
Appendix CC

Historic Heritage Impact Assessment

Sydney Olympic Park Over and Adjacent Station Development Historic Heritage Impact Assessment

Appendix CC

July 2022

Document Number: SMWSTEDS-SMD-OLP-SN400-HE-RPT-044002

REVISION	DATE	SUITABILITY CODE	TEAMBINDER DOCUMENT NUMBER	TB REVISION
F	22/06/2022	S4	SMWSTEDS-SMD-OLP-SN400-HE-RPT-044002	F

Approval Record

FUNCTION	POSITION	NAME	DATE
Author	Senior Heritage Advisor	Gavin Patton	22/06/2022
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Approver	SM EDA Lead	Adrian Garnero	28/06/2022

Amendment Record

DATE	REVISION	AMENDMENT DESCRIPTION	AUTHOR
17/12/2021	A	Initial issue	Gavin Patton
25/02/2022	B	Second issue	Gavin Patton
21/03/2022	C	Third issue	Gavin Patton
14/04/2022	D	Final	Gavin Patton
19/05/2022	E	Revised final	Alice Steedman
22/06/2022	F	Revised final	Alice Steedman

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Glossary

Term	Definition
ASD	Adjacent station development
AHPCMP	Abattoir Heritage Precinct Conservation Management Plan 2013
CBD	Central business district
CMP	Conservation management plan
Concept and Stage 1 CSSI Approval	Application SSI-10038, including all major civil construction works between Westmead and The Bays, including station excavation and tunnelling, associated with the Sydney Metro West line
Concept SSDA	A concept development application as defined in section 4.22 the EP&A Act, as a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications
Council	City of Parramatta
CSSI	Critical State Significant Infrastructure
DAWE	Department of Agriculture, Water and the Environment
DPE	Department of Planning and Environment
EIS	Environmental impact statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environment Protection Authority
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
GFA	Gross floor area
LEP	Local Environmental Plan
NPW Act	<i>National Parks and Wildlife Act 1974</i>
OSD	Over station development
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SHI	State Heritage Inventory
SSD	State Significant Development
SSDA	State Significant Development Application
SSI	State Significant Infrastructure
Stage 2 CSSI Application	Application SSI-19238057, including major civil construction works between The Bays and Hunter Street Station
Stage 3 CSSI Application	Application SSI-22765520, including rail infrastructure, stations, precincts and operation of the Sydney Metro West line
Sydney Metro West	Construction and operation of a metro rail line and associated stations between Westmead and the Sydney CBD as described in section 1.1
TfNSW	Transport for New South Wales
The site	The site which is the subject of the Concept SSDA

Executive summary

This Historic Heritage Impact Assessment supports a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Concept SSDA is made under section 4.22 of the EP&A Act.

Sydney Metro is seeking to secure concept approval for an over station development (OSD) and adjacent station development (ASD) on an area defined as Site 47 within the Central Precinct of Sydney Olympic Park (referred collectively as the 'proposed development'). The proposed development will comprise of one new commercial and retail building (Building 1) above the Sydney Olympic Park Station and two residential accommodation buildings (Buildings 2 and 3) with retail and commercial space, adjacent to the Sydney Olympic Park Station.

The Concept SSDA seeks consent for a building envelope and mixed-use purposes, maximum building height, a maximum gross floor area (GFA), pedestrian and vehicular access, circulation arrangements and associated car parking and the strategies and design parameters for the future detailed design of development.

This Historical Heritage Impact Assessment responds specifically to the Secretary's Environmental Assessment Requirements (SEARs) and has explored the heritage impact of the proposed development. The report identified the two heritage items of state heritage significance: Olympic Cauldron and Abattoir Precinct (also identified as the Abattoir HCA and State Abattoir Heritage Precinct).

This assessment has found that there is little to no impact on the heritage significance of either item/area. This was concluded with the following points:

- Given the degree of separation (over 600m), there is little to no heritage impact on the physical or visual setting of the Olympic Cauldron.
- The proposed development is separated from the Abattoir Precinct by over 130m and also by proposed open parkland and metro precinct (SSI-22765520) located between the heritage item and the proposed development.
- The three proposed buildings all incorporate a tower. The podiums for Buildings 2 and 3 are proposed to be 4 storeys. The tower portions are further setback, with the two closest buildings (Buildings 1 and 2) being of 21 and 27 storeys. The proposed 45 storey tower is further setback behind the 27 storey tower. This additional setback of the larger tower will further reduce any visual impact the development has from important views to and from the Abattoir Precinct.
- Importantly, significant views to and from the Abattoir Precinct from Olympic Boulevard, Herb Elliot Avenue, Dawn Fraser Avenue and the existing Olympic Park Railway Station will largely remain as is, with tower development blending into the existing built development. The addition of a new park (SSI-22765520) adjacent to the Abattoir Precinct will allow new publicly accessible significant views across to the precinct.
- The Sydney Metro West Sydney Olympic Park Shadow Impact Analysis (Appendix K of the environmental impact statement) indicates that there are no significant overshadowing impacts from the Concept SSDA building envelopes which will impact the heritage items.

Therefore, the proposed development has little to no impact on the heritage items within the vicinity.

