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Your Ref: SSD 8876

Ms Annie Leung
Team Leader
Key Sites Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

By email: liza.miller@planning.nsw.gov.au

Dear Ms Leung,

RE: Heritage Council comments on Concept Application for Pitt Street (South) Over Station Development (SSD 8876)

Thank you for your invitation seeking input and advice from the Heritage Council of NSW for the above Over Station Development (OSD) State Significant Development application (email 13 August 2018).

It is understood that this application is for the concept building envelope of the OSD only. It does not seek approval for its detailed design or any construction works. Key elements of the proposal include:

- conceptual use of the over station development for either residential accommodation or office premises (one or the other, not both land uses)
- maximum building envelope for a podium and tower form with maximum building height up to Reduced Level (RL) 171.6 (approximately 35 residential storeys or 30 office storeys) and a podium height of RL 71 (approximately 8 storeys above ground)
- car parking for a maximum of 34 spaces across three levels of the podium

The Concept Proposal does not seek approval for gross floor area (GFA) or any construction works.

There are no State Heritage Register (SHR) listed places within the proposed development site. However, there is one SHR listed item located directly opposite, Sydney Water Head Office (former) (1939 building), SHR No. 01645. There are also two locally listed heritage places adjoining the development site Edinburgh Castle Hotel and Metropolitan Fire Brigade building. A number of other locally listed heritage places are located nearby (Sydney Local Environmental Plan 2012).

Our comments are based on the review of the following documents.

- Environmental Impact Statement (EIS), *Pitt Street South Over Station Development* prepared by Transport for NSW, 8 August 2018.
- *Appendix R Pitt Street South Over Station Development - Heritage Impact Assessment*, prepared by Urbis, August 2018, Version 2.

Based on our review, it is considered the documents comply with the Standard Secretary's Environmental Assessment Requirements (SEARs) for SSD 8876. The EIS includes an adequate heritage impact assessment and the recommendations and mitigation measures are considered appropriate.

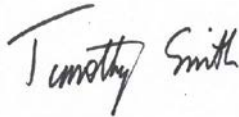
We understand the development for Pitt Street (South) OSD will be subject to the future detailed design, including the form, architectural detailing and materials. It is recommended that future detailed design is developed in line with the heritage recommendations of the EIS, which include:

- *further design development should seek to mitigate impacts of the vertical street walls above the item where the building footprint above podium wraps around the building. Materiality and façade articulation of the podium should respond to the heritage item to better integrate the two sites and to activate the facades.*
- *overshadowing, particularly to the Memorial should be minimised in the further detailed design of the scheme. (EIS 2018, Section 8.9.1)*

In addition to the first condition, it is recommended that the height of the podium should respond to the adjacent locally heritage listed Edinburgh Castle Hotel.

If you have any questions regarding the above matter please contact Alexander Timms, Senior Heritage Officer at the Heritage Division, Office of Environment and Heritage, on (02) 8837 6067 or at alexander.timms@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive, slightly slanted style.

Tim Smith OAM
Director Heritage operations
Heritage Division, Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
10 September 2018