

Planning Approval Consistency Assessment Form

SM-17-00000111

Sydney Metro – Metro Body of Knowledge (MBoK)

Assessment Name:	Hunter Street Additional Hoarding
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Prepared for:	Sydney Metro
Assessment number:	JCG07
Type of assessment:	Assessment under EP&A Act 1979, Division 5.2
Version:	Final
Planning approval No. (where relevant):	SSI - 19238057
Date required:	8 January 2024
iCentral number	SM-23-00860284

Form information – do not alter

Form number	SM-17-00000111
Applicable to:	Sydney Metro
Document Owner:	Director, Planning Approvals
System Owner:	Executive Director, Environment, Sustainability & Planning
Status:	Final
Version:	4.0
Date of issue:	AUGUST 2023
Review date:	As required
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1. Existing Approved Project

Planning approval reference details (Application/Document No. (including modifications)):

SSI-19238057: Sydney Metro West – Major civil construction between The Bays to Sydney CBD (Stage 2 of the planning approval process for Sydney Metro West)

Date of determination:	24 August 2022	Type of planning approval:	Critical State Significant Infrastructure (CSSI) (Division 5.2)
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Relevant background information (including EA, REF, Submissions Report, Director General's Report, MCoA):

Sydney Metro West Environmental Impact Statement – Major civil construction between The Bays and Sydney CBD (Sydney Metro, November 2021) (referred to throughout this document as 'the EIS')

Sydney Metro West Submissions Report – Major civil construction work between The Bays and Sydney CBD (Sydney Metro, April 2022)

Sydney Metro West Stage 2 - Assessment Report (SSI 19238057) (24 August 2022)

Sydney Metro West Stage 2 – Instrument of Approval - Conditions of approval (CoA) (24 August 2022)

Sydney Metro West Stage 2 – Modification 1 - (February 2023)

Sydney Metro West Stage 2 – Modification 2 - (August 2023)

Sydney Metro West Stage 2 – Instrument of Approval - Conditions of approval (CoA) (last modified October 2023)

All proposed work identified in the assessment would be carried out in accordance with the mitigation measures identified in the Environmental Impact Statement (EIS), Submissions Report and the Conditions of Approval (CoA).

Description of existing approved project you are assessing for consistency:

Sydney Metro West - all major civil construction work between Westmead and The Bays (Stage 1)

Sydney Metro West – Concept and Stage 1 (major civil construction between Westmead and The Bays), including station excavation and tunnelling, was determined on 11 March 2021.

It is noted that this consistency assessment does not relate to any aspects of Stage 1.

Sydney Metro West - all major civil construction work and tunnelling between The Bays and Sydney CBD (Stage 2, the Approved Project)

The major civil construction work between The Bays and Sydney CBD was determined on 24 August 2022. The scope of the Approved Project is described in Chapter 5 of the EIS and includes:

- Enabling work such as demolition, utility supply to construction sites, utility adjustments, and modifications to the existing transport network
- Tunnel excavation including tunnel support activities
- Station excavation for new metro stations at Pyrmont and at Hunter Street, in the Sydney CBD

2. Description of proposed change which is the subject of this assessment

The EIS assessed impacts relating to settlement (ground movement) within Chapter 8 (Non-Aboriginal heritage), Chapter 14 (Groundwater and ground movement), EIS Technical Paper 3 (Non-Aboriginal Heritage) and EIS Technical Paper 7 (Hydrogeology) respectively. Impacts relating to Visual Amenity are addressed in Chapter 11 and Technical Paper 5.

This Consistency Assessment assesses the temporary installation of a public protection system consisting of B-class hoarding, for buildings on Hunter Street where the façade may be impacted by settlement as a result of construction activities (e.g. tunnelling) associated with the ETP works. This assessment only foresees the risk of small fragments falling from the facades of the buildings.

The maximum settlement of buildings was assessed in the EIS (Chapter 14). The assessment used a conservative approach for potential settlement and identified the Radisson Blu Hotel and Pangas House buildings fall within settlement risk category 1 or 2 where the damage is negligible or slight (i.e. up to 50mm).

In accordance with mitigation measure NAH8, further assessment during detailed design and construction planning has been completed to check the preliminary findings of the ground movement assessment included in the EIS in relation to listed heritage buildings. The assessment identified the potential building effects as a result of ground movement (i.e. settlement) and recommends the extent of hoarding to be installed to manage any potential safety risk from falling fragments from the Radisson Blu and Pangas House. The public protection system will provide overhead protection to pedestrians using the footpath adjacent to the buildings.

The proposed change, subject of this Consistency Assessment, therefore, includes the installation of temporary hoarding at two locations as recommended in the further ground movement assessment. The two locations are:

- Around the “nose” of the Radisson Blu Hotel (Former Wales House) (on Hunter Street); approx.. 25 m along O’Connell Street and Pitt Street; and 16 m on Hunter Street.

- In front of 15 -17 Hunter Street, known as Pangas House, approx.. 12m.

Note: There would be a very low likelihood of falling objects from the associated construction works. In a worst-case scenario where building materials may become loose, the unmitigated risk to community and worker safety would be high. Construction of the temporary B-class hoarding would mitigate risks to the public associated with falling objects during tunnelling of the approved project.

Table 1 – Comparison of the proposal with relevant elements of the Approved Project

Relevant elements of the Approved Project	Proposed change
<p>8. Non-aboriginal heritage</p> <p>8.3.1 Construction study area: The construction site study area for the non-Aboriginal heritage assessment considered an additional 25 metre buffer around each of the construction sites. The construction site includes the physical footprint of each site, any excavation or underground work associated with station construction, such as mined caverns and underground pedestrian connections (adits) as well as ancillary works and any temporary facilities during construction.</p> <p>The EIS, Section 8.9.2, assessed heritage items, including the Former Wales House (currently the Radisson Blu hotel) (State significance SHR 00586 <i>Sydney Local Environmental Plan 2012</i> (LEP) I1915) and Pangas House (Local significance Sydney LEP 2012 I2297), for potential indirect impact to views and vistas. The EIS identified construction activities would result in non-significant changes to the setting of the heritage items, noting the impact would be temporary.</p> <p>8.3.4 Assessment of settlement impacts Ground excavation has the potential to cause ground movement caused by the redistribution of the stresses within the ground or groundwater drawdown. A preliminary high-level assessment of potential ground movement associated with the proposal has been</p>	<p>The EIS considered the potential for temporary indirect impacts to views and vistas as a result of construction for these heritage buildings.</p> <p>The two heritage structures are located within the EIS study area. The temporary indirect impact rating of 'minor' for the former Wales House and 'negligible' for Pangas House remains unchanged due to the temporary and short duration of the hoarding, refer Appendix A for concept designs of the hoarding and Appendix C heritage impact memo prepared by AMBS (December 2023). The memo concludes that due to the temporary and short term nature of the hoarding, the heritage impacts, including views and vistas, are consistent with the assessment made in the EIS.</p> <p>The installation of hoarding as a protective measure is an outcome of the further ground movement assessment undertaken as required by mitigation measure NAH8. The assessment determined the hoarding is an appropriate mitigation measure to mitigate impacts of negligible or slight settlement that may result in the dislodgement of small fragments from the two building façade.</p> <p>Note: The potential settlement as a result of the project would range from negligible to slight (minor) as identified in the EIS. There would be no change to the assessment of settlement impact.</p>

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carried out as described in Chapter 14 (Groundwater and ground movement). Section 8.5 outlines the risk category for each heritage building and any associated potential heritage impact. For listed heritage infrastructure, the requirement for further assessment is identified as appropriate.

8.5.2 Potential settlement impacts

Potential settlement impacts on heritage buildings would range from negligible to slight (minor). A small number of items listed below require further assessment through design development to determine settlement impacts.

EIS summary of “*Table 8-3 Potential tunnelling impacts on heritage items*”

Hunter Street Station

Potential impact to Radisson Blu Hotel (Former Wales House) and Pangas House: Potential slight settlement resulting in possible superficial damage that is unlikely to have structural significance, generating a minor heritage impact.

