



File: SF17/40830
Job ID: DOC17/428136
Your Ref: SSD 7037

Mr Cameron Sargent
Team Leader, Key Site Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Sargent

RE: Heritage Council comments on Response to Submissions (rts) and variation to the Sydney Cove Redevelopment Authority Scheme for Proposed Mixed-Use Redevelopment and Adaptive Re-Use of Heritage Buildings at The Rocks (SSD 7037).

I refer to your letter dated 15 August 2017 inviting comments on the above State Significant Development (SSD) for the proposed mixed-use redevelopment and adaptive re-use of heritage buildings at 85 Harrington Street and 68-72 Gloucester Street, the Rocks, comprising:

- demolition of 'Harrington Court' building at 85 Harrington Street;
- external and internal works to facilitate the adaptive re-use of existing heritage buildings known as the 'Baker's Terrace' (SHR 01530, 01531) for lower ground level retail use and two residential dwellings above;
- excavation to provide two basement levels containing 63 car parking spaces;
- construction of a six-storey mixed-use building and a part seven-storey (Gloucester Street) and part-nine storey (Harrington Street frontage) mixed-use building containing a total of 56 residential apartments, 1,131 m² commercial floorspace and 792m² retail floor space; and
- public domain works including a new through-site link and public lift.

The application also proposes a variation to the Sydney Cove Redevelopment Authority Scheme to amend the specified building envelope for the site to permit an increase in the maximum heights of the permitted buildings on the site.

The information submitted has been reviewed. The recommended condition below is reiterated because the proposal has not been amended or addressed satisfactorily in the supporting documents in response to the Heritage Council's previous recommendation:

- **Submit to the Department of Planning and Environment for assessment and approval a revised architectural drawing of No. DA-2002 with title 'Plans Level 1 Floor Plan' revision P, prepared by Francis-Jones Morehen Thorp Pty Ltd dated 4/08/2016. 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).**

It is noted that EIS had not adequately addressed the issues related to the archaeological assessment as required by the SEARs. Also, Policy 80 of the CMP for Baker's Terraces states that:

Any future works that propose excavation of the basement area within the footprint of Baker's Terraces will require an archaeological assessment by a suitably qualified and experienced historical archaeologist as part of the application to the Heritage Division.

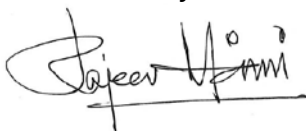
This assessment has not been received by the Heritage Division. Also, no archaeological assessment has been submitted for the remainder of the site. It is considered that although it appears that archaeological potential may be low, this cannot be confirmed until these assessments have been reviewed.

Therefore, the Heritage Division recommends the following approach to manage any potential historical archaeological resources which may be identified through the archaeological assessment required above. This information should be considered and approved by the Department prior to any ground disturbance works taking place on site:

- A) Where the archaeological assessment identifies that, there are likely to be archaeological resources of local or state significance requiring management, the Applicant shall submit an Archaeological Research Design and Excavation Methodology undertaken by a suitably qualified and experienced historical archaeologist;**
- B) The name of a nominated excavation director suitable to satisfy the Excavation Director Criteria of the Heritage council of NSW for the proposed activity and significance level;**
- C) The Research Design and Excavation Methodology should clearly state the provision of a final excavation report prepared by the approved Excavation Director is prepared and submitted in accordance with Heritage Council of NSW Guidelines within 12 months of the completion of the archaeological activity; and**
- D) If historical archaeological deposits are discovered unexpectedly 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.**

If you have any questions regarding the above advice, please feel free to contact James Quoyale, Heritage Officer, Heritage Division, Office of Environment and Heritage, at email: james.quoyale@environment.nsw.gov.au or on telephone: 9873 8612.

Yours sincerely



Rajeev Maini
Manager Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council
15 September 2017