

Our ref: HMS ID 14814

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Department of Planning, Housing and Infrastructure
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Letter uploaded to the Major Projects Planning Portal

Advice on Environmental Impact Statement – State Significant Development

Proposal: Marlborough House - Mixed use development with infill affordable housing

Major Project reference: SSD-78545225

Received: 28 May 2026

Dear Ritu,

Thank you for your referral dated 28 May 2026 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The proposed development involves alterations and additions to the existing warehouse building for adaptive residential reuse, demolition of existing carpark and construction of a new residential building in the northern part of the project area.

The following reports were considered in our assessment:

- Environmental Impact Statement 47-97 Marlborough Street Surry Hills – prepared by Urbis, dated 7 May 2026
- Appendix B Architectural Plans 47-97 Marlborough Street Surry Hills – prepared by Wardle Studio, dated 4 May 2026
- Appendix M Design Report 47-97 Marlborough Street Surry Hills – prepared by Wardle Studio, dated April 2026
- Appendix T: Historical Archaeological Assessment 47-97 Marlborough Street Surry Hills – prepared by Urbis, dated March 2026
- Appendix BB: Heritage Impact Statement 47-97 Marlborough Street Surry Hills – prepared by Urbis, dated April 2026

- Appendix UU: Historical Archaeological Research Design and Excavation Methodology 47-97 Marlborough Street Surry Hills – prepared by Urbis, dated April 2026
- Appendix MM: Visual Impact Assessment 47-97 Marlborough Street Surry Hills – prepared by Urbis, dated March 2026

As delegate of the Heritage Council of NSW, I provide the following comments:

1. There are no State Heritage Register (SHR) listed items within the SSD site and the closest SHR item is approximately 350 m from the site. Because of distance and the intervening built environment, it is unlikely that the SSD would adversely impact any SHR listed items in the vicinity.
2. The project area has been assessed to have moderate potential to contain locally significant archaeological relics. Heritage NSW agrees with this conclusion and the proposed archaeological mitigation outlined in the HAA.

Please refer to Attachment A for recommended consent conditions.

As the site contains a local heritage item, and other local items are in the vicinity, advice should be sought from the relevant local council.

If you have any questions about this correspondence, please contact Sarah McGuinness, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Corey O'Driscoll

Corey O'Driscoll
A/Practice Lead- Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW
10 June 2026

Attachment A - Recommended Draft Conditions of Consent for Environmental Heritage

1. All reasonable steps must be taken to avoid harm, modification of or impact to heritage items and relics except as authorised by this approval. No relics of State significance are to be impacted or removed under this approval.
2. Ensure workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.
3. All archaeological works must be undertaken in accordance with the Historical Archaeological Research Design and Excavation Methodology (HARDEM) dated April 2026. Any substantial amendments to the proposed methodology must be submitted to Heritage NSW for review and approval.
4. Before commencement of archaeological excavation / ground-disturbing works / construction, the Proponent must nominate a suitably qualified Excavation Director who complies with the *Criteria for Assessing Excavation Directors* (Heritage Council of NSW 2019) to oversee and advise on matters associated with historical archaeology for the approval of the Secretary of the Department of Planning, Housing and Infrastructure in consultation with Heritage NSW. The Excavation Director must be present to oversee excavation, advise on archaeological issues and advise on the duration and extent of oversight required during archaeological excavations consistent with the approved HARDEM.
5. A Final Excavation Report is to be prepared and provided to Heritage NSW within 12 months of the completion of archaeological investigations.