Radisson Blu Hotel (Former Wales House)

The EIS Technical Paper 3 included that *‘The views and vistas to and from the building contribute to the significance of the building.’... ‘the demolition of existing buildings and construction activities would result in changes to the setting of the heritage item, including views from the heritage item’.*

The EIS identified *views and vistas to the building will not be impacted by the proposed work.*

Views and vistas to the two heritage buildings will change as a result of the installation of the public protection system hoarding, although the proposed will not increase the heritage impacts of the project beyond the levels assessed in the EIS. To minimise any potential temporary visual impacts, historical images of the Former Wales House and Pangas House would be included on the relevant hoardings to ensure that pedestrians are able to understand and interpret the buildings and their context (refer to Appendix C).

<p>Indirect minor impact: <i>Views and vistas (temporary)</i> The demolition of existing buildings and construction activities would result in non-significant changes to the setting of the heritage item.</p> <p>Pangas House</p> <p>Indirect negligible impact: <i>Views and vistas (temporary)</i>: The western construction site would be located directly adjacent to the potential heritage item. The demolition of existing buildings and construction activities would result in non-significant changes to the setting of the potential heritage item, which is currently surrounded by large modern structures.</p>	<p>No direct heritage impacts are anticipated as there would be no physical contact or fixing required between the hoardings and the adjacent heritage items.</p>
<p>14 Groundwater and ground movement</p> <p>14.6.1 Ground movement</p> <p>Ground movement may result from construction activities such as underground tunnelling and from major excavations including deep excavations for station access shafts. Ground movement may occur due to the redistribution of stresses within the ground upon or shortly after excavation. Potential impacts on existing buildings, infrastructure and utilities arising from construction and the corresponding ground movement are required to be investigated and assessed.</p> <p>Preliminary settlement contours were developed for the proposal to identify the expected zone of influence and magnitude of induced settlement from construction. Ground surface settlement contour intervals at 5mm were developed to estimate the range of ground movement. The 1mm settlement contour was also included to indicate the likely extent of ground movement. For the purposes of undertaking preliminary impact assessments, the 5mm ground surface vertical settlement contour has been defined as the zone of influence. Any existing buildings, infrastructure and</p>	<p>No change to the approved project.</p>

<p>utilities located within the zone of influence have been identified and considered for preliminary impact assessment.</p> <ul style="list-style-type: none"> Based on a preliminary assessment using a conservative approach, the identified existing buildings, infrastructure and utilities currently fall within risk category 1 or 2 where the damage is negligible or slight. Further assessments at later design stages and during detailed construction planning would be carried out to check the preliminary findings and are likely to include more sophisticated methods of assessing ground movement, investigating the existing structural condition of the asset, calculating building and infrastructure strain, undertaking structural assessments, and developing mitigation measures to address potential impacts supported by detailed instrumentation and monitoring. 	
<p>Chapter 12 Business impacts</p> <p>12.3.1 Study area</p> <p>The local study area for the business impact assessment encompasses about 400 metres around each construction site (i.e. the area within an approximate five-minute walk of the construction site).</p> <p>Business impacts at Hunter Street are assessed in EIS Chapter 12. Section 12.8.2 considers the temporary reduced local amenity which includes visual impacts from hoarding and fencing which have the potential to obstruct vision of a business from the street and nearby area. This impact is assessed as 'slightly negative'.</p>	<p>The installation of temporary hoarding at the Radisson Blu Hotel is a change to the assessment included in the EIS. The EIS assessed the impact from construction as 'slightly negative' as there will be reduced local amenity in the Hunter Street area.</p> <p>Through stakeholder engagement with the Hotel the hoarding design will include heritage images depicting the changes to the hotel over time. The images will provide community/pedestrian interest and assist in detracting from the hoarding structure.</p> <p>Pangas House is no longer in use and previous tenants have moved out due to the property being redeveloped. Business impacts on Pangas House are therefore not anticipated. All building owners will be consulted and their approval attained prior to installing any protection.</p>

Chapter 11. Visual amenity

The EIS Chapter 11.7.2 considers the change to visual amenity impacts. Overall, there would be a noticeable reduction in the landscape quality of these streetscapes, due to the scale and proximity of construction activity, resulting in a minor adverse visual amenity impact.

No change to the approved project. The proposed change would continue to have a noticeable reduction in the landscape quality of these streetscapes, due to the scale and proximity of construction activity. The impact remains 'minor adverse' visual amenity, as identified in the EIS.

See Appendix A - Hoarding Concepts for visual representation of the design.

3. Timeframe

The hoarding is expected to remain in place until mid 2025 to manage public safety as a result tunnelling activities.

4. Site description

This Consistency Assessment is evaluating B-class hoarding at the two locations detailed below and shown in Figure 1 and 2. Appendix A provides details of the hoarding concepts and locations.

- Around the "nose" of the Radisson Blu Hotel (on Hunter Street) and extending from the nose into O'Connell Street and Pitt Street. Lot 1 in Deposited Plan 108376 located at Pitt and O'Connell Street Sydney, refer Figure 1
- Along the Hunter Street frontage of Pangas House at 15-17 Hunter Street, refer Figure 2.

Figure 1: Radisson Blu Hotel (Former Wales House)

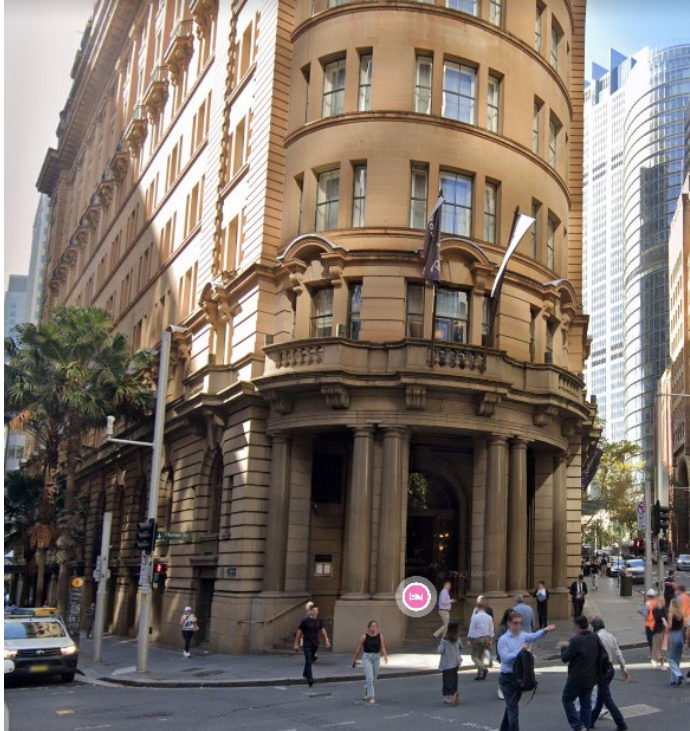


Figure 2: Pangas House



5. Site Environmental Characteristics

These works will be undertaken on Hunter Street, O'Connell Street and Pitt Street in the Sydney CBD. Hunter Street, O'Connell Street and Pitt Street are major roads in the CBD with high volumes of pedestrians and all have up to four lanes on the road.

The buildings assessed in this Consistency Assessment are a mixture of medium and high-rise buildings. The use consist of commercial and hotel accommodation. The Radisson Blu Hotel, also known as Former Wales House is a State heritage listed item (SHR Item no. 00586), and was built in a modern Renaissance Style and consists of twelve floors.

Pangas House is a locally significant heritage item (Sydney LEP 2012 I2297), located at 15-17 Hunter Street, and was previously made up of a hotel (Comfort Inn) and commercial/retail businesses. This building is no longer occupied as it will be redeveloped in the future.

