



Our ref: DOC20/322928

Tim Green
NSW Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

By email: Tim.Green@planning.nsw.gov.au

Dear Mr Green

Response to Submission comments for Mixed Use Development at 75-85 Harrington Street, The Rocks (SSD 7037 Mod 3)

Thank you for your referral dated 27 April 2020, inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) Response to Submissions.

This modification application as submitted in December 2019 did not include any works within the buildings located on the two state heritage listed individual items known as Bakers Terraces (SHR no's 01530 and 01531). However along with the response to submissions the application is now sought to be amended to include the following works to the two terraces listed on the SHR:

- Raising Bakers Terrace basement FFLs by approx. 200mm to avoid impacts on archaeology. Associated with this, one additional tread has been added to the Cambridge Place steps to align with revised FFLs.
- Reverting raised floor level in the BT68 bedrooms (as per originally submitted and approved DA).
- Removing walls which were previously assigned heritage significance (before it was known they are 1990s infill).
- Kitchen layout in BT68 has been redesigned to cater to heritage limitations for the window sill heights. No external profile (façade) or GFA amendments.
- Other changes outside the SHR curtilage.

It is considered that although removal of later walls (1990s infill) is acceptable, the original room layout of the terraces must be interpreted in the replacement layout. The applicant should be asked to demonstrate how this has been achieved in the modified design. No objection is raised to other changes provided they do not adversely impact on significant fabric.

If you have any questions regarding the above, please contact Caitlin Stevens, Senior Heritage Assessment Officer at Heritage NSW, on 9895 6582 or Caitlin.Stevens@environment.nsw.gov.au.

Yours sincerely

Steven Meredith
Regional Manager, Southern Region
Heritage NSW, Community Engagement
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
8 May 2020