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By email: James Groundwater James.Groundwater@planning.nsw.gov.au

Dear Mr Groundwater,

Pitt Street South Over Station Development Stage 2 (SSI 10376) Comments on Response to Submission and Recommended Conditions

Thank you for inviting the Heritage Council of NSW to provide advice on the Response to Submission for the Pitt Street South Over Station Development Stage 2.

I am responding as the delegate of the Heritage Council to *Response to Submissions (SSD 10376 & SSD 8876-2)* report (23 September 2020) provided to us.

Hyde Park

The *Response to Submissions* report notes that the proposed building sits below the Hyde Park South Sun Access Plane, and that the extent of shadowing to Hyde Park is as anticipated by the concept envelope approval. We acknowledge that the proposed building results in only minor additional overshadowing to the very southern portion of Hyde Park after 2.30pm, which is outside of the intended period of protection (10:00am to 2:00pm) established for the *Sydney Local Environmental Plan 2012 Sun Access Plane Controls*. We also note that this shadow is cast on a treed portion of the park and not on a primary passive recreation area.

RECOMMENDED CONDITIONS OF APPROVALS

Recommended conditions of approval were provided in our EIS submission on 1 July 2020. We note that conditions of approval are a matter for the Department of Planning, Infrastructure and Environment (DPIE) to consider during its assessment of the project.

Our earlier recommended conditions of approval remain relevant and are repeated below for DPIE's ease of reference.

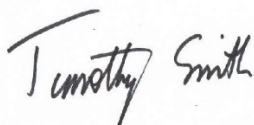
- a) **Archival recording** be carried out in accordance with *Photographic Recording of Heritage Items Using Film or Digital Capture* guideline (Heritage Office, Department of Planning, 2006) for the development site and surrounds. The recording should include key views on Pitt Street, to show the development site's relationship to the former Sydney Water Head Office Building located opposite.

Where appropriate, we would recommend the recording of the precinct before, during and after any major changes and use this record in the site's interpretation. Within 12 months of completing the archival recording, the Proponent should be required to submit a digital copy of the archival recording to Heritage NSW and City of Sydney.

- b) **Heritage NSW and/or Heritage Council (or its Delegate) be consulted:**
- i. at key stages of the detailed design development of the **Pitt Street podium**; and
 - ii. in the finalisation, adoption and implementation of the **Heritage Interpretation Plan**, to ensure interpretation outcomes are generally accordant with the Sydney Metro Pitt Street North OSD as well as with any interpretation proposal for archaeological remains identified at the subject site.
- c) The next stages of the project to demonstrate that the following **noise and vibration** requirements can be met:
- i. vibration from construction activities does not exceed the vibration limits set out in the British Standard BS 7385-2:1993 *Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration*.
 - ii. vibration testing has been conducted before and during vibration generating activities that have the potential to impact on heritage items to identify minimum working distances to prevent structural and cosmetic damage. In the event that the vibration testing and monitoring shows that the preferred values for vibration are likely to be exceeded, the Proponent must review the construction methodology and, if necessary, propose additional mitigation measures.
 - iii. advice of a heritage specialist on methods and locations for installing equipment used for vibration, movement and noise monitoring of heritage-listed structures.
- d) The next stages of the project be accompanied by a **Noise and Vibration Impact Assessment** that identifies and provides a quantitative assessment of the main noise generating sources and activities during operation including consideration of noise and vibration impacts associated with development above a train station. Details to be included outlining any mitigation measures necessary to ensure the amenity of future sensitive land uses on the neighbouring sites are protected during the operation of the development.
- e) The **Noise and Vibration Impact Assessment** should address the conclusions and recommendations of the Acoustic Report dated 17 May 2020, prepared by Renzo Tonin & Associates.

If you have any questions regarding our comments on SSI 10376 (Pitt Street South Over Station Development Stage 2), please contact Hendry Wan, Senior Heritage Officer - Major Projects at Heritage NSW, Department of Premier and Cabinet, on (02) 8837 6090 or at Hendry.Wan@environment.nsw.gov.au

Yours sincerely



Tim Smith OAM
Director Operations
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

9 October 2020