause 4 – Application for variation to approved SCRA Scheme	The Applicant applied to make the Draft SCRA Scheme variation.
Clause 5 – Decision as to preparation of draft variation	The Secretary agreed to make the Draft SCRA Scheme variation and notified the Applicant in writing.
Clause 6 – Public notice and exhibition of draft variation	<p>The initial proposal and Draft SCRA Scheme variation were concurrently exhibited and notice of the Draft SCRA variation was included in the public notice given of the development application.</p> <p>The revised proposal and revised Draft SCRA Scheme variation were concurrently exhibited and notice of the revised SCRA variation was included in the notice given of the revised development application.</p>
Clause 7 – Inspection of and submissions concerning the draft variation	<p>The during the public exhibition of the initial proposal and Draft SCRA Scheme variation persons were able to inspect and make extracts of the draft variation and make a written submission concerning the draft variation.</p> <p>The during the public exhibition of the revised proposal and revised SCRA Scheme variation persons were able to inspect and make extracts of the Draft variation and make a written submission concerning the draft variation.</p>

<p>Clause 8 – Public notice of development that is not designated or advertised development</p>	<p>The initial proposal and Draft SCRA Scheme variation were concurrently exhibited for 30 days from 18 August 2016 to 16 September 2016.</p> <p>The revised proposal and revised SCRA Scheme variation were concurrently exhibited for 30 days from 17 August 2017 to 15 September 2017.</p>
<p>Clause 9 – Variation of approved SCRA Scheme</p> <p>(1) Minister is to consider all submissions</p>	<p>Council objects to the proposed SCRA Scheme variation due to outstanding concerns regarding the proposed bulk and scale of the development. Following exhibition of the revised scheme, five public submissions objected to the proposed non-compliance with the existing height control. <b>Section 4</b> details the submissions received. <b>Section 5.9</b> provides a summary of responses to key issues raised in submissions.</p>
<p>(2) If after considering those submissions, the Minister is of the opinion that the Draft SCRA variation, if made:</p>	
<p>(a) Will not permit development that will adversely affect:</p>	
<p>i. development on adjoining land, or</p>	<p>The draft variation to the SCRA Scheme will result in a built form that will not adversely affect development on adjoining land. <b>Section 5.5.1</b> considers potential view impacts and <b>Section 5.5.2</b> considers potential overshadowing impacts.</p>
<p>ii. the heritage significance of buildings, structures or sites in the locality, or</p>	<p><b>Section 5.3</b> considers the relationship of the proposed built form to the surrounding heritage character of the area and neighbouring heritage items. The Department concludes the proposed SCRA variation would not have an adverse heritage impact upon the Baker's Terrace or surrounding heritage items in The Rocks.</p>
<p>iii. the quality of public domain in the locality, and</p>	<p>The proposal includes a new landscaped public plaza, through-site link and public lift (<b>Section 5.4</b>). The Department considers the proposed public domain outcomes represent a significant improvement to the existing public domain.</p>
<p>b) will not permit development that will have an adverse impact on the natural or built environment or an adverse social or economic impact in the locality, and</p>	<p>The Department is satisfied the proposed development will be sympathetic to the historic character of The Rocks and will contribute positively to the surrounding built environment (<b>Section 5.3</b>).</p> <p>The use of the site for residential, retail and commercial purposes aligns with surrounding</p>

	<p>uses within the precinct. The proposed uses and public domain works will result in improved social and economic impacts through increased activity and vibrancy in this part of The Rocks.</p>
<p>c) will conform with the general planning and design principles for the Sydney Cove Redevelopment Area.</p>	<p>The proposed variation would not result in unacceptable impacts on surrounding heritage items or views and would not adversely impact upon the heritage significance of the area.</p> <p>The proposed uses are consistent with the surrounding area.</p> <p>The proposal satisfies the relevant matters for consideration listed in SREP 2005 for the Sydney Cove Redevelopment Area (see <b>Appendix C</b>).</p> <p>As such, the Department considers the proposal is consistent with the planning and design principles of the SCRA.</p>
<p>The Department is satisfied the proposal is consistent with the aims and objectives of the SCRA Scheme and recommends the Minister's delegate make the SCRA Scheme variation.</p>	



**DRAWING A: CURRENT SCRA SCHEME DRAWING XXXV-A**



DRAWING B: PROPOSED SCRA SCHEME DRAWING XXXV-A