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Ms Amy Watson  
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Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

By email: [brendon.roberts@planning.nsw.gov.au](mailto:brendon.roberts@planning.nsw.gov.au)

Dear Ms Watson

**RE: Heritage Council comments on a Stage 1 Concept Proposal for the development of the Martin Place Station Precinct (SSD 8351)**

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I refer to your email dated 30 May 2017 inviting comments from the Heritage Council of NSW and advice on recommended conditions for the above State Significant Development application for two Over Station Development (OSD) commercial towers above and integrated with the new Sydney Metro Station at Martin Place. Key elements of the proposal include:

- Building envelope for a new commercial building on the north site, with a maximum height of RL 214.27;
- Building envelope for a new commercial building on the south site, with a maximum height of RL 155.395;
- Maximum gross floor area in the precinct of 125,437m<sup>2</sup>, comprising office, business and retail uses; and
- Conceptual integration of the new north building to the retained heritage listed 50 Martin Place.

The Environmental Impact Statement (EIS) prepared by JBA Urban Planning Consultants Pty Ltd, dated May 2017, has been reviewed, and the following comments are provided:

- The *Commonwealth Bank*, 48-50 Martin Place (SHR 01427) is the only State Heritage Register item within the proposed OSD development, although it is noted that the subject site is in the vicinity of several other items listed on the State Heritage Register.
- It is noted that the Heritage Council Government sub-committee considered the proposal, and the delegate of the Heritage Council included the sub-committee's comments in the recommended SEARs which were provided on 13 April 2017. Most of these comments have been addressed in the EIS. The EIS does not address the archaeological potential as recommended in SEARs provided by the Heritage Council. It is understood that this proposal relates to the Stage 1 DA which is for the concept only. It is further understood that the SEAR for a historical archaeological assessment will be submitted as part of the EIS for the design development Stage 2 DA and is not necessary for the Stage 1 DA.

- On 10 May 2017, the proponent presented the proposal to the Heritage Council. The Heritage Council requested the proponent to provide details on the design principals and rationale for the proposed development on:
  - i. the proposed reduction in setback for the southern building (39 Martin Place)
  - ii. the relationship of that building to Martin Place (both east and west)
  - iii. more information about the street activation and all street frontages and
  - iv. the relationship of the northern building to 50 Martin Place in terms of elevation, bulk, scale and massing.

The Heritage Council also reiterated the request for the proponent to develop a schedule of consultation with the Heritage Council.

- The EIS does not include a schedule of consultation to discuss the mitigation of impacts to heritage with the Heritage Council. It was a SEAR that this be developed and agreed by the Heritage Council at 'early concept stages' and that further consultations shall follow this agreed schedule. The EIS anticipates a frequency of meetings with relevant stakeholders will be bi-monthly.
- The heritage impacts of the Stage 1 DA are considered to be acceptable subject to the future detailed design being developed in line with the recommendations of the EIS.

It is recommended that the following conditions of approval be included:

- An archival photographic recording of the affected internal and external elements of a local heritage item, 7 Elizabeth Street, approved for demolition as part of Critical State Significant Infrastructure (CSSI 15\_7400) application by the Planning Minister on 9 January 2017 is required prior to the commencement of works, in accordance with the Heritage Division document entitled, *Photographic Recording of Heritage Items using Film or Digital Capture*. The original copy of the archival record must be submitted to the Heritage Division.
- The Applicant must submit a historical archaeological assessment prepared by a suitably qualified and experienced historical archaeologist for the project site as part of the EIS for the Stage 2 DA. This assessment should be prepared according to Heritage Council of NSW Guidelines including *Assessing Significance of Historical Archaeological Sites and Relics* 2009 and *Archaeological Assessments* 1996. This assessment should identify whether historical archaeological resources (of local or state significance) may be present and impacted by the proposed development. If archaeological relics are likely to be present, it should outline what design alterations have been considered in whole or part and what appropriate mitigation measures may be required to manage these resources within the new development.

If you have any questions regarding the above advice, please contact James Quoye, Heritage Officer, Heritage Division, Office of Environment and Heritage, at email [james.quoye@environment.nsw.gov.au](mailto:james.quoye@environment.nsw.gov.au) or on telephone: 9873 8612.

Yours sincerely



**Rochelle Johnston**  
 Acting Director, Heritage Operations  
 Heritage Division  
 Office of Environment & Heritage  
 7 July 2017  
**As Delegate of the NSW Heritage Council**