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Dear Ms Leung

**RE: Heritage Council comments on Sydney Metro Crows Nest, Over Station Development (SSD 9579) - Notice of Exhibition**

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Thank you for your invitation seeking comment from the Heritage Council of NSW for the above Over Station Development Environmental Impact Statement (EIS) Exhibition (email 12 November 2018).

I note that on 9 January 2017, the Minister for Planning approved the Sydney Metro City and Southwest - Chatswood to Sydenham application lodged by Transport for NSW (TfNSW) as a Critical State Significant Infrastructure project (CSSI 15\_7400). This approval included all physical works required to construct the CSSI, including the demolition of existing buildings and structures on each site. The approval also includes provision for the construction of below and above ground structures and other components of the future Over Station Development (OSD).

TfNSW is seeking consent for the OSD's concept proposal above Crows Nest Station which includes:

- maximum building envelopes with building heights for:
  - Site A up to Reduced Level (RL) 188 or approximately 27-storey for residential uses
  - Site B up to RL 158 or approximately 17-storey for hotel and conference facilities
  - Site C up to RL 132 or approximately 8-storey for commercial premises
- a maximum Gross Floor Area of 55,400m<sup>2</sup>
- social infrastructure (i.e. community facilities) on either Site A or Site C
- maximum of 150 car parking spaces
- indicative signage zones

The proposal will not impact on any State Heritage Register listed places. It is acknowledged that the project footprint is near several locally listed heritage items.

These comments are based on the Standard Secretary's Environmental Assessment Requirements (SEARs) for SSD 9579 (issued 28 September 2018) and on the review of the following documents.

- *Crows Nest Over Station Development - Environmental Impact Statement*. Prepared by Ethos Urban, 9 November 2018.

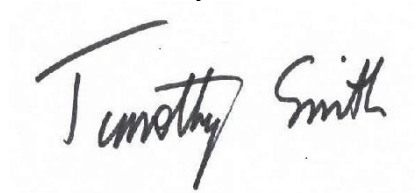
- Appendix O: *Crows Nest Over Station Development Design Quality Guidelines*, November 2018.
- Appendix Y: *Crows Nest Over Station Development - Statement of Heritage Impact Report*. Prepared by Extent Heritage, November 2018.

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 Crows Nest Design Quality Guidelines (Appendix O) will guide the detailed design of the future OSD within the concept building envelope for the Crows Nest OSD site. The design guidelines are considered appropriate to mitigate heritage impacts for future development of detailed design.

The SEARs require a Heritage Interpretation Strategy for the Crows Nest OSD. The EIS states that the *Sydney Metro City and Southwest Heritage Interpretation Strategy* (2018) for Sydney Metro CSSI 7400 covers interpretation of the site. The use of this CSSI Strategy adequately meets the objectives of the SEARs requirement.

If you have any questions regarding our comments 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  
 Heritage Division  
 Office of Environment and Heritage  
**As Delegate of the Heritage Council of NSW**

12 December 2018