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Your Ref: SSD 8874

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

By email: russell.hand@planning.nsw.gov.au

Dear Ms Leung,

RE: Heritage Council comments on Concept Application for Victoria Cross Over Station Development (SSD 8874)

Thank you for your invitation seeking input and advice from the Heritage Council of NSW on the recommended conditions for this Over Station Development (OSD) State Significant Development application (email 23 May 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:

- a maximum building envelope, including setbacks for the over station development;
- a maximum building height of RL 230 (168 metres) providing:
 - approximately 40 commercial storeys and 2 additional storeys for rooftop plant for the high-rise portion of building envelope; and
 - approximately 13 storeys for the lower eastern portion of the building envelope at RL 118 (55 metres).
- a maximum gross floor area (GFA) of 60,000 square metres (excluding any station components)
- basement car parking for a maximum of 150 parking spaces

There are no State Heritage Register (SHR) listed places within the proposed development site. However, there are two SHR listed items in the vicinity, the North Sydney Post Office and Courthouse (SHR 01417) and Greenwood (SHR 00517).

The one locally listed heritage place within the site was demolished under CSSI 15_7400. This was one of the few remaining Victorian shopfronts on Miller Street and the last in this vicinity and provided a strong contrast to the surrounding multi-storey buildings. There are also several locally listed heritage places adjacent to the site.

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

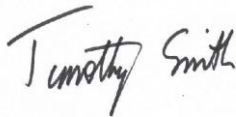
- Environmental Impact Statement (EIS), *Victoria Cross Station Over Station Development* prepared by Transport for NSW, 18 May 2018.
- *Appendix O Victoria Cross Over Station Development - Heritage Impact Assessment*, prepared by OCP Architects, 15 May 2018.

We understand the development for Victoria Cross OSD will be subject to the future detailed design, including the form, architectural detailing and materials. It must be developed in line with the EIS and the following recommendations.

- It is acknowledged that the concept building envelope is setback from the street edge to provide a wide linear pedestrian space to the front of the building, and allowing views to the locally heritage listed MLC building. However, the building envelope does not align with the MLC building. It is recommended that the envelope be setback in line with the MLC building to preserve view lines and the context to the MLC building and the local heritage listed Rag & Famish Hotel.
- The geometry of the adjacent locally listed MLC building should inform the design of the OSD to respond to the site's context and setting. This will assist in mitigating visual impacts.
- The Denison Street frontage must ensure views to the MLC building are not adversely impacted.
- Consideration must be given to reducing the maximum building height envelope for the development to reduce adverse visual impacts to the surrounding State and local heritage places.
- Consideration must also be given to providing interpretation of the previous Victorian shopfronts along Miller Street, including the recently demolished 187 Miller Street.

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



Tim Smith OAM
Director Heritage operations
Heritage Division, Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
21/6/18