

Memorandum

To Neville Osborne, Manager – Water & Energy, Major Infrastructure Assessment
cc.
From Vincent Sicari
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Date 18 August 2010 **File no** 00 **File** 10/11865

Subject: Major Project Application Reference 10_0071. Sydney CityGrid – Stage 2A(i) City East Zone Substation

This memorandum responds to your prior memo dated 15 July 2010, received 20 July by the Heritage Branch of the Department of Planning which enclosed a copy of the Environmental Assessment for the above project. A letter was also previously provided by the Heritage Branch as part of the Adequacy Review for the Environmental Assessment

Review of the EA enclosed with your memorandum indicates that a *Statement of Heritage Impact City East Substation and Integrated Commercial Development 33 Bligh Street Sydney* was prepared by NBRSP+Partners (Appendix F) and also a Non-indigenous archaeology study undertaken by Casey and Lowe.

The Heritage Branch concurs with the assessment of archaeological potential and impacts for the City East Zone Substation. The likelihood of intact archaeology at this location is minimal.

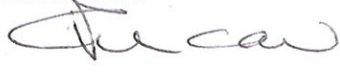
It is noted that the Statement of Commitments includes (page 127) provision for an archaeologist to inspect the residual ground surface once the basement slabs of the existing building have been removed in order to ensure that if any deep features (eg wells) survive that these can be recorded in accordance with Heritage Council Guidelines.

The Heritage Branch considers the views to and from the State Heritage Listed NSW Club Building, located next door to the proposed site of the City East Zone Substation to be of considerable significance. The proposed design solution for the new substation building is likely to adequately address the set back and view issues related to the construction of the new substation, however the SOHI report has identified that:

- *The O'Connell Street elevation requires greater modulation than is apparent in the massing studies and could be achieved through the use of a variety of materials, articulation and modulation of the podium. This would be considered during Stage 2(ii) of the City East Zone Substation; and*
- *The southeastern corner to Bligh Street is a critical corner and presentation to Richard Johnson Square and Hunter Street. During Stage 2A(ii), care should be taken in the articulation of this corner to the substation.*

The above comments are supported by the Heritage Branch, and it is noted that the Statement of Commitments includes (page 130) a design review process to be undertaken for Stage 2A(ii) of the project. The SOC's are considered sufficient to manage the impacts of the project.

Vincent Sicari

 18/08/10