

4 May 2022

Mr Keith Ng
Department of Planning, Industry & Environment

Email: keith.ng@planning.nsw.gov.au

Dear Mr Ng

**Re: Comments: Sydney Metro West - Westmead to Sydney CBD
Reference Number: #11426**

Thank you for the opportunity to provide feedback on the Exhibition Notification Sydney Metro West Stage 3.

Place Management NSW (Placemaking NSW) has reviewed the supporting documents available on the Department's website and offer the following high-level feedback. The following relates to the Bays Metro station component of the EIS:

- All proposed works should be in alignment with the DPE Bays West Master Plan.
- The White Bay Power Station Conservation Management Plan (WBPS CMP) identifies the significant views to and from the Heritage Listed Site and desire to retain the existing visibility and prominence from adjoining streets, and as a landmark location to be retained and enhanced.
- EIS does not identify, nor take into account the State Heritage *curtilage* of WBPS but rather concentrates only on the building complex.
- Place Management NSW, as the land owners of the White Bay Power Station and its State Heritage Significant Curtilage, requests that it is involved in further design and development of the traction substation to ensure it does not obstruct the views of the Turbine Hall, Boiler House & Chimneys when viewed from the South and the Anzac Bridge.
- The Box culvert excavation for new drainage (2-4 meters deep) in the northern part of the construction site and piling work for the traction substation may have impact on the canal/water inlet-outlet and its function. Future design / development must take into account the impact and necessary involvement of the NSW Heritage Council. Plans to be shared with PMNSW to review and for endorsement.
- Licence agreement/s are to be sought from PMNSW and will be subject to statutory approval from the Heritage Council of NSW for any other authority for the use of WBPS State Heritage Listed land.
- The proposal in the EIS has no provision for vehicle access to the WBPS site (Roberts Rd or otherwise).

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- Road network needs to address the adaptive reuse, and therefore commercial viability of the WBPS; access to and from Rozelle Goods Yard and Roberts Street, and vehicular and pedestrian connectivity with Bays West Masterplan area.
- Additional Land for the precinct is limited to works and not development with the possible exception of the traction sub-station

For Further Assistance:

If you require any further information or wish to discuss the contents of this letter, please contact Katarina Simunic on 0436 802 874.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Arthur Tzortzis', is written over a faint, light blue circular watermark or background.

Arthur Tzortzis
A/Director, Leasing & Asset Management

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