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Ms Heather Warton
Director, Metropolitan and Regional Projects North
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001
Attention: Megan Fu
c/o megan.fu@planning.nsw.gov.au

Dear Ms Warton

**PART 3A DEVELOPMENT – ROYAL RRINCE ALFRED HOSPITAL – NORTH WEST
PRECINCT – 67-73 MISSENDEN ROAD AND 25 LUCAS STREET, CAMPERDOWN –
ENVIRONMENTAL ASSESSMENT– PROPOSED NEW MULTI-STOREY HOSPITAL
BUILDING AND PARKING – MAJOR PROJECT 10_0166**

Reference is made to your letter dated 18 August 2012, received on 20 August 2012, requesting comments on the environmental assessment for the above proposal.

The exhibited environmental assessment for this proposal has been reviewed with particular reference to the Heritage Impact Statement prepared by City Plan Heritage dated July 2012, consistent with Director General Requirement 7 requiring the proponent to assess the significance of and impact on heritage items and areas in the vicinity. The following Heritage Council comments are accordingly provided with regard to heritage issues.

It is noted that this application seeks approval for demolition of two former industrial/ service buildings dating from the 1920s (buildings 11 and 21) and construction of a seven storey hospital building plus car-park level.

It is noted this assessment concludes that the two buildings to be demolished (buildings 11 and 21) have no heritage significance, the site has no significant archaeological potential and other items and areas in the vicinity are listed by City of Sydney Council. No buildings of state heritage significance or listed on the State Heritage Register have been identified in this assessment as located in the vicinity of the development.

While the Heritage Council notes these conclusions of the Heritage Impact Statement, it is considered that buildings 11 and 12 (on the adjoining site) may have a contributory role in the significance of the surrounding urban landscape which, in the opinion of the Heritage Council, is itself likely to be of some significance containing such buildings as the Sancta Sofia and St John's Colleges, King George V and Prince Alfred Hospital, as well as St Andrews College and some important remnant industrial buildings. The elimination of a building form on Missenden Road could also have some impact on the streetscape that currently is largely comprised of buildings directly on the street alignment.

It is therefore recommended that the Heritage Impact Statement be amended to consider the potential impact the demolition of these buildings may have on the surrounding heritage character of the area and especially the streetscape of Missenden Road.

In this regard, as the development does not affect heritage sites of listed on the State Heritage Register or significant archaeological relics managed under the *Heritage Act 1977*, the Heritage Council recommends that these matters be addressed by City of Sydney Council. The Heritage Council recommends that the Department of Planning and Infrastructure incorporate recommendations from the City of Sydney to mitigate impacts on heritage items and areas of local heritage significance.

Recommendations

As delegate of the Heritage Council, the following revisions and conditions are recommended:

1. The Statement of Heritage Impact is amended to consider the potential impact the demolition of these buildings may have on the surrounding heritage character of the area and especially the streetscape of Missenden Road.
2. Any recommendations from the City of Sydney to mitigate impacts on heritage items and areas of local heritage significance.
3. In the event substantial intact archaeological relics are discovered during excavation, work must cease in the affected area and the Heritage Council notified in writing in accordance with section 146 of the Heritage Act 1977. A suitably qualified and experienced archaeologist must be contacted to assess the finds and, depending on the nature of the discovery, archaeological recording, excavation and revised interpretation may be required prior to works commencing.

For any enquiries regarding this matter, please contact Claudine Loffi at the Heritage Branch on (02) 9873 8590.

Yours sincerely



27/09/2012

Vincent Sicari

Manager Conservation Team

Heritage Branch

Office of Environment and Heritage

As Delegate of the Heritage Council of NSW