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6. Justification for the proposed change

The EIS identified that minor settlement (up to 50mm) has the potential to occur as a result of tunnelling works. The public protection hoarding design has been recommended in the further ground movement assessment as a proactive and conservative safety measure to manage the potential risk of small fragments falling from two buildings on Hunter Street. There is a low likelihood of falling fragments from the associated tunnelling works, however, in a worst-case scenario where building materials may become loose, the unmitigated risk of falling objects on the general public would be high. Installation of the temporary public protection hoarding would mitigate the risk to the public associated with falling fragments that may occur as a result of predicted settlement from tunnelling activities.

JCG assessed the following alternative options to protect the public, outlined below, none of which were deemed to be feasible:

Radisson Blu Hotel:

- Rope access was proposed along the full façade of the Radisson Hotel to do an inspection and remove all loose material that could fall as a result of the expected settlement; however, rope access was not a feasible option due to safety constraints.
- Catch nets were considered but would result in unacceptable impact to the building heritage façade as it would require intrusive work to fasten the net to the hotel structure.

Pangas House (15 -17 Hunter Street):

- Reinforcement of the existing awning was considered, however the strength of the anchors of the existing awning could not be verified. The property is not currently in use as it is planned for redevelopment. Therefore, no further alternatives were considered.

Installation of temporary public protection hoarding has therefore progressed as the preferred option for these sites, during construction.

7. Environmental Benefit

The benefits of this change are public safety focused and do not provide an environmental benefit.

8. Control Measures

Will a project and site specific EMP be prepared?	<input type="checkbox"/> Yes	Are appropriate control measures already identified in an existing EMP?	<input checked="" type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No		<input type="checkbox"/> No

9. Conditions of approval / Environmental mitigation measures

Number	Condition of Approval/ Environmental mitigation measure	Discussion on relevance and consistency for proposed change
REMMLV5	The design and maintenance of construction site hoardings would aim to minimise visual amenity and landscape impacts.	<p>The hoarding would stay in place until completion of tunnelling and once settlement has been confirmed to have stabilized. This is expected to be mid-2025.</p> <p>To minimise the impact, the Radisson Blu Hotel hoarding will include heritage images agreed in consultation with the Hotel, City of Sydney Council and Sydney Metro.</p> <p>The Pangas House hoarding will be designed in consultation with the building owner and in accordance with City of Sydney's Guidelines for hoardings and scaffolding.</p>
REMMLV6	Construction site hoardings would be designed in accordance with Sydney Metro Brand Design Guidelines and opportunities for public art on hoardings would be considered in high pedestrian locations.	<p>The Radisson Blu Hotel hoarding will include heritage images agreed with the Hotel, City of Sydney and Sydney Metro.</p> <p>Pangas House hoarding will be designed in consultation with the building owner and in accordance with City of Sydney's Guidelines for hoardings and scaffolding</p>
REMMLV7	Graffiti would be removed promptly from hoardings and any other aspects of construction sites.	<p>As per the Community Communication Strategy Plan Section 8.1 Table 5, graffiti will be removed promptly; <i>Remove graffiti from hoarding, buildings, plant, and surroundings within 24 hours if it is offensive. If it is non-offensive, remove as soon as practical. Hoarding to be kept well maintained and clean.</i></p>

REMMBI3	Hoarding and screening impacting the visibility of business would be minimised where feasible and reasonable, without compromising public safety or the effective management of construction airborne noise. Clear pathways and signage would be implemented around construction sites to maximise visibility of retained businesses, including sufficient lighting along pedestrian footpaths during the night, where relevant.	The hoarding has been designed to limit screening and visibility restrictions on the buildings and will be built in accordance with temporary works design for the hoarding. As per the Community Communication Strategy and Visual Amenity Sub plan, pathways will be clear with adequate lighting and visibility maintained in accordance with REMM BI3.
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Will the proposed change be consistent with the conditions of approval?	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No

10. Impact Assessment – Construction

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Biodiversity	No change from approved project.	No additional measures required	Y	N	Y	
Water	No change from approved project.	No additional measures required	Y	N	Y	
Soils and contamination	No change from approved project.	No additional measures required	Y	N	Y	
Air quality	No change from approved project.	No additional measures required	Y	N	Y	
Noise and vibration	<p>The nature and extent of impact from noise during the installation of hoarding will be temporary and short term (approx.. 2 weeks). The hoarding will be installed during standard hours or where out of hours (day shift) work may be required, in accordance with the EPL.</p> <p>The Detailed Noise and Vibration Impact Statement (DNVIS) – Hunter Street Stage 1 (April 2023) assessed impacts from hoarding installation during ‘standard hours’ and ‘day (outside standard hours)’. One residential receiver was identified as being</p>	<p>No additional measures required.</p> <p>Installation of the hoarding will be completed in accordance with the Noise and Vibration Management Sub plan (NVMP). Installation of the hoarding will occur from 8 January 2024 while pedestrian and traffic volumes are low.</p> <p>Consultation with noise sensitive receivers will occur in accordance with the</p>	Y	N	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	<p>impacted by noise over the airborne noise management level (i.e. 0 to 10 dB(A)).</p> <p>Six '<i>other sensitive receivers</i>' would experience noise levels under a 'typical' noise scenario for hoarding installation.</p> <ul style="list-style-type: none"> • 2 Commercial (2x 0 to 10 dB(A)) • 2 Educational (2x 0 to 10 dB(A)) • 2 Hotels (1x 0 to 10dB(A); 1x 10 to 20 dB(A)) <p>EIS Chapter 7 identifies potential construction airborne noise impacts would include temporary 'high' impacts at the nearest receivers to Hunter Street Station construction where work would be completed at surface level.</p> <p>Therefore, the impacts associated with the hoarding installation have been assessed to be consistent with the approved project</p> <p>No vibration impacts are predicted to occurring during installation of the hoarding.</p>	Community Communications Strategy				
Aboriginal Culture and Heritage	No change from approved project.	No additional measures required	Y	N	Y	

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Historic Heritage	<p>The hoarding would be installed around two heritage listed buildings:</p> <ul style="list-style-type: none"> • Former Wales House (Radisson Blu Hotel) – State significance <ul style="list-style-type: none"> ○ Wales House, State Heritage Register (SHR) 00586 ○ Former Bank of NSW, Sydney Local Environmental Plan (LEP) 2012 I1915 • Pangas House – local significance <ul style="list-style-type: none"> ○ Former “Pangas House”, Sydney LEP 2012 I2297. <p>AMBS (December 2023) have undertaken an assessment of heritage impact (refer to Appendix C) to determine the impact of the proposed works and assess consistency with the approved project.</p> <p>For Former Wales House, the hoarding would temporarily disrupt and obscure the ground floor of the Former Wales House from street level. The upper stories of the building would be</p>	<p>Implementation of the AMBS (December 2023) additional measures throughout the duration of the proposed works. This includes:</p> <ul style="list-style-type: none"> - Ensure there is no physical contact or fixing required between the hoardings and adjacent heritage items. - Care should be taken during installation and removal of the hoardings to ensure there are no inadvertent impacts to heritage items adjacent to the hoardings. This should also be considered when formulating methodologies for installation and removal of the hoardings. - To minimise any potential temporary visual impacts, historical images of Radisson Blu Hotel (Former Wales House) and Pangas House should be included on the 	Y	N	Y	

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	<p>unaffected, and the structure would still be interpretable in its current context with the hoarding in place. The works would result in a minor temporary visual impact to this item consistent with the assessment in the EIS for the approved project.</p> <p>For Pangas House, the hoarding would temporarily obscure the ground floor of the Pangas House from street level. Given the height of the hoarding, the upper stories of the building would be unaffected, and the structure would still be interpretable in its current context with the hoarding in place. The works would result in a negligible temporary visual impact consistent in the EIS for the approved project.</p> <p>No permanent visual or direct heritage impacts to either item are anticipated, as the hoarding would not be affixed to the heritage items and would be removed at the completion of the project.</p> <p>The AMBS impact assessment determined the proposed works are consistent with the project approval from</p>	relevant hoardings to ensure that pedestrians are able to understand and interpret the buildings and their context.				

