



Our ref: HMS Application No 1444

Ms Lucinda Craig
Planning Officer
Department of Planning and Environment

By email: lucinda.craig@dpie.nsw.gov.au

Dear Ms Craig

Notice of Exhibition of application for MOD 2, Proposed design modifications (SSD-10384 - Mod-2)

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

The subject site is not an individually listed item of environmental heritage under the NSW State Heritage Register (SHR), but it is located within The Rocks Conservation Area on the Place Management NSW Section 170 Heritage and Conservation Register. The site is also located in the vicinity of several other SHR Items including the Mercantile Hotel (SHR No: 01560); Terraces - 29-31 George Street The Rock (SHR No: 016080); Avery Terrace (SHR No: 01529); Playfair's Terrace (SHR No: 01570); Playfair Street Terraces (SHR No: 01569); Metcalfe Bond Stores (SHR No: 01562); among several others.

It is noted that this modification application follows a State Significant Development Approval that was issued for the alterations and additions to the Sirius building including 'restoration and refurbishment for a mixed-use development' on 18 June 2021.

The proposed modification seeks approval for series of design development updates to the above noted approved SSDA to improve the overall building design and amenity and enable building compliance. It is noted these changes have also been informed by additional site survey and site investigation.

The following submitted documentation has been reviewed:

- Report titled *Heritage Impact Statement (Proposed modification to Juliette balconies, Sirius Building, 2-60 Cumberland Street, The Rocks (SSD10384)* prepared by Urbis, dated 4 August 2022;
- Report titled *Modification of Approval, Restoration and refurbishment of the Sirius Site (SSD_10384) 2-60 Cumberland Street, the Rocks*, prepared by FPD Pty Ltd, dated 5 August 2022;
- Amended drawings and renders prepared by BVN.

A meeting was held with the proponent on 12 September 2022 to clarify the extent of modifications. Following the meeting, additional information submitted by the applicant has been reviewed and the following comments are provided.

Modification to approved balconies would have some impact on the character and presentation of the building. It is, however, noted the changes are needed to comply with current NCC requirements for hydraulic drainage and climbability/safety.

Following consultation with Heritage NSW, the applicant has agreed to retain and reuse existing metal balustrades to the six terraces as noted in the attached drawing (Attachment A). On balance, the changes to the approved balconies on upper levels to replace metal balustrade with glazed balustrade (as highlighted in yellow in Attachment A) is considered acceptable.

It is further noted the treatment of balconies (highlighted in blue) at the lower levels vary from those highlighted in yellow and feature punched windows without any balustrades. The rationale for the inconsistent treatment is not clearly explained in the submitted documentation. It is considered that a more consistent treatment across all affected balconies (as highlighted in blue and yellow) would have a better outcome. This would also align better with the intent of the approved SSD that features consistent treatment to balconies with balustrades on all these levels.

If you have any questions regarding the above advice, please contact Shikha Jhaldiyal, Senior Heritage Assessment Officer, at Heritage NSW on 98738545 or shikha.jhaldiyal@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini

Rajeev Maini

Manager Assessments

Heritage NSW, Department of Planning and Environment

As Delegate of the Heritage Council of NSW

19 September 2022

ATTACHMENT A

(Additional information submitted to Heritage NSW on 13/09/2022)

1.4 Juliet Balconies to Bedrooms CHANGE TO REMOVE JULIET BALCONIES TO BEDROOMS

Reasons for Change:
- Compliance response to NCC interpretation

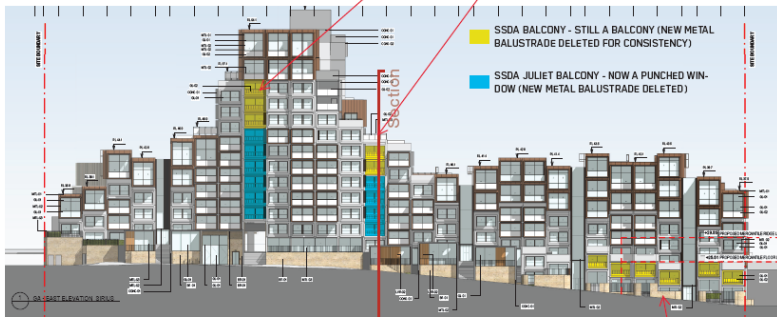
Benefits:
- Consistent with glazing solution to rest of building
- New building composition not reliant on juliet balconies for variety / depth. (Due to new clip on balconies and building modules)

Juliette balconies in the tower to be deleted shown coloured blue. Metal balustrades to balconies shown in yellow to be glazed for consistency

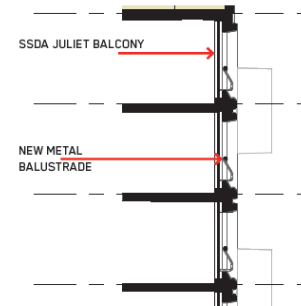
Juliette balconies in the tower to be deleted shown coloured blue. Metal balustrades to balconies shown in yellow to be glazed for consistency

INTERPRETATION OF NCC REQUIRES RESTRICTORS TO SLIDING DOORS MAX 125MM OPENING TO BEDROOMS.

THE S4.55 PROPOSAL IS TO REMOVE JULIET BALCONIES TO BEDROOMS (SLIDING WINDOWS WITH BALUSTRADE IN FRONT) AS NO LONGER FEASIBLE, AND REPLACE WITH OPERABLE GLAZING CONSISTENT WITH OTHER AREAS OF GLAZED OPENING IN THE FACADE



Location of Adjusted Glazing Lines



SSDA Section thru Juliet Balconies and Metal

following consultation with HNSW and DIP these 6 terraces are proposed to retain the existing balustrades with a glazed balustrade behind to meet compliance.