1 Introduction

1.1 Sydney Metro West

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney Central Business District (CBD), transforming Sydney for generations to come. The once in a century infrastructure investment will have a target travel time of about 20 minutes between Parramatta and the Sydney CBD, link new communities to rail services and support employment growth and housing supply.

Stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street (Sydney CBD).

Sydney Metro West station locations are shown in Figure 1-1.

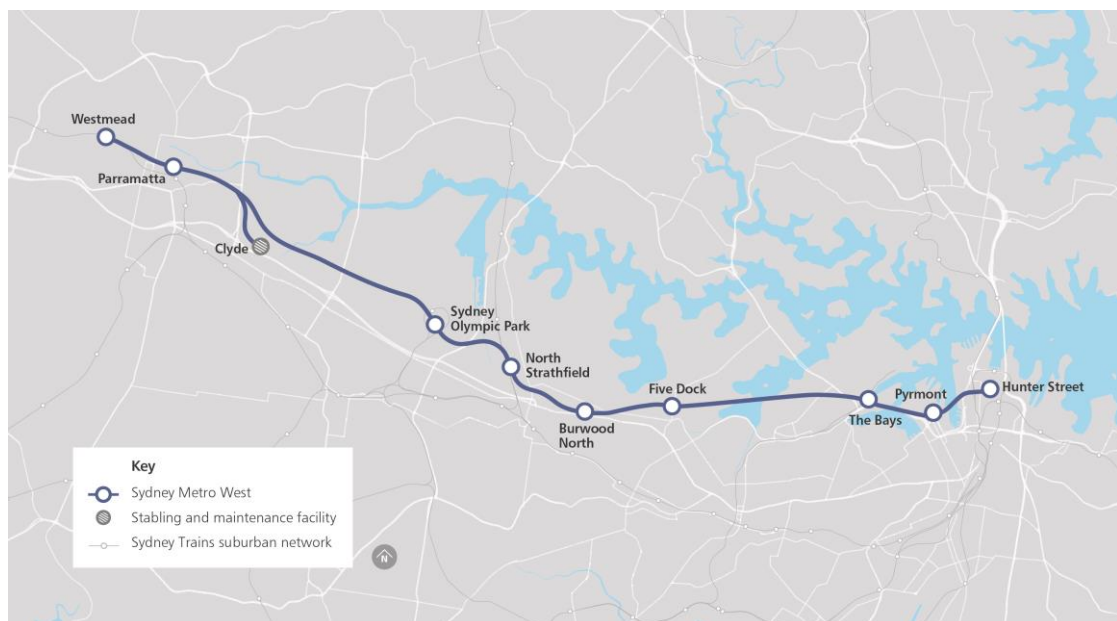


Figure 1-1 Sydney Metro West

1.2 Background and planning context

Sydney Metro is seeking to deliver Sydney Olympic Park Station under a two-part planning approval process. The station fit out infrastructure is to be delivered under a Critical State Significant Infrastructure (CSSI) application subject to provisions under division 5.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), while the over and adjacent station developments are to be delivered under a State Significant Development (SSD) subject to the provisions of part 4 of the EP&A Act.

1.2.1 Critical State Significant Infrastructure

The State Significant Infrastructure (SSI) planning approval process for the Sydney Metro West metro line, including delivery of station infrastructure, has been broken down into a number of planning application stages, comprising the following:

- Concept and Stage 1 CSSI Approval (SSI-10038) – All major civil construction works between Westmead and The Bays including station excavation, tunnelling and demolition of existing buildings (approved 11 March 2021).

- Stage 2 CSSI Application (SSI-19238057) – All major civil construction works between The Bays and Hunter Street Station (under assessment).
- Stage 3 CSSI Application (SSI-22765520) – Tunnel fit-out, construction of stations, ancillary facilities and station precincts between Westmead and Hunter Street Station, and operation and maintenance of the Sydney Metro West line (under assessment).

1.2.2 State Significant Development Application

The SSD will be undertaken as a staged development with the subject Concept State Significant Development Application (Concept SSDA) being consistent with the meaning under section 4.22 of the EP&A Act and seeking conceptual approval for a building envelope, land uses, maximum building heights, a maximum gross floor area, pedestrian and vehicle access, vertical circulation arrangements and associated car parking. A subsequent Detailed SSD/s is to be prepared by a future development partner which will seek consent for detailed design and construction of the development.

1.3 Purpose of the report

This Historic Heritage Impact Assessment supports a Concept SSDA submitted to the Department of Planning and Environment (DPE) pursuant to part 4 of the EP&A Act. The Concept SSDA is made under section 4.22 of the EP&A Act.

This report has been prepared to specifically respond to the Secretary's Environmental Assessment Requirements (SEARs) issued for the Concept SSDA on 18 February 2022 which states that the environmental impact statement (EIS) is to address the following requirements:

SEARs requirement	Where addressed in report
19. Environmental heritage Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	Section 7

2 The site and proposal

2.1 Site location and description

The site is located within Sydney Olympic Park and is situated within the City of Parramatta Local Government Area. The site is in the Central Precinct of Sydney Olympic Park and defined as Site 47 in the Draft SOP Master Plan (Interim Metro Review). The broader metro site is bound by Herb Elliot Avenue to the north, Olympic Boulevard to the west and Figtree Drive to the south as shown in Figure 2-1.

