

SSD 7064 175-177 Cleveland Street and 1-5 Woodburn Street Redfern

24 August 2015



GRAHAM BROOKS
AND ASSOCIATES
ARCHITECTS
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The Secretary General
NSW Planning & Environment
23-33 Bridge Street
Sydney NSW 2000

Dear Sir

**SSD 7064
Mixed Use Hotel and Residential Development
175-177 Cleveland Street and 1-5 Woodburn Street
Response to SEARs Additional Conditions
Requested by Heritage Council**

At the request of the applicant for SSD 7064 Mr Aaron Sutherland, Graham Brooks and Associates Pty Ltd has reviewed the email request from Ms Amy Watson, Team Leader Metropolitan Projecst, dated 20 August 2015, to incorporate the comments of the NSW Heritage Council delegate, the Heritage Division, Office of Environment and Heritage, in the EIS being prepared for this project.

The late submission from the Heritage Council delegate on the request for Secretary's Environmental Assessment Requirements (SEARs) for the proposed redevelopment of 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern, dated 20 August 2015, includes the following comments:

- 1. The Applicant should submit a Heritage Impact Assessment (HIA) as part of the EIS. The HIA should address the potential heritage impacts of the proposed development on State significant items in the vicinity of the site, including views and setting. It is noted that the subject site is not listed on the State Heritage Register nor does it lie within a Conservation Area. The HIA should also assess if the proposed works will have an impact on any archaeology protected under the Heritage Act 1977.*
- 2. The Heritage Impact Assessment to be submitted with the application should also assess the proposed works against the policies of the Conservation Management Plans for the building endorsed by the Heritage Council of NSW.*

Response

No part of the subject site is listed on the NSW State Heritage Register (as noted in point 1 of the Heritage Council correspondence). As such, there is no Heritage Council endorsed Conservation Management Plan that applies to the subject site and point 2 in the correspondence is not a relevant consideration.

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As Key Issue 1. of the SEARs requires the EIS to address the applicable provisions of the *Sydney Local Environmental Plan 2012*, the European Heritage Impact Assessment, required as part of Key Issue 8., will consider the potential impact of the proposal on State significant items in the vicinity of the site.

Therefore, the current SEARs requirements for the EIS assessment of European Heritage are considered to be appropriate and should remain unchanged. These are included as 8. European and Aboriginal Heritage in the SEARs issued on 11 June 2015, and state:

The EIS shall:

- *Assess the heritage significance of the site and any impacts the development may have upon this significance.*
- *Identify non-Aboriginal heritage items within the area affected by the proposal. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines of the NSW Heritage Manual;*

Yours faithfully
GRAHAM BROOKS AND ASSOCIATES



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