



Ms Amy Watson  
Team Leader  
Key Sites Assessments  
Department of Planning and Environment  
320 Pitt Street  
SYDNEY NSW 2001

File No: SF17/16289  
Ref No: DOC17/195950  
Your reference: MP 17\_8351

Sent by email to: [brendon.roberts@planning.nsw.gov.au](mailto:brendon.roberts@planning.nsw.gov.au)

Dear Ms Watson

**Request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development application (concept) for a commercial development at the Martin Place Station Precinct, Sydney, 2000 Sydney LGA (SSD 8351)**

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Reference is made to your email received on 30 March 2017 seeking input into the Department of Planning and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Assessment (EIS) for above proposal.

The Unsolicited Proposal submission lodged by Macquarie to the State Government for the delivery of a single fully integrated station/OSD solution for the new Sydney Metro Martin Place Station. Stage 1 concept proposal for the development of the Martin Place Station Precinct includes the following works:

Construction of an integrated station that spans the entire north south dimension of the precinct with over station development (OSD)

OSD North Site

- Proposed 40+ storey predominantly commercial office building.
- The proposed building complies with the Sydney LEP's height controls.
- Podium level provides integration with 50 Martin Place.
- No connections to 50 Martin Place are proposed for the basement levels of that building, including the level of the significant Safe Deposit Vault.
- FSR will exceed the Sydney LEP 2012 development standard.

OSD South Site

- Proposed 28+ storey predominantly commercial office building.
- The Concept Proposal, as submitted complies with FSR and building envelope controls.
- A future Planning Proposal will be submitted to increase the height of the northern portion of the site (currently limited to 55m and the FSR using the Solar Access Plane as a control (Figure 2).

The SEARs Request Report prepared by JBA Urban Planning Consultants Pty Ltd, outlining the background, the proposal, the planning context and key Environmental Aspects to be assessed, dated March 2017, has been reviewed and the following comments are provided:

It is noted that the subject site is in the vicinity of several heritage items. It is noted that 50 Martin Place (SHR 01427) is the only State Heritage Register item that is within the proposed development.

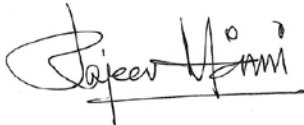
It is noted that demolition of a local heritage item 7 Elizabeth Street was approved as part of Critical State Significant Infrastructure (CSSI 15\_7400) application by the Planning Minister on 9 January 2017. An archival photographic recording of the affected internal and external elements is required prior to the commencement of works, in accordance with the Heritage Division document entitled, Photographic Recording of Heritage Items using Film or Digital Capture. The original copy of the archival record shall be submitted to the Heritage Division.

The Draft SEARs attached to your letter are considered adequate. However, it is recommended that the following additional SEARs be included to enable an appropriate level of assessment:

- A schedule of consultation to discuss the mitigation of impacts to heritage with the Heritage Council of NSW should be developed and agreed by the Heritage Council at early concept stages. Further consultations shall follow this agreed schedule.
- The EIS should include a Heritage Impact Statement (HIS) to address the extent of impact on the surrounding site and surrounding area, including any built and landscape items, conservation areas, views and settings and in particular the impact of the proposal on the following heritage items: (locally listed) Martin Place and (the state listed) 48-50 Martin Place and Martin Place Railway Station. Also any adverse impacts to setting, context and views along Martin Place, Chifley Square and to Richard Johnson Square. The HIS must consider opportunities for heritage interpretation.
- The Applicant shall submit a historical archaeological assessment prepared by a suitably qualified and experienced historical archaeologist for the project site as part of the EIS. This assessment should be prepared according to Heritage Council of NSW Guidelines including 'Assessing Significance of Historical Archaeological Sites and Relics' 2009 and 'Archaeological Assessments 1996'. This assessment should identify whether historical archaeological resources (of local or state significance) may be present and harmed by the proposed new development. If archaeological relics are likely to be present, it should outline what design alteration have been considered in whole or part and what appropriate mitigation measures may be required to manage these resources within the new development.

If you have any questions regarding the above matter, please contact James Quoye, Heritage Officer, at the Heritage Division, Office of Environment and Heritage on telephone (02) 9873 8612 or by email: [james.quoye@environment.nsw.gov.au](mailto:james.quoye@environment.nsw.gov.au).

Yours sincerely



**Rajeev Maini**

Acting Manager, Conservation

Heritage Division

Office of Environment & Heritage

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

13 April 2017