

Annika Hather  
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Department of Planning and Environment  
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PARRAMATTA NSW 2150

By email: annika.hather@planning.nsw.gov.au

Dear Ms Hather

**Request for advice on the State Significant Development - Atlassian Office and Hotel Development MOD 1 - Minor design change and changes to condition staging (SSD 10405 Mod 1)**

Thank you for your referral dated 15 July 2022 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) modification proposal.

The Atlassian Office and Hotel Development was approved subject to conditions on 15 October 2021. The proposed modification involves:

- minor design amendment to the retaining wall design in the north-eastern corner of the basement levels 1 and 2
- amendment to the definition of construction/building works to remove the last paragraph of the exclusion relating to heritage items, which are approved by the development consent and include specific requirements in Section C of the consent prior to these works occurring
- amendments to the requirements in Section C – Condition C3, C5 and C7, primarily changing the timing of these requirements, and
- amendments to various conditions in Part E.

I have reviewed the relevant documentation, in particular:

- *Atlassian Office and Hotel Development, Section 4.55(1A) application to amend SSD-10405, 8-10 Lee Street, Haymarket*, prepared by Urbis, dated 2 June 2022
- *SSDA Design Modification 1 – Basements Wall Design Change - Archaeological Advice*, prepared by Urbis, dated 5 May 2022
- Amended architectural drawings, prepared by BVN and Shop, dated 10 April 2022

The following comments are provided:

- The proposed design amendment to the basement levels is minor. The subject area of the site was covered by previous archaeological assessments and works will be managed in accordance with the Historical Archaeological Assessment and Research Design (HAARD), Aboriginal Cultural Heritage Assessment Report (ACHAR) and Heritage Management Plan (HMP).
- The proposed change to the definition of construction/ building works to remove the last paragraph of exclusions relating to heritage items is supported. Its removal will enable the retained definition and exclusions to be functional.

- The proposed amendments to the heritage conditions in Part C and Part E would appropriately respond to the staging of the development and provide clarity on the timing of when the relevant documentation is to be provided.

If you have any questions regarding the above advice, please contact Chrisia Ang, Senior Assessments Officer, Major Projects at Heritage NSW, on (02) 8275 1952 or [chrisia.ang@environment.nsw.gov.au](mailto:chrisia.ang@environment.nsw.gov.au).

Yours sincerely

*Anna London*

**Anna London**  
**A/Senior Manager, Major Projects**  
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**As Delegate of the Heritage Council of NSW**  
25 July 2022