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	a heritage perspective and will not increase the heritage impacts of the project beyond the level assessed in the EIS.					
Community and socio-economic	<p>The nature and extent of impact to the community and from the installation of hoarding will be temporary and short term.</p> <p>Minor potential business impacts are anticipated where the hoarding is installed, as a result of the change to the visual amenity of the Radisson Blu Hotel.</p> <p>Pangas House is no longer occupied as it will be redeveloped in the future.</p> <p>These impacts have been assessed to be consistent with the approved project.</p>	<p>Radisson Blu Hotel (Former Wales House)</p> <ul style="list-style-type: none"> Heritage images for the hoarding have been chosen from the State Library in consultation with Radisson Blu Hotel, City of Sydney and Sydney Metro. Refer Appendix B Proposed images. The Radisson Blu hotel main entrance will be signposted and access to the main hotel foyer maintained. <p>The mitigation measures outlined in the Community Communications Strategy will be implemented.</p>	Y	N	Y	

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Traffic and transport	<p>The Construction Traffic Management Plan (CTMP) has been prepared in accordance with the Sydney Metro Construction Traffic Management Framework (CTMF) to assess and manage impacts as a result of the change.</p> <p>The proposed change would result in a slight reduction in public space on the public footpath through the temporary installation of hoarding, however, there would remain sufficient space for pedestrian movement.</p>	<p>No additional measures required.</p> <p>As per the CTMP and Community Communication Strategy, pathways will be clear with adequate signage and lighting.</p>	Y	N	Y	
Waste and resource management	No change from approved project.	No additional measures required	Y	N	Y	
Visual	The EIS identified the magnitude of change on Hunter Street (i.e. view point 3 & 4) as 'noticeable reduction' with an impact rating of 'minor adverse' from demolition and construction activities requiring hoarding installation on Hunter, Bligh, O'Connell and George Streets. The proposed change adds hoarding to two additional buildings to manage public safety. The extent of the impact is short term and temporary and	Implementation of the Visual Amenity Management Sub plan would be required to manage potential visual impacts associated with the additional hoarding.	Y	N	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	consistent with the <i>minor adverse</i> rating identified in the EIS.					
Land use and property	The proposed change would result in a slight reduction in lighting and public space on the public footpath through the temporary installation of hoarding, however, there would remain sufficient space for pedestrian movement.	Sufficient lighting will be installed with the hoarding to maintain pedestrian safety. As per the CTMP and Community Communication Strategy, pathways will be clear with adequate signage.	Y	N	Y	
Hazard and risk	There is the low potential for small falling objects onto pedestrians which is a new hazard not previously identified.	Installation of public protection system (hoarding) to control the risk of falling objects that may occur from settlement.	Y	N	Y	
Other <i>Such as geotechnical, climate change, cumulative</i>	No change from the approved project. The maximum settlement of buildings (millimetres) was assessed in the EIS (Chapter 14). The assessment used a conservative approach for potential settlement and identified existing buildings fall within settlement risk category 1 or 2 where the damage is negligible or slight (i.e. up to 50mm). Further assessment during detailed design suggests the predicted settlement from construction at the	The proposed change includes the installation of public protection hoarding to minimise any potential impact to public safety. No additional measures required	Y	N	Y	

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	buildings on Hunter Street falls within risk category 1. This therefore means the risk of materials becoming loose is low, however the consequence to public safety is extreme.					

11. Impact Assessment – Operation

The proposed change is only relevant to construction as the hoarding would remain only during construction.

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Biodiversity	N/A	N/A	N/A	N/A	Y	
Water	N/A	N/A	N/A	N/A	Y	
Soils and contamination	N/A	N/A	N/A	N/A	Y	
Air quality	N/A	N/A	N/A	N/A	Y	
Noise and vibration	N/A	N/A	N/A	N/A	Y	
Aboriginal Culture and Heritage	N/A	N/A	N/A	N/A	Y	
Historic Heritage	N/A	N/A	N/A	N/A	Y	
Community and socio-economic	N/A	N/A	N/A	N/A	Y	
Traffic and transport	N/A	N/A	N/A	N/A	Y	
Waste and resource management	N/A	N/A	N/A	N/A	Y	
Visual	N/A	N/A	N/A	N/A	Y	
Land use and property	N/A	N/A	N/A	N/A	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Hazard and risk	N/A	N/A	N/A	N/A	Y	
Other <i>Such as geotechnical, climate change, cumulative</i>	N/A	N/A	N/A	N/A	Y	

12. Consistency with the Approved Project

Question	Response
Is the project (including the proposed changes) consistent with the conditions of approval?	The proposed works would be consistent with the Conditions of Approval.
Is the project (including the proposed changes) consistent with the objectives and functions of elements of the Approved Project?	Yes. The proposed works would be consistent with the objectives and functions of the Approved Project.
Are the environmental impacts of the proposed change consistent with the impacts of the approved project?	<p>Yes. The proposed works would result in some minor changes to the impacts as assessed in the EIS for the Approved Project, however, the level of impact would remain consistent with the EIS. The EIS identified the requirement for mitigation measures to be considered to manage potential settlement risks from tunnelling.</p> <p>The mitigation measure to manage settlement is the temporary installation of protective hoarding at two heritage buildings to manage the low risk of small fragments falling onto the general public using the footpath. The potential impacts as a result of installing protective hoarding to the historic heritage buildings from a visual perspective would be temporary and short term; no intrusive work is required to install the hoarding around the heritage buildings, therefore, there is no direct impact to these heritage structures. The visual amenity and business impacts that may result from the installation of the public protection system can be managed through the implementation of the mitigation measures provided in the EIS, Submissions Report, conditions of approval, Visual Amenity Management Sub plan and Community Communications Strategy.</p>
Are there any new environmental impacts as a result of the proposed works/project changes?	The proposed works would not result in any new environmental impacts beyond those considered in the Approved Project. The proposed changes would be negligible or minor environmental impacts relative to the impact of the Approved Project. All impacts identified for the proposed change would be adequately mitigated through the application of the mitigation measures provided in the EIS, Submissions Report and conditions of approval.

Question	Response
Are the impacts of the proposed activity/works known and understood?	Yes. The impacts of the proposed works are known and understood. The impacts of the proposed works are understood and will be accounted for by implementing the control measures within the Construction Environmental Management Plan and sub-plans
Are the impacts of the proposed activity/works able to be managed so as not to have an adverse impact?	Yes. The impacts of the proposed works can be managed so as to avoid an adverse impact through compliance with the Heritage Management Plan, Community Communication Strategy and the Water and Soil Management Plan.
Would any Conditions of Approval be required to be changed as a result of the proposed change (having regard to the above assessment)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the proposed change/s consistent with the approval (having regard to the above assessment)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

13. Other Environmental Approvals

Identify all other approvals required for the proposed works:	Nil. No additional environmental approvals are required
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14. Recommendation

Based on the above impact assessment, and with reference to the Sydney Metro West – The Bays to Sydney CBD, application number SSI-19238057, including the conditions of approval, it is recommended that:

Tick relevant box	
The proposed change has negligible or more than negligible impacts on the environment or community however is consistent with the Approval, including the conditions of approval. The proposed impacts are consistent with those assessed for the Approved Project (i.e., does not trigger a change to the conditions of approval).	<input checked="" type="checkbox"/>
The proposed change is not consistent with the Approved Project including the conditions of approval and would be subject to a separate modification application.	<input type="checkbox"/>
The proposed change is not substantially the same as the Approved Project and is considered a radical transformation. A new planning pathway should be considered.	<input type="checkbox"/>

Author certification

I certify that to the best of my knowledge this Consistency Checklist:

- Examines and takes into account the fullest extent possible all matters affecting or likely to affect the environment as a result of activities associated with the proposed change; and
- Examines the consistency of the proposed change with the Approved Project; is accurate in all material respects and does not omit any material information.

