



REF No. DOC16/406804
Your REF No: SSD 7073

Mr Andy Nixey
Specialist Planner
Department of Planning and Environment
GPO BOX 39
Sydney NSW 2001

Attention: Andy Nixey (andy.nixey@planning.nsw.gov.au)

Dear Mr Nixey

Mixed Use Redevelopment of 85 Harrington Street and 68-72 Gloucester Street, The Rocks and Variation to the Sydney Cove Redevelopment Authority Scheme – State Significant Development no. 7037

Thank you for your letter dated 15 August 2016 requesting formal comments from the Heritage Division regarding the abovementioned State Significant Development Application (SSDA).

I have considered the information submitted as a delegate of the Heritage Council of NSW, and recommended the following conditions on any approval:

- 1. Delete the entire floor Level 5 of building Block 1.**
Reason: to reduce the height of Block 1 by 3.1 metres, but still retain the stepped form of the upper two floor levels; to reduce the extent to the variation of non-compliance to the Sydney Cove Redevelopment Authority Scheme – Building Site Controls; and to minimise visual impact on surrounding heritage items & The Rocks as a whole.
- 2. Submit to the Department of Planning and Environment for assessment and approval the Interpretation Plan, including implementation details in accordance with the report entitled *Interpretation Strategy, 85 Harrington Street, The Rocks*, prepared by Urbis Pty Ltd dated January 2016.**
- 3. Submit to the Department of Planning and Environment for assessment and approval a revised architectural drawing of no. DA-2002 with title 'Plans Level 2 Floor Plan' revision I, prepared by Francis-Jones Morehen Thorp Pty Ltd dated 1/02/2016. The revision shall include retention of all other fabric (basement walls) that has been assigned a significance grading of *High* and *Exceptional* in the basement of the Bakers Terraces; as indicated in supporting document entitled *Conservation Management Plan, Bakers Terrace, 66-68 & 70-72 Gloucester Street, The Rocks*, prepared by Urbis Pty Ltd dated January 2016 (reference p100).**

4. **Submit to the Department of Planning and Environment for assessment and approval revised architectural drawings to remove the concrete awning and side panels to the balconies of building Block 2 unit numbers B2 501 and B2 502 (Level 5 Floor Plan).**

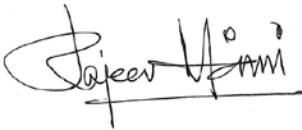
Reason: to reduce the height and scale of the concrete awning and side panels to balconies facing the Bakers Terraces.

5. **All the proposed wet-areas within the Bakers Terraces must be designed and installed in a manner that is reversible and does not impact original or significant fabric. This may be achieved by installing wet-area capsules inside significant rooms, to allow all services and fixtures to be independent of significant fabric.**
6. **If historical archaeological deposits are discovered during works, work must immediately cease in the affected area(s) and a suitably qualified and experienced archaeologist must be contacted to assess the finds. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.**

In addition, it is recommended that the NSW Office of the Government Architect undertake a design review to ensure the highest possible quality of development and urban design within this state heritage significant area – The Rocks.

If you have any further enquiries regarding this matter, please contact Michael Ellis, Senior Heritage Assessment Officer, Heritage Division, OEH, on 9873 8572 or via email to michael.ellis@environment.nsw.gov.au

Yours sincerely



Rajeev Maini

A/Manager, Conservation

Heritage Division

Office of Environment & Heritage

As Delegate of the Heritage Council of NSW

22 September 2016