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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: REVIEW OF RESPONSE TO SUBMISSIONS REPORT 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 Response to Submissions (RtS) for the Over Station Development (OSD) State Significant Development application (email 13 September 2018).

On 21 June 2018, the Heritage Council of NSW submitted a response to the Environmental Impact Statement (EIS) and recommended conditions of consent for the project. The RtS has addressed each comment.

We have reviewed the report, in particular:

- Victoria Cross Over Station Development Submissions Report, prepared by Sydney Metro, September 2018, Volume 1
- Appendix C Updated Victoria Cross OSD Design Guidelines
- Appendix D Updated Consultation with Stakeholders Report
- Appendix N Summary of issues raised at Community Information Sessions
- Appendix O Issue categories and where to find responses to issues raised in submissions

During public exhibition of the Victoria Cross OSD application, 50 public submissions were received by DPE. A total of three of these submissions included reference to heritage concerns. This included concerns that the OSD would have adverse impacts on surrounding heritage items including the MLC building and Rag & Famish Hotel (locally listed items).

In response to submissions raised, the OSD building envelope has been simplified over the Miller Street face. The Victoria Cross Design Guidelines have been updated to incorporate this change, and to ensure development of detailed design satisfies specific considerations (including setback, overshadowing, maintaining sky view, alignment with the datum or height of the MLC building). This will further reduce visual impacts to the streetscape and nearby heritage buildings (locally listed Rag & Famish Hotel and the MLC building).

I understand 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. However, the Victoria Cross Design Guidelines (Appendix C) will guide the detailed design of the future

OSD within the concept building envelope for the Victoria Cross OSD site. The design guidelines include a section for Built Form (section 4.0), which contains heritage considerations (Section 4.4). The updated design guidelines are considered appropriate to mitigate heritage impacts for future development of detailed design.

In addition, the heritage mitigation measures have also been modified, as outlined in RtS' Section 9.2 (Table 9.3). The heritage mitigation measures outlined during construction and operation are considered appropriate, as they outline considerations to minimise heritage impacts to be addressed as part of the detailed design process.

The following comments are provided to guide the development of any Conditions of Approval that relate to heritage:

- The development of the detailed design should be guided by the updated Victoria Cross Design Guidelines.
- The proposed mitigation and management measures outlined in RtS' Section 9.2 (Table 9.3) must be implemented. The conditions should state that detailed design must comply with these measures.

We look forward to continuing to provide advice from the Heritage Council as the project's detail design develops, to understand and ensure that design options considered will have minimal heritage impacts.

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



Rochelle Johnston
Acting Director Heritage Operations
Heritage Division, Office of Environment and Heritage

25 September 2018

As Delegate of the Heritage Council of NSW