Name:	Sally Reynolds	Signature:	<i>S. Reynolds</i>
Title:	Environment & Sustainability Director		
Company:	JCG	Date:	19/12/2023

Assessment Supporting Signature

Application supported and submitted by

Name:	Yvette Buchli	Date:	20/12/2023
Title:	Director Planning Approvals	Comments:	
Signature:	<i>Yvette Buchli</i>		


Assessment Endorsement

Based on the above assessment, are the impacts and scope of the proposed change consistent with the existing Approved Project?

Yes ☒ The proposed change is consistent with the Approved Project and no further assessment is required.

No ☐ The proposed change is not consistent with the Approved Project.

A modification or a new activity approval/ consent is required. Advise Senior Project Manager of appropriate alternative planning approvals pathway to be undertaken.

Endorsed by			
Name:	Matthew Marrinan	Date:	20/12/23
Title:	A/Director, Project ESP	Comments:	Nil
Signature:			

Appendix A - Hoarding Concepts and Locations

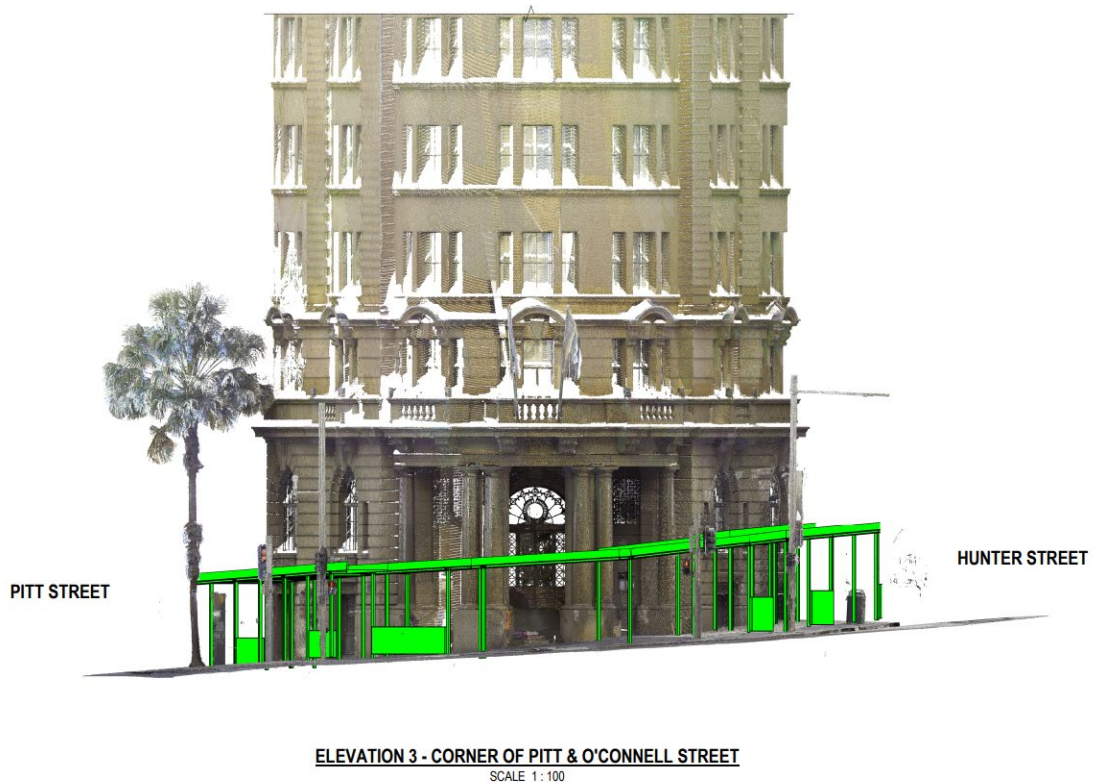


Figure 1: Indicative Concept design of Raddison Blu (note hoarding will be designed as per Appendix B when installed on site).



Figure 2: Indicative Concept design of Raddison Blu (note hoarding will be designed as per Appendix B when installed on site).

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Figure 3 Indicative visual concept of protection system (Pangas House)

