



Ms Emily Dickson
Senior Environmental Assessment Officer
Key Sites Assessments
Department of Planning & Environment
GPO BOX 39
SYDNEY NSW 2001

Sent by e-mail to: Emily.Dickson@planning.nsw.gov.au

Dear Ms Dickson

Request for Secretary's Environmental Assessment Requirements (SEARs) for 338 Pitt Street, Sydney (SSD – 10362)

Reference is made to your correspondence received on 25 July 2019 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal.

The proposed development comprises demolition of existing structures and construction and use of a mixed-use development with an iconic two-tower 258m built form above new podium with internal courtyard, four basement levels and a lower ground level and landscaping works. It is noted the application follows the Concept Approval (D/2016/1509) granted by the Central Sydney Planning Committee (CSPS) and relates to the detailed proposal (Stage 2).

The proposed State Significant Development (SSD) site is not listed on the State Heritage Register (SHR). The site is, however, in the immediate vicinity of several SHR listed items:

- Sydney Central Local Court House (SHR No 00802)
- Sydney Downing Centre (SHR No 00393)
- Hyde Park (SHR No 01871)
- Anzac Memorial (SHR No 01822)
- Museum Railway Station (SHR No 01207)

Based on the above, it is recommended that the draft SEARS in relation to heritage be amended as follows:

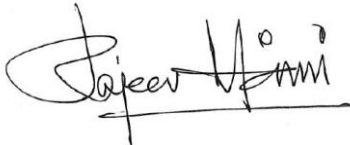
- A Statement of Heritage Impact (SOHI) should be prepared for the project by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:
 - identifies all heritage items (state and local) within and near the site, including built heritage, landscapes and archaeology, and includes detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;
 - assesses the proposal's impact on the heritage significance of heritage items or potential heritage items on, and near the development site;
 - addresses the proposal's compliance with policies of relevant Conservation Management Plans for the affected sites;
 - includes a detailed visual impact assessment along with photomontages; and

- provides detailed mitigation measures and strategies to avoid and mitigate any adverse impacts on heritage values of the affected sites.
- If the SOHI identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the Heritage Guidelines 'Archaeological Assessment' 1996 and 'Assessing Significance for Historical Archaeological Sites and Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme.

Please note that the Greater Sydney Planning Team within the Climate Change & Sustainability Division may provide separate SEARs in relation to Aboriginal cultural heritage.

If you have any questions regarding the above matter, please contact Shikha Jhaldiyal, Senior Heritage Assessment Officer at the Heritage, Community Engagement, Department of Premier and Cabinet on telephone (02) 9873 8545 or by e-mail: shikha.jhaldiyal@environment.nsw.gov.au.

Yours sincerely



Rajeev Maini
Senior Team Leader
Regional Heritage Assessments South
Heritage, Community Engagement
Department of Premier and Cabinet

As Delegate of the Heritage Council of NSW

2 August 2019