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Level 9, 320 Pitt Street
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File No: SF19/120147
Ref No: DOC19/1052696
Your Ref: SSI_10405

Email: David.Glasgow@planning.nsw.gov.au

Dear David

Request for Secretary's Environmental Assessment Requirements (SEARs) for the 8-10 Lee Street Haymarket SSD 10405

Reference is made to your correspondence received on 3 December 2019 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal.

The proposed State Significant Development project (SSD) is located within the curtilage of the State Heritage Register (SHR) listed Sydney Terminal and Central Railway Station Group. The SSD project site contains the YHA Railway Square (former Inwards Parcels Shed building) and Parcels area, which are significant components within the curtilage of the SHR site. The site is also adjacent to the Adina Hotel (former Parcel's Post Office building) which is another significant component with this curtilage. More broadly, the SSD site is in the vicinity of numerous heritage items, both locally and state listed.

Considering the above, I recommended that you consider amending the draft heritage SEARs as suggested below. Suggested amendments shown in ***bold italics***.

4. Built form and urban design

The EIS shall:

- outline the process leading to the selection of the site, ***including its position above the former Inwards Parcel Shed***, and provide robust justification and analysis of the suitability of the site in the context of any alternative sites considered.
- address the height, bulk and scale of the proposed development within the context ***and character*** of the locality ***in particular Central Railway Station***, with specific consideration of the overall site layout, open spaces, interface with the public domain, facades, massing, setbacks, building articulation, solar access and overshadowing, materials, colours signage or signage envelopes
- include a table identifying the proposed land uses, including a floor by floor breakdown of gross floor area (GFA), total GFA and FSR
- provide an analysis of the proposed built form against the applicable development standards and controls
- address Crime Prevention Through Environmental Design Principles (CPTED).

10. Heritage and Archaeology

The EIS shall include:

- a Heritage Conservation Management Plan (CMP) for any heritage items on the site, and in particular the Former Inwards Parcel Shed that forms part of the State heritage listed Central Railway Station and associated buildings

- 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 all heritage items (state, and local **and potential**) and conservation areas within and near the site, including built heritage, landscapes and archaeology, include detailed mapping of these items and an assessment of why the items and site(s) are of heritage significance
 - assess the impacts of the proposal on the heritage significance of these items and conservation areas, including visual impacts, **vibration, demolition, archaeological disturbance, altered historical arrangements and access, visual amenity, landscape and vistas, setting, and curtilage (as relevant)**.
 - address compliance with any relevant Conservation Management Plan, addressing any proposed adaptive reuse and measures to minimise impacts on the building
 - demonstrate attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items heritage conservation areas **and provide an evaluation of the effectiveness of the proposed mitigation measures**
 - **include a visual analysis, including before and after perspectives, of the proposal from relevant views to provide a better understanding of the intended built form. The visual analysis should also consider how the proposal would sit within the wider visual setting of the Central Railway Workshops site, relate to heritage items within the vicinity, and the adjacent heritage conservation areas.**
 - demonstrate engagement with appropriate local stakeholders.

If the SOHI identifies a potential impact on archaeology, an historical archaeological assessment should be prepared by a suitably qualified historical archaeologist **in accordance with the Heritage Council of NSW Guidelines 'Assessing Significance for Historical Archaeological Sites and 'Relics' 2009 and 'Archaeological Assessments' 1996**. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. **Test excavation may be appropriate to inform the EIS particularly where sites of State significance are anticipated. Where harm is likely to occur, the significance of the relics must be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.**

If you have any questions regarding the above advice, please contact David Nix, Senior Heritage Officer at Heritage NSW, on 9895 6523 or david.nix@environment.nsw.gov.au.

Yours sincerely



Adrian Hohenzollern
 A/ Director Heritage Operations
 Heritage NSW
 Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
 12 December 2019