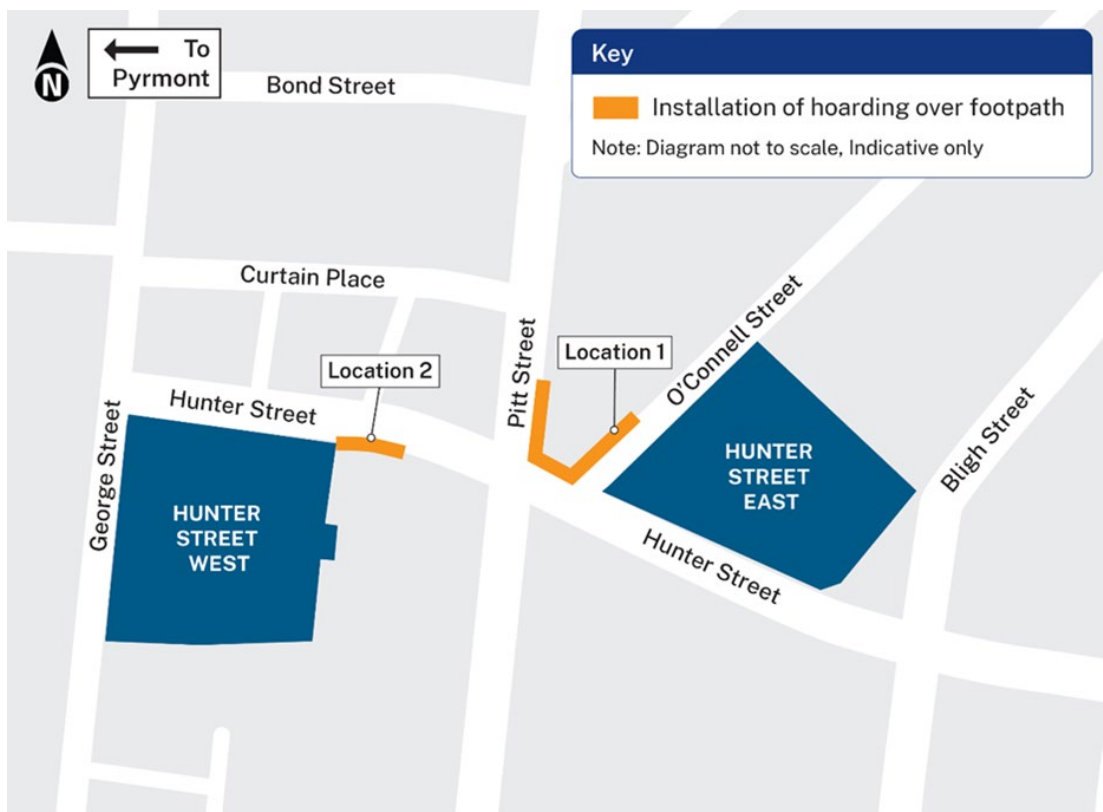


Figure 4: Indicative location of B-Class hoarding

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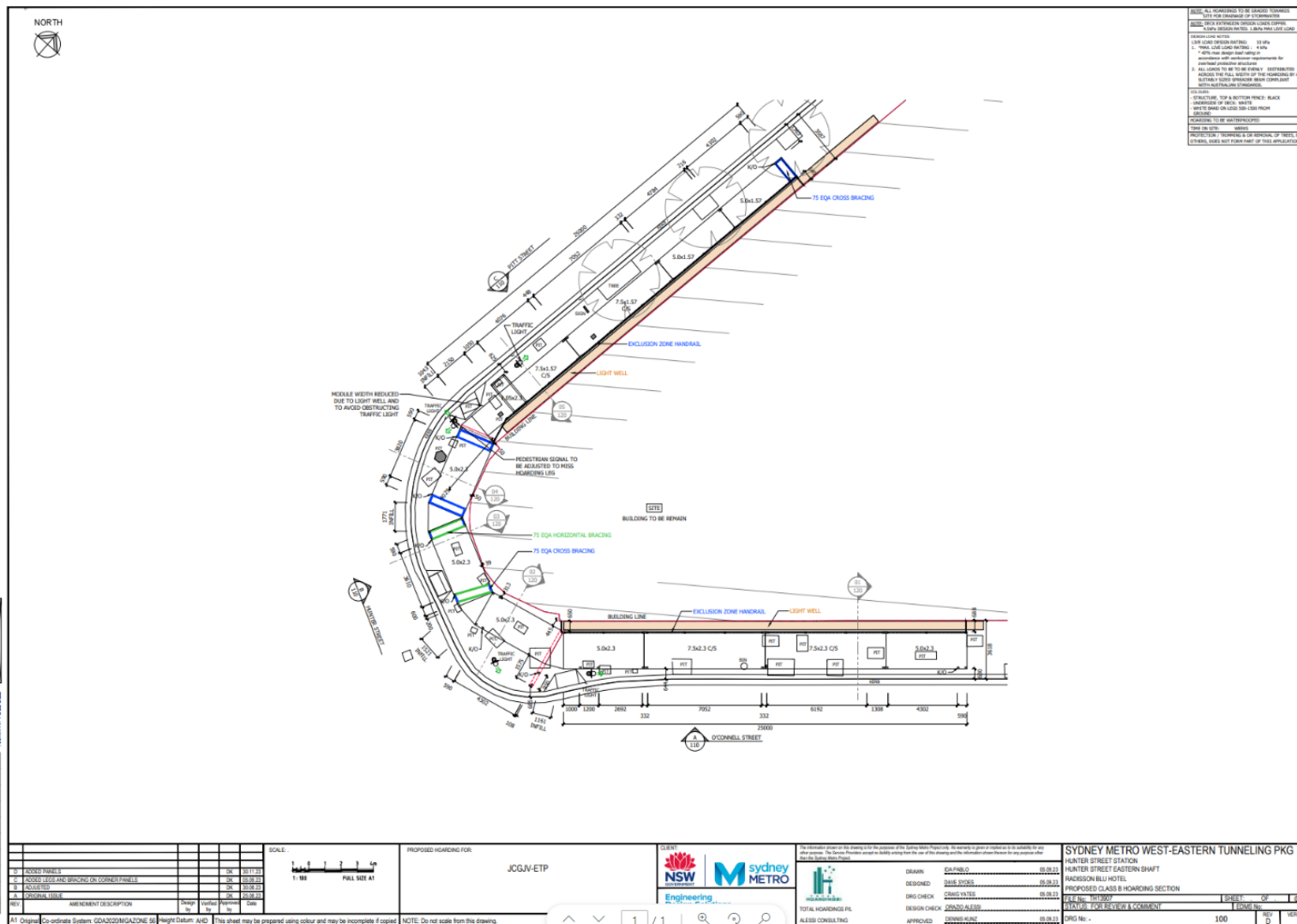


Figure 5: Proposed Class B Hoarding Section Radisson Blu Hotel

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Appendix B – Radisson Blu proposed images (example)





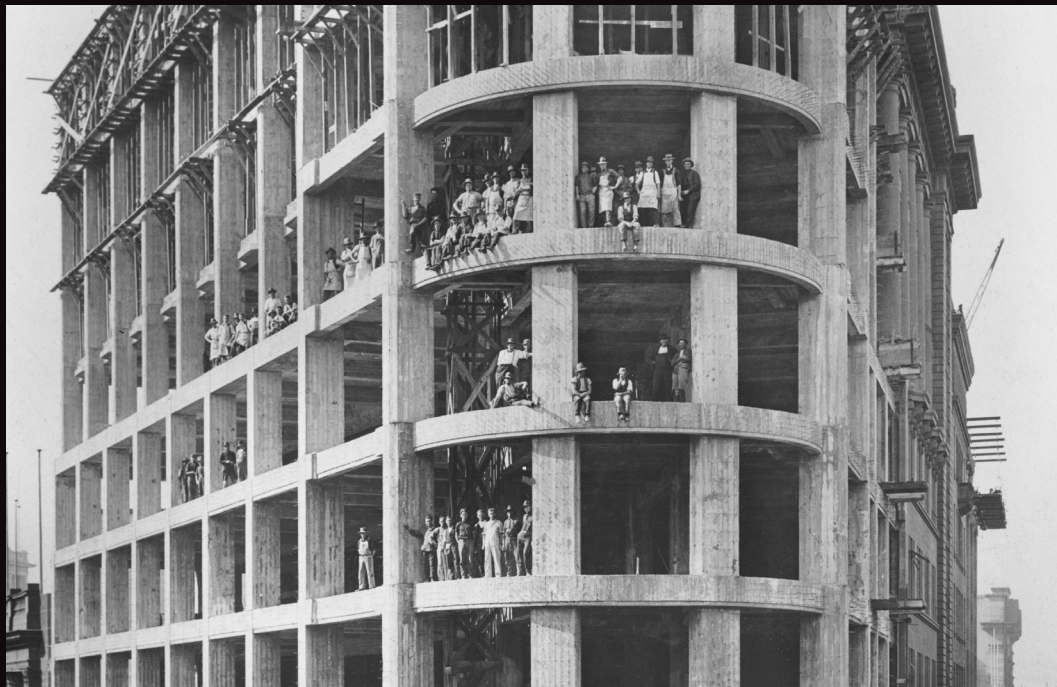
BENTLEY

RESTAURANT + BAR



BENTLEY

RESTAURANT + BAR







Appendix C – Heritage Memo AMBS December 2023

MEMO



DATE: 18 December 2023

AMBS Ref: 23111 M29

TO: Stuart Anstee, John Holland CPB Contractors Ghella JV

FROM: James Cole, Senior Heritage Consultant, AMBS

SUBJECT: Sydney Metro West - The Bays to Sydney CBD – Hunter Street Hoarding Consistency Assessment

AMBS Ecology & Heritage Pty Ltd (AMBS) has been engaged by John Holland CPB Contractors Ghella JV (JCG JV) to provide heritage services for Stage 2 of the Sydney Metro West project, a new 24 - kilometre metro line connecting Greater Paramatta to Sydney CBD. Stage 2 of the project includes all major civil construction works including station excavation and tunnelling between The Bays and CBD. This project is being completed under the State Significant Infrastructure approval SSI 19238057.

As a part of the current works, JCG JV propose to construct additional hoarding in the vicinity of the Hunter Street East and West Construction Sites. The works are the subject of a Planning Approval Consistency Assessment (JCG07) and involve the temporary installation of a public protection system consisting of B-class hoarding, for buildings on Hunter Street where the façade may be impacted by settlement as a result of tunnelling associated with the ETP works. While the overall risk of elements of the building facades detaching is considered to be very low, the potential for harm to pedestrians if this does occur is high. Additional hoarding is proposed at two locations (Figure 1), outlined along with their associated heritage listings in Table 1.

The purpose of this memo is to assess the heritage impacts of the proposed works, and their consistency with the project approval. This memo has been written by James Cole (Senior Heritage Consultant) and reviewed by Lian Ramage (Heritage Team Leader).

