

Attachment A

General Terms of Approval



Mr Bill Mackay
Manager – Planning Assessments
City of Sydney
GPO Box 1591
Sydney NSW 2001

Attention: Mr Shannon Rickersey <SRickersey@cityofsydney.nsw.gov.au>

Dear Mr Mackay,

**HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL
INTEGRATED DEVELOPMENT APPLICATION IDA/2018/141**

Site: Tank Stream, 174-186, 200 A George Street and 33-35 Pitt Street
SHR No.00636

Proposal: Demolition of Jackson's on George building; construction of a new 55 level commercial tower and podium building with 4 basement levels comprising commercial premises; a new building on the Jacksons on George part of the site for use as food and drink premises; a public cycle facility; and public domain improvements including a new public plaza on George Street, new lanes and a new plaza at the lanes level.

Additional Information Requested: Yes, received 10/07/2018

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the approval of the proposed super-structure, sub-structure and excavation works within the curtilage of the SHR listed Tank Stream (SHR 00686) is subject to Deferred Commencement in accordance with s63A of the *Heritage Act 1977*. This approval is subject to the following condition:

- a) The physical location of the tank stream and its 3m curtilage requires confirmation. Further information is required including a detailed existing conditions survey, a detailed geo-technical report, an excavation management plan and a detailed mitigation strategy to protect the Tank Stream. The impact of the proposed development on this item should be reassessed in an amended Statement of Heritage Impact. This should also be supported by amended engineering and architectural plans which clearly show the relationship of the item (The Tank Stream and its curtilage) to the proposed development in plans and sections. These must be submitted for the satisfaction and approval of the Heritage Council of NSW or its delegate.
- b) Based on this revised submission, additional conditions as general terms of approval, may be issued by the Heritage Council of NSW or its delegate to protect the Tank Stream during construction.

Reason: The supporting documents for this IDA refer to the extrapolated, not confirmed location of the Tank Stream and its curtilage. This needs to be confirmed to understand the impact of the proposal to this item and how best to manage the proposed change.

ADVICE

Advice regarding impact of the proposed new development on the SHR items in the vicinity of the subject site

The subject site is located in the vicinity of a number of State Heritage Register (SHR) listed items including the *Accountants House* at 117-119 Harrington Street (01521), *Hart's Building* at 10-14 Essex Street (01550) and Housing Board Building at 120 Gloucester Street (01552), the *Royal Naval House* at 32-34 Grosvenor Street (01574), *Jobbin's Terrace* at 103 – 111 Gloucester Street (01553) and *Barker's Terrace* at 70-72 Gloucester Street (01531).


The design of the proposed new development should be sympathetic to the form, scale and character of the SHR listed items in the vicinity. Careful consideration must be given to bulk, form, articulation, materials, textures and colour scheme of the proposed new development, taking cues where appropriate from significant heritage items in the vicinity as well as from the overall urban and architectural character of the area to minimise visual impact.

Advice regarding Section 148 of Heritage Act 1977

Section 148 of the Heritage Act 1977 (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

If you have any questions regarding the above matter please contact Reena Goyal, Senior Heritage Assessments Officer at the Heritage Division, Office of Environment and Heritage, on 8837 6370 or Reena.Goyal@environment.nsw.gov.au.

Yours sincerely



STEVEN MEREDITH
Regional Manager, Southern
Heritage Division
Office of Environment and Heritage
8 August 2018

As Delegate of the Heritage Council of NSW