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Dear Mr Hand

## **Martin Place Station Precinct Over Station Development – North Site Stage 2 (SSD 9270) – Response to Submissions**

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Thank you for your invitation seeking comment from the Heritage Council of NSW for Response to Submissions (RtS) and Amended Proposal Reports addressing the comments and matters raised during the exhibition of the above Over Station Development (email 3 April 2018).

We note that this application follows an approval granted by the Minister for Planning on 22 March 2018 for Stage 1 Concept Proposal for an Over Station Development, which included two commercial towers above the northern (North Site) and southern (South Site) entrances of Martin Place Metro Station (SSD 8351).

Our previous comments on the Environmental Impact Statement (issued 8 November 2018) were based on the Standard Secretary's Environmental Assessment Requirements (SEARs) for SSD 9270 (issued 8 May 2018). Our comments related to consultation with the Heritage Council and the requirement for a Heritage Interpretation Plan to comply with the project SEARs.

Our updated comments are based on the review of the below RtS documents.

- *Response to Submissions and Amended Proposal SSD 18\_9270, North Site Stage 2 - Sydney Metro Martin Place integrated station development.* Prepared by Ethos Urban. Submitted to Department of Planning and Environment on behalf of Macquarie Corporate Holdings Pty Ltd, 29 March 2019 (Ref:15879/218984)
  - Appendix A: *Record and Response to Submissions*
  - Appendix E: *Sydney Metro Martin Place Integrated Station Development. Heritage Interpretation Strategy.* Prepared by TKD Architects, 28 February 2019 (Issue P5).
  - Appendix F: *Sydney Metro Martin Place Integrated Station Development. State Significant Development. Development Application – Stage 2. Statement of Heritage Impact. North Tower.* Prepared by TKD Architects, 28 February 2019 (Issue F).

### Consultation with the Heritage Council

The Heritage Impact Statement submitted been updated to document all consultation undertaken with the Heritage Council, including the identification of issues raised and how the proposal has responded to those issues (Section 7, Appendix F). The updated report adequately outlines Heritage Council consultation to-date. However, the last presentation to the Heritage Council Approvals Committee (2 May 2018) identified that there was not enough detail on the Martin Place OSD to provide extensive comment on design and that more detail was required to be presented to the Approvals Committee (Item 2.2, Decision 1.d.).

The updated Heritage Impact Statement provides an indicative schedule of key milestones to consult with the Heritage Council (Section 6, Appendix F). The first two milestones include presentation of the concept design (June 2019) and design development (January 2020), with a series of subsequent construction milestones for both North and South Martin Place OSD developments (between August 2020 and December 2023). The first two milestones are required to meet the Heritage Council Approvals Committee request for more detail to provide extensive comment on design.

The updated Heritage Impact Statement has adequately responded to the SEARs for SSD 9270 regarding Heritage Council consultation. The proponent should liaise with the Heritage Division to ensure that future presentations regarding Martin Place OSD concept design and design development are tentatively booked in for Heritage Council meetings. The agenda for the June Heritage Council meeting closes on 6 May 2019, and we encourage the proponent to make contact regarding a request to present.

#### Heritage Interpretation

The SEARs require that the EIS:

*include a Heritage Interpretation Plan, providing opportunities for the proposal to reflect on the heritage character and significance of the site and surrounding area, including Martin Place (Item 6).*

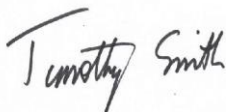
The RtS has provided a Heritage Interpretation Strategy which outlines the history and significance of heritage places associated with the Martin Place Precinct for interpretation and identifies media and locations for future implementation. While the Strategy does not directly address the SEARs requirement for a Heritage Interpretation Plan, it will guide the preparation of a Heritage Interpretation Plan as part of the Sydney Metro Martin Place Station Precinct (incorporating the station and OSD). To support the future preparation of an interpretation plan, the RtS report states:

*It is recommended that a condition of consent be imposed requiring the preparation of a Heritage Interpretation Plan in accordance with the Heritage Interpretation Strategy and the Sydney Metro City and Southwest Heritage Interpretation Strategy, and in consultation with the Heritage Council and OEH. The installation of all interpretation elements will occur prior to the practical completion of the development.*

This condition is considered appropriate to address the unresolved requirement of the SEARs for SSD 9270. In addition to the above condition, it is recommended that the proposed Heritage Interpretation Plan be incorporated into the indicative schedule of key milestones to consult with the Heritage Council.

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](mailto:alexander.timms@environment.nsw.gov.au)

Yours sincerely



**TIM SMITH OAM**

Director, Operations

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**As Delegate of the Heritage Council of NSW**

1 May 2019