

Minoshi Weerasinghe
Planning Officer
Key Sites Assessments
Department of Planning, Industry and Environment

By email: Minoshi.Weerasinghe@planning.nsw.gov.au

Dear Ms Weerasinghe

Request for Secretary's Environmental Assessment Requirements (SEARS) for Student Housing at 104-116 Regent Street, Redfern (SSD-12618001)

Thank you for your referral dated 23 December 2020 inviting SEARS input from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The proposed development involves:

- Demolition of existing structures on site; and
- Construction of 18 storey mixed-use building for student housing including retail at ground level.

The proposed SSD site does not include the curtilage of any State Heritage (SHR) items, nor is the site in the immediate vicinity of any SHR items, although the Redfern Railway Station (SHR 01234) is nearby (approximately 65m north-west of the subject site). The subject site is located to the north of a locally listed heritage item, St Luke's Presbyterian Church (118 Regent Street, Redfern) which is located across Margaret Street.

It is recommended that the draft heritage SEARs no. 12 be amended as follows:

12. The EIS must include:

- a statement of heritage significance and an assessment of the impact on the heritage significance of any heritage items, or conservation areas, on and adjacent to the site in accordance with the relevant guidelines.
- ~~address any archaeological potential and significance on the site and the impacts the proposed development may have on this significance~~ A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:
 - all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;
 - compliance with the relevant Conservation Management Plan;
 - the impacts of the proposal on heritage item(s) including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes, any modified services;
 - the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items; and

- justification for any changes to the heritage fabric or landscape elements including any options analysis.
- an Aboriginal Cultural Heritage Assessment Report in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology. [Please refer to the separate response letter being provided by Heritage NSW ACH Regulation Team – DOC20/1061805]

As the site is in the vicinity of a local heritage item, advice should be sought from the relevant local council.

If you have any questions regarding the above advice, please contact Veerle Norbury, Senior Heritage Assessment Officer at Heritage NSW on 9873 8616 or veerle.norbury@environment.nsw.gov.au.

Yours sincerely

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

Rajeev Maini

Regional Heritage Assessments South
Heritage NSW, Community Engagement
Department of Premier and Cabinet

As Delegate of the Heritage Council of NSW

1 February 2021