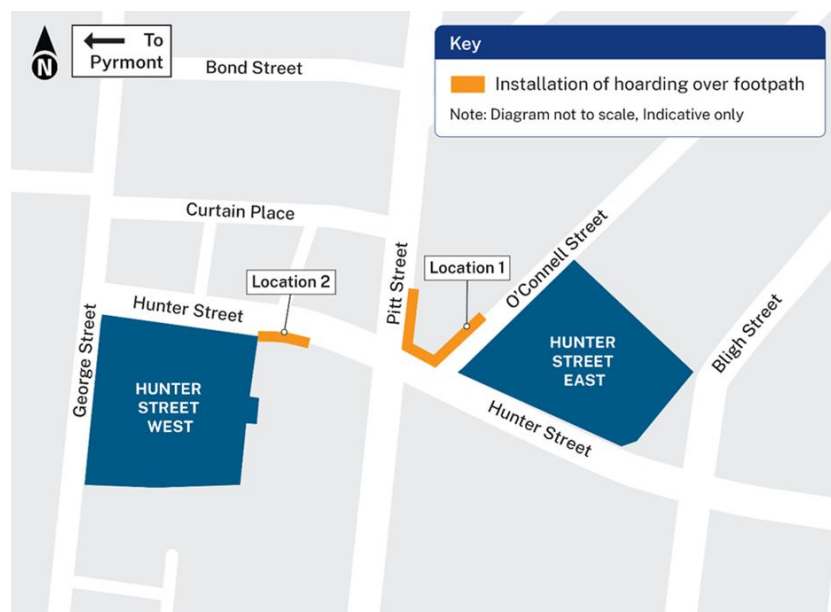


Figure 1 Indicative location of additional hoarding (source: JCG JV, November 2023).

Table 1 Hoarding locations and associated heritage listings.

Hoarding location	Relevant heritage listings
Radisson Blu Hotel (Former Wales House) Hunter Street frontage and 30m along the frontage into O'Connell Street and Pitt Street	<ul style="list-style-type: none"> • <i>Wales House</i>, State Heritage Register (SHR) 00586 • <i>Former Bank of NSW</i>, Sydney Local Environmental Plan (LEP) 2012 I1915.
Pangas House 15 - 17 Hunter Street	<ul style="list-style-type: none"> • <i>Former "Pangas House"</i>, Sydney LEP 2012 I2297.

As outlined above, the proposed works are adjacent to two heritage listed buildings, specifically the Former Wales House and Pangas House. The proposed works consist of the erection of hoarding over the footpaths adjacent to the two buildings. As shown in Figure 2 and Figure 3, the hoarding will be temporary in nature and will extend to the height of the ground floor, approximately 3m from street level. The hoarding is anticipated to be in place until mid-2025 and will be removed following the completion of cavern excavation works.



Figure 2 Plan of proposed hoarding surrounding the Former Wales House (source: JCG JV, November 2023).

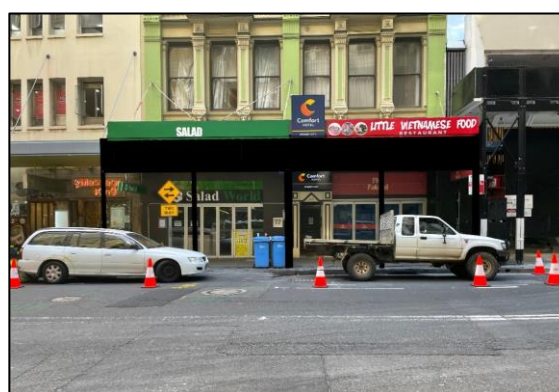


Figure 3 Indicative markup of hoarding along the frontage of Pangas House (source: JCG JV, November 2023).

In order to assess the consistency of the proposed works with the project approval, Table 2 provides a reproduction of the statement of significance and impact assessment for each heritage item from the *Sydney Metro West - Major civil construction work between The Bays and Sydney CBD Technical Paper 3: Non-Aboriginal Heritage* (Artefact, 2021), along with an assessment of the heritage impact that the proposed hoarding will have on each item, and a statement outlining whether the proposed works are consistent with previously approved impacts. The assessment methodology and gradings used in this memo are consistent with Section 3 of the *Non-Aboriginal Heritage Technical Paper for the project* (Artefact, 2021). For consistency with the EIS, AMBS has referred to the terminology used to assess the magnitude of direct and indirect impacts (Artefact, 2021, pp. 21-22):

- *Major: Actions that would result in an irreversible and substantial loss of significance. Major impacts would result in comprehensive and irreversible changes to the significance of the historic building elements, intangible cultural heritage values, or significant archaeological materials, setting, landscape, or character of heritage items. These actions cannot be adequately mitigated and would result in irreversible changes to the significance of the item.*
- *Moderate: Actions involving considerable changes to a heritage item which would impact the significance, including altering the setting or landscape of a heritage item, partially removing archaeological resources, the alteration of significant elements of fabric from historic structures. Moderate impacts may involve considerable changes to intangible cultural heritage. The impacts arising from such actions may be able to be partially mitigated.*

- *Minor: Actions that would result in slight impacts to the significance of a heritage item, through changes to archaeological materials, historic building elements, few changes to key landscape elements that would result in slight changes to the visual setting. The impacts arising from such actions can usually be mitigated.*
- *Negligible: Actions that would result in minimal change to the significance of heritage items. These impacts would not usually require mitigation.*
- *Neutral: Actions that would have no change and therefore no impact to the significance of a heritage item.*
- *Positive: Actions which improve the condition of fabric or local setting which improves the legibility of the significance of the heritage item.*

The scope of works assessed in the EIS covered enabling works, identified as:

...those activities that would typically be carried out before the start of substantial construction in order to make ready the key construction sites and to provide protection to the public. Enabling work may include activities such as:

- *Construction site establishment*
- *Demolition of buildings and structures within the proposed construction footprint*
- *Utility adjustments and protection*
- *Utility supply to the construction sites including power and water*
- *Transport network modifications to roads, public transport, and pedestrian and cyclist facilities*
- *Heritage investigations, protection and archival recordings*
- *Additional geotechnical and contamination investigations, and remediation where required (Artefact, 2021, p. 34).*

The proposed works constitute transport network modifications with the intent of providing protection to the public and are therefore consistent with the scope of works assessed in the EIS, with an assessment of the level of impact provided in Table 2.

Table 2 Heritage impact and consistency assessment.

