



Office of
Environment
& Heritage

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SSD 9194

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Notice of Exhibition – Student Accommodation - 13-23 Gibbons Street, Redfern (SSD 9194)

I refer to your e-mail dated 22 January 2019, requesting input from the Office of Environment and Heritage (OEH) on the abovementioned SSD.

The SSD involves demolition and construction of an 18-storey mixed-use student accommodation development comprising 488 accommodation rooms, ground level retail and a basement.

Please find OEH comments in Attachment 1.

Should you have any queries regarding this matter, please contact Svetlana Kotevska, Senior Conservation Planning Officer on 8837 6040 or at Svetlana.kotevska@environment.nsw.gov.au.

Yours sincerely

S. Harrison 11/02/19

SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney
Communities and Greater Sydney Division

Attachment 1 – Office of Environment and Heritage (OEH) comments - Student Accommodation - 13-23 Gibbons Street, Redfern (SSD 9194)

Aboriginal Cultural Heritage

The proposal would involve the demolition of existing structures on the site, however the existing basement structure will largely be retained. Additional excavation of between 1m-1.5m below the existing basement level within the central portion of the basement is proposed and structural pilings.

OEH has reviewed the Aboriginal Cultural Heritage Assessment Report (ACHAR) dated December 2018 prepared by Artefact Heritage.

It is noted that a residential apartment block currently exists on site and includes a single level of basement parking up to 1.5m below the existing landform. The geotechnical assessment completed in September 2018 by Douglas Partners revealed that fill was noted within several test pits, extending to a depth of up to 1.3m below basement level. The outcomes of geotechnical investigation confirm the extent of subsurface disturbance as the results show the absence of substantial A-Horizon aeolian sands. The ACHAR states current geotechnical investigation suggests that the natural sand deposits identified within the study area are associated with B horizon soils. These deep natural soil deposits are considered unlikely to contain Aboriginal objects. OEH recommends that no further archaeological investigation be undertaken.

Discussion on a preliminary concept design relating to the proposed Aboriginal artwork, indicated that Gadigal language should be incorporated into the design and that the changing and continued connection to Redfern for Aboriginal people were considered important messages for any proposed interpretive elements.

OEH agrees with the report recommendations and the following should be included as conditions of consent:

1. The applicant to investigate methods to incorporate Aboriginal cultural heritage values into the proposed design and develop and implement a heritage interpretation strategy for the project including native plantings and the incorporation of appropriate local Aboriginal names into the development. This is to be done in consultation with Metropolitan Local Aboriginal Land Council.
2. If suspected human remains are located during any stage of the proposed works, work must stop immediately, and the NSW Police notified. An Archaeologist or Physical Anthropologist should be contacted in the first instance where there is uncertainty whether the remains are human.
3. An unexpected finds procedure be developed for use during the construction and include notification of a heritage consultant and RAPs where unexpected finds are identified.

(END OF SUBMISSION)