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By email: [james.sellwood@planning.nsw.gov.au](mailto:james.sellwood@planning.nsw.gov.au)

Dear Mr Sellwood

**RE: Notice of Exhibition - Sydney Metro City and Southwest (Chatswood to Sydenham)  
Modification 3 - Martin Place (SSI 7400 MOD 3)**

Thank you for the invitation for the Heritage Council of NSW (Heritage Council) to comment on and provide recommended conditions of approval for the Sydney Metro (Chatswood to Sydenham) project Modification 3, for Martin Place Metro Station. I am responding as the delegate of the Heritage Council.

On 9 January 2017, Sydney Metro was granted planning approval (SSI 7400) by the Minister for Planning under Part 5.1 *Environmental Planning and Assessment Act 1979* (EP&A Act). The NSW Government has received an unsolicited proposal from Macquarie Group Limited (Macquarie) for a single fully integrated station and over station development solution relating to the approved Martin Place metro station. Macquarie has prepared a separate State Significant Development application for the proposal.

Subsequently, Transport for NSW (TfNSW) is seeking to modify the SSI 7400 to address changes to infrastructure works at the approved Martin Place metro station in response to Macquarie's proposal (pursuant to section 115ZI EP&A Act). Modification 3 involves changes to the Metro Station including:

- a larger, reconfigured station layout, including the addition of land at 9-19 Elizabeth Street and alterations to the street level layout of the station entries;
- provision of a new unpaid concourse link between the northern and southern station entries extending beneath 50 Martin Place; and
- retention of the existing MLC pedestrian link and works to connect the link to the Sydney Metro Martin Place Station.

An update report has been publicly exhibited in support of this modification. The report entitled 'Chatswood To Sydenham. Martin Place Station Modification Report' was prepared by TfNSW and can be accessed at

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8577](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8577)

Based upon the review of the above report, the following comments and recommended conditions are provided. The below comments are in response to altered impacts resulting from Modification 3. All comments previously issued by the Heritage Division for the Martin Place Metro Station for the Environmental Impact Statement are still valid.

The additional impacts resulting from Modification 3 include:

- Minor impacts from the closure of the physical connections to 9-19 Elizabeth Street. These closures will be patched. However, details of finishes have not been provided.
- Potential moderate/high impacts caused by vibration from the mined construction of underground pedestrian connections and the demolition of 9-19 Elizabeth Street.
- Moderate visual impact caused by the removal of 9-19 Elizabeth Street, which changes the context of 50 Macquarie Place.

The TfNSW report's heritage assessment recommends consultation with a heritage architect in relation to the finishes of the infilled openings between 9-19 Elizabeth Street and 50 Martin Place. In addition, the Heritage Division recommends that the Heritage Council (or its delegate) are provided with the opportunity to review and comment on the refinement of the infill design to mitigate any heritage impacts.

The report's heritage assessment concluded that the remaining impacts under Modification 3 will be managed per the existing Metro Conditions of Approval, including:

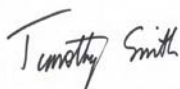
- Condition E14 – external photography of all buildings and structures to be demolished. This would apply to the additional demolition of 9-19 Elizabeth Street
- Condition E21 – preparation of a Heritage Interpretation Plan
- Conditions E30 and E31 – in relation to managing potential vibration impacts to nearby heritage items

However, the proposed modification will result in a greater vibration impact to the approved project impact, which may result in vibration impacts above the screening level for cosmetic damage. Therefore, it is recommended that a detailed assessment be undertaken of the potential impacts of the increased vibration levels to the structure, fabric and significance of 50 Martin Place prior to the commencement of works. The assessment should outline any additional mitigation measures required.

If you have any questions regarding the above matter please contact Alexander Timms, Heritage Assessment 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)

Thank you again for the opportunity to comment on this modification.

Yours sincerely



**Tim Smith OAM**

Director Heritage Operations  
Heritage Division, Office of Environment & Heritage  
**As Delegate of the NSW Heritage Council**

25 July 2017