Item	Statement of significance (reproduced from Artefact, 2021)	Impact assessment (reproduced from Artefact, 2021)	Impact assessment (hoarding)	Consistency
Former Wales House SHR 00586 Sydney LEP 2012 I1915	<p>The site of the building has a 99 year association from 1856 to 1955 with the publication of Australia's oldest surviving newspaper, the Sydney Morning Herald. The building itself was designed for this purpose which it fulfilled for 28 years from 1927 to 1955.</p> <p>The building, with its rounded corner treatment on the prominent narrow-vee site provides a good and clearly visible element in the townscape. The building is a large and powerful reminder both of the success and prosperity of the publisher-owners, John Fairfax & Sons, and of the dominant role of newspapers in society at that time, before the advent of the electronic media.</p> <p>The exterior treatment of the building is a fine example, in good condition, of the Interwar Commercial Renaissance Palazzo style, then popular for office buildings of this type. It reflects an image consistent with the perceived role of the Sydney Morning Herald - conservative, substantial, influential and responsible.</p> <p>The only substantial and clearly visible surviving remnants of the original office layout are the Manager's Room with its adjacent Elevator Vestibule, portion of the adjoining Assistant Manager's Room, and the Board Room, all on the First Floor. Though now mostly incomplete, they serve as reminders of the quality of original finishes employed for these most important rooms. They are notable for their conservative and solid design and the emphasis placed on usage of Australian joinery timbers.</p>	<p>The heritage item is not located within the construction site, therefore there would be no direct impact.</p> <p>Direct impact: Neutral</p> <p>The heritage item is located 20 metres north-west of the western construction site. The construction site is within the expanded heritage curtilage of the heritage item. The vibration is predicted to be below the cosmetic damage screening criteria. Potential direct impacts associated with vibration are not anticipated on the Former Wales House building. Settlement impacts due to the proposed construction work and tunnelling has been assessed as 'Slight'. Proposed work would have possible superficial damage that is unlikely to have a structural significance. Overall, impacts from settlement and ground movement would have a minor impact on the aesthetic significance and fabric of the heritage item.</p> <p>Potential direct impact: Neutral (Vibration), Minor (Settlement)</p> <p>The Former Wales House is a significant state heritage item on a prominent corner site with landmark qualities to the Hunter Street, Pitt Street and O'Connell Street streetscapes. The views and vistas to and from the building contribute to the significance of the building. The Hunter Street Station (Sydney CBD) western construction site would be visible along Hunter Street from the heritage item. The Hunter Street Station (Sydney CBD) eastern construction site would be located directly opposite the heritage item on O'Connell Street.</p> <p>The demolition of existing buildings and construction activities would result in changes to the setting of the heritage item, including views from the heritage item. The ongoing presence of the existing acoustic shed located opposite the heritage item on O'Connell Street would be temporary in nature and a scale lower than the existing structures on site and would not have any overshadowing impacts.</p> <p>The modification to the urban context by the demolition of two sites within the visual catchments of the heritage item, replaced with structures which although temporary and of lower scale to existing context, would have no architectural contribution to the streetscape and would have a minor impact on the visual curtilage of the heritage item and its setting and context.</p> <p>Indirect impact: Minor</p>	<p>The proposed hoarding will extend out from the existing ground-level awning of the Former Wales House along its frontage with Hunter Street, and for 30m along its frontages with O'Connell and Pitt streets. The proposed works will not result in any direct impacts to significant fabric associated with the item.</p> <p>Visually, the hoarding would temporarily disrupt and obscure the ground floor of the Former Wales House from street level. Given the height of the hoarding, the upper stories of the building would be unaffected, and the structure would still be interpretable in its current context with the hoarding in place (Figure 2).</p> <p>Given the prominent location of the Former Wales House at the corner of O'Connell and Pitt streets, and the height of its ground floor, which will be disrupted and obscured by the proposed hoarding, the potential visual impact of the works to this item are considered to be greater than the other heritage items assessed by this memo.</p> <p>The proposed works will have no direct physical impact to the Former Wales House and will result in a minor temporary visual impact through the introduction of fabric around the ground floor of structure. At the completion of works the hoarding will be removed, resulting in no permanent impact to the item.</p>	<p>The works will result in a minor temporary visual impact to the Former Wales House through the introduction of hoarding around its ground floor frontages, which will be reversed at the completion of the project. No permanent visual or direct physical impacts are anticipated as a result of hoarding installation.</p> <p>The heritage impacts of the works are consistent with the assessment made in the EIS.</p>
Pangas House Sydney LEP 2012 I2297	<p>Criterion (a)</p> <p>As a part of the second phase of Sydney's early commercial development, where buildings contained retail on the ground floor and offices above. This was in contrast to the common practice of ground floor retail and associated residential above that typified development in the early part of the nineteenth century.</p> <p>As a representative building from the late Victorian period that demonstrates the character and scale of buildings found throughout the area from 1870.</p> <p>Criterion (b)</p> <p>For its associate with the prominent Wangenheim and Simons family, early retailers and developers of Sydney, seen in their ownership of property throughout the city including the site of the David Jones buildings.</p> <p>Criterion (c)</p> <p>As a good example of the Victorian English Renaissance style not commonly seen in the city and one of the few largely surviving intact examples in the central city area. As part of a small group of similar scaled and detailed buildings that are all important indicators in the city of the former scale of the city and early streetscape.</p> <p>For the well detailed façade treatment that enlivens the streetscape and demonstrates the scale and pattern of development that was predominant in the lower end of Hunter Street in the late Victorian and Federation period.</p> <p>As a representative example of Victorian streetscape in the central city area and now an important remnant in Hunter Street.</p> <p>Criterion (d)</p>	<p>Pangas House is currently a potential heritage item, however, meets the criteria for local heritage listing. The heritage item is located abutting the north-eastern corner of the western construction site. The demolition of the adjacent building has the potential to directly damage the structure and façade of the heritage item, particularly if the adjacent high rise building is anchored into the western wall of Pangas House. Direct impact: Moderate</p> <p>The heritage item is located directly abutting the north-eastern corner of the Hunter Street Station (Sydney CBD) western construction site. The construction site is within the expanded curtilage of the potential heritage item. The item would experience vibration levels are predicted to exceed the cosmetic damage screening criteria. Vibration is predicted to have a moderate potential for direct impacts on Pangas House.</p> <p>Settlement impacts due to the proposed construction work and tunnelling has been assessed as 'Slight'. Proposed work would have possible superficial damage that is unlikely to have a structural significance. Overall, impacts from settlement and ground movement would have a minor impact on the aesthetic significance and fabric of the heritage item.</p> <p>Potential direct impact: Moderate (Vibration), Minor (Settlement)</p> <p>The Hunter Street Station (Sydney CBD) western construction site would be located directly adjacent to the potential heritage item. The demolition of existing buildings and construction activities would result in non-significant changes to the setting of the potential heritage item, which is currently</p>	<p>The proposed hoarding will extend out from the existing ground-level awning of Pangas House along its frontage with Hunter Street. The proposed works will not result in any direct impacts to significant fabric associated with the item.</p> <p>Visually, the hoarding would temporarily obscure the ground floor of the Pangas House from street level. Given the height of the hoarding, the upper stories of the building would be unaffected, and the structure would still be interpretable in its current context with the hoarding in place (Figure 3).</p> <p>The proposed works will have no direct physical impact to Pangas House, and will result in a negligible temporary visual impact through the introduction of fabric around the awning of structure. Given the approved visual impacts associated with demolition and construction works on the adjoining Hunter Street West site, it is not considered that this hoarding will further impact the aesthetic significance of the building. At the completion of works the hoarding will be removed, resulting in no permanent impact to the item.</p>	<p>The works will result in a negligible temporary visual impact to Pangas House, which will be reversed at the completion of the project. No permanent visual or direct physical impacts are anticipated as a result of hoarding installation.</p> <p>The heritage impacts of the works are consistent with the assessment made in the EIS.</p>

Item	Statement of significance (reproduced from Artefact, 2021)	Impact assessment (reproduced from Artefact, 2021)	Impact assessment (hoarding)	Consistency
	<p>For its continued commercial use for over 120 years and for its ability to demonstrate patterns of commercial usage and development in the central city area, particularly in contrast to the surrounding development.</p> <p>For its association with the early Jewish community in Sydney, their entrepreneurial ventures in acquiring groups of properties, in the case Nos 13-21 Hunter Street.</p> <p>For the connections of the Wagenheim and Simmons families through their entrepreneurial efforts, in supporting the cultural life of Sydney seen in the support of arts and opera.</p> <p>Criterion (e)</p> <p>Pangas House does not provide substantial evidence that I has the potential to yield information which would contribute to an understanding of NSW’s cultural or natural history (or that of the local area).</p> <p>The building does not meet the threshold for the criteria for listing at either the State or Local level.</p> <p>Criterion (f)</p> <p>The building has rarity value as an example of a richly decorative stucco building located in central Sydney and one of only half a dozen small scale commercial buildings from the late 1870 to early 1880 period.</p> <p>Criterion (g)</p> <p>The building is a fine example of a richly decorated commercial city building of the nineteenth century that illustrates the pattern of development once found throughout the city area and which has now largely disappeared except in isolated examples. This building is one of the better surviving facades from the 1870 period of highly detailed stucco commercial buildings.</p>	<p>surrounded by large modern structures. The proposed development is also temporary in nature.</p> <p>Indirect impact: Negligible</p>		

Based on the impact assessment outlined in Table 2, the proposed works are consistent with the project approval from a heritage perspective and will not increase the heritage impacts of the project works beyond the levels assessed in the EIS. To ensure that there is no potential for adverse impacts to items of heritage significance, the following mitigation measures should be implemented:

- Ensure that there is no physical contact or fixing required between the hoardings and adjacent heritage items.
- Care should be taken during installation and removal of the hoardings to ensure that there are no inadvertent impacts to heritage items adjacent to the hoardings. This should also be considered when formulating methodologies for installation and removal of the hoardings.
- To minimise any potential temporary visual impacts, historical images of the Former Wales House and Pangas House should be included on the relevant hoardings to ensure that pedestrians are able to understand and interpret the buildings and their context.