

Ms Annika Hather  
Planning Officer, Key Sites Assessments  
Department of Planning and Environment  
Level 16  
4 Parramatta Square  
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 2 – Minor Design Changes (SSD 10405 Mod 2)**

Thank you for your referral dated 10 August 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 modifications outlined in the MOD 2 package include:

- minor changes to the layout within basement levels, Inwards Parcels Shed and 'OSD' level above the Inwards Parcels Shed;
- modification to construction hours/ respite periods;
- clarification to construction staging of certain works; and
- amendment to timing of conditions to align with changes to construction program.

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 13 May 2022
- *Appendix A Updated Project Description*, prepared by Urbis, undated
- *Appendix B Architectural Plans and Design Report*, prepared by SHoP and BVN, dated 29 April 2022
- *Appendix D Heritage Statement*, prepared by Urbis, dated 26 April 2022

The following comments are provided:

- The proposed design changes to the layout within the basements levels, Inward Parcels Shed and 'OSD' level above the Inwards Parcels Shed are minor that would not adversely impact the site's heritage significance and are therefore considered acceptable from a heritage perspective.
- The proposed amendment to construction staging of certain works are appropriate to provide clarification on the described works and corresponding Construction Certificate (CC) stages.
- The documentation provided does not adequately provide justification of the proposed amendment to the timing of conditions in the construction program specifically, D5 Public Domain Landscaping from CC2 to CC5, D32 Heritage Interpretation Plan and D34 Designing with Country from CC4 to CC5.

Delaying the proposed timing of these conditions to CC5 presents a risk for the opportunity to integrate key design elements to not be fully realised. A holistic approach that demonstrates consideration of the site's context and setting should be applied to the public domain, heritage interpretation and designing with country.

It is understood that the proponent is currently collaborating with TOGA and CPS to ensure heritage interpretation across the precinct achieves a cohesive outcome. It is strongly encouraged that the public domain and designing with country aspects of the development to be given due consideration in the program.

Having considered the documentation provided in this MOD 2 package, it is recommended that the current condition timings are retained (i.e., D5 Public Domain Landscaping CC2, D32 Heritage Interpretation Plan CC4 and D4 Designing with Country CC4).

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

*Rochelle Johnston*

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**As Delegate of the Heritage Council of NSW**

17/08/2022