



Ben Lusher
Major Projects Assessment
PO Box 39
SYDNEY NSW 2001

Contact: Gary Estcourt
Phone: (02) 9873 8562
Fax: (02) 9873 8599
Email: Gary.estcourt@planning.nsw.gov.au
File: 11/03652
Our Ref: B304046
Your Ref: MP09_0076

Dear Mr Lusher

MAJOR PROJECT REFERRAL – City one development (MP09_0076) - REQUEST comment on ENVIRONMENTAL ASSESSMENT

I respond to your correspondence requesting the NSW Heritage Council's comments in relation to the Environmental Assessment prepared for the above proposal.

The Director-General's Requirements (DGRs) in relation to heritage were as follows:

The EA shall provide a Heritage Impact Statement in accordance with the Heritage Council guidelines, prepared by a qualified Heritage Consultant for the proposed works to determine:

- The impact that the works will have upon the retained heritage items and other items of heritage significance within the vicinity of the development (including but not limited to Transport House, Shell House, Wynyard Park and Wynyard Station); and*
- The impact of the design of the station entry canopy structure upon Wynyard Park.*

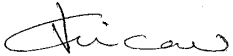
The following comments are provided:

- The Heritage Impact Assessment (HIA) has undertaken an assessment of the impact of the works on the adjacent heritage items as required by the DGRs.
- It is considered that the proposed form of the new tower development is inconsistent with the predominant height and character of the buildings to the east of Wynyard Park and will therefore impact on the surrounding heritage buildings.
- The removal of all remaining significant internal elements from Shell House is justified to allow a viable office use of the building to allow its façade and clock tower to be retained. There is insufficient information provided within the HIA to allow this conclusion to either be supported or rejected. It would have been advisable if plans showing the existing significant elements within Shell House had been supplied to enable the impacts to be properly assessed.
- Apart from stating that there is no archaeological significance for either Wynyard Park or Shell House there has not been any detailed discussion of the archaeology of the site and the potential impacts of the proposed works.
- The *Archaeological Zoning Plan for Central Sydney, 1992* identifies areas of Wynyard Park as having 'Archaeological Potential', yet this is not discussed in the documentation.
- The HIA notes that detailed design of the upgrade to Wynyard Station must identify and retain elements of the 1932 structure, fabric and finishes. This detailed assessment is required as is further detailed assessment of the impacts on the fabric of all items of heritage significance. It is acknowledged that the HIA states that the current proposal is for the building envelope only and these detailed studies would be included in further applications.



The Heritage Branch would be happy to review any further documentation that may address any likely heritage impacts. If you have any further enquiries regarding this matter, please contact Gary Estcourt at the Heritage Branch on (02) 9873 8562.

Yours sincerely



23/02/2011

Vincent Sicari
Manager
Conservation Team
Heritage Branch
Department of Planning