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File: 10/20752

Ms Karen Jones  
Director  
Metropolitan and Regional Projects South  
NSW Planning and Infrastructure  
**SYDNEY NSW 2001**

**Attn: Daniel Gorgioski**

Dear Ms Jones,

**Request for comment on proposed modification to concept plan for North Eveleigh (MP08-0015MOD1) and proposed state significant development application for affordable housing (SSD 5708).**

Thank you for your letter received by the Heritage Branch on 1 May 2013, seeking comment on:

1. Proposed modification to concept plan for North Eveleigh (MP08-0015MOD1); and
2. Proposed state significant development application for affordable housing (SSD 5708).

It is noted that since this is a State Significant Development, the Heritage Council is not a consent authority in relation to either the Concept Plan or design of building D4. However, in accordance with your request the following comments are provided:

**Proposed modification to concept plan for North Eveleigh (MP08-0015MOD1)**

1. On the whole, revitalisation of the subject site is a positive step provided the overall industrial character of the subject site is retained in the detailed site layout, public domain works and design of individual buildings.
2. The Concept Plan envisaged the new development would have a continuity of scale with that of the historic buildings. With this in mind it would be appropriate to retain the height of the proposed building to be similar to the height of the Carriage Works especially on its junction with the affordable housing buildings. It is therefore, considered that the proposed modification is likely to have a detrimental impact on the continuity of scale expected by the Concept Plan and should be avoided, if possible.

**Proposed state significant development application for affordable housing (SSD 5708)**

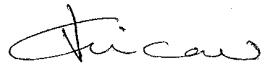
1. The proposed building is located in the vicinity of a significant Heritage Building (Carriage Works Building). The concept plan is expected to have a continuity of scale with heritage buildings. The proposed design and increase in height of the building is contrary to this

expectation. It is desirable that the height of the proposed building D4, especially on the eastern corner, is reduced to be no more than the height of the Carriage Works building.

2. The proposed architectural treatment with deep wrap around recessed balconies is likely to be at odds with the industrial character of the Carriage Works Building and other heritage buildings on site. Deeply recessed balconies from a solid external wall create a built form that has a potential to compete with the heritage buildings in the vicinity.
3. Use of exposed brick finish for the eastern section of the proposed building is desirable. However, the proposed brick colour is not clear. It is recommended that the selected brick colour is sympathetic to the colour of the bricks used in the Carriage Works building.
4. A proposed entrance at the eastern edge would be considered more sympathetic with the Carriage Works building if it was designed as a solid wall with an opening for entrance rather than the whole building being recessed with only the columns presenting on the northern façade at ground level. Consideration should be given to this aspect of building D4.
5. It is considered that increase in the foot print is acceptable and is unlikely to have any detrimental impact on heritage buildings provided the eastern edge of the previously approved building envelope is retained.

I hope the above comments will assist in your determination of the subject application. If you have any further enquiries regarding this matter, please contact Mr Rajeev Maini on 9873 8592.

Yours sincerely



07/06/2013

**Vincent Sicari**  
Manager, Conservation Team  
Heritage Branch  
Office of Environment & Heritage  
Department of Premier and Cabinet  
**As Delegate of the NSW Heritage Council**