

Rodger Roppolo
Senior Planning Officer
Key Sites Assessments
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

Letter uploaded to Major Projects Website
C/O: rodger.roppolo@planning.nsw.gov.au

Dear Mr Roppolo

90-102 REGENT STREET, REDFERN – STUDENT ACCOMMODATION (SSD 10382) – EIS

Thank you for your referral dated 10 November 2020 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The proposed development involves:

- Demolition of existing structures on site; and
- Construction of 18-storey building with ground floor comprising retail, communal spaces, offices, and above units comprising student housing.

The proposed SSD does not include the curtilage of any State Heritage Register (SHR) items, nor is the site in the immediate vicinity of any SHR items, although the Redfern Railway Station (SHR 01234) is nearby (approximately 50m west of the subject site). The subject site may contain historic archaeology.

On 2 November 2020, the Heritage Council provided pre-EIS comments relating to the Draft HIS, which indicated a low to moderate potential and recommended test excavation prior to construction. The Specialist Services team of Heritage NSW instead recommended that the proponent should assess and test the site's archaeological potential to inform the EIS, rather than at a later stage. This has not occurred.

The following reports were considered in our assessment:

- *Environmental Impact Statement – Wee Hur Student Housing, 90-102 Regent Street, Redfern*, prepared by Urbis, dated 4 November 2020; and
- *90-102 Regent Street Redfern – Draft Statement of Heritage Impact*, prepared by Artefact Heritage, dated October 2020.

As delegate of the Heritage Council of NSW, the following comments are provided:

- The proposed recommendations in the archaeological assessment remain appropriate, although it was desirable that testing be conducted to inform the findings of the EIS. Recommended conditions of consent for historical archaeology are as follows:
 - All works shall be in accordance with 90-102 Regent Street Redfern – Draft Statement of Heritage Impact, prepared by Artefact Heritage, dated October 2020.
 - An archaeological consultant shall be nominated for the works. The consultants shall have appropriate qualifications and experience commensurate with the

scope of the Major Project works and should meet the Heritage Council's Criteria for Excavation Directors, 2019. The name and experience of these consultants shall be submitted to the Secretary for approval prior to commencement of works.

- All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated archaeological consultant prior to commencing work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.
- After any archaeological works have been undertaken, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, the City of Sydney and the Department of Planning & Infrastructure. The proponent shall also be required to nominate a repository for the relics salvaged from any historical archaeological excavations.

As the site contains a local heritage item, and other local items are in the vicinity, advice should be sought from the relevant local council.

If you have any questions regarding the above advice, please contact Veerle Norbury, Senior Heritage Assessment Officer at Heritage NSW on 9873 8616 or veerle.norbury@environment.nsw.gov.au.

Yours sincerely



Rajeev Maini

Senior Team Leader
Regional Heritage Assessments South
Heritage NSW, Community Engagement
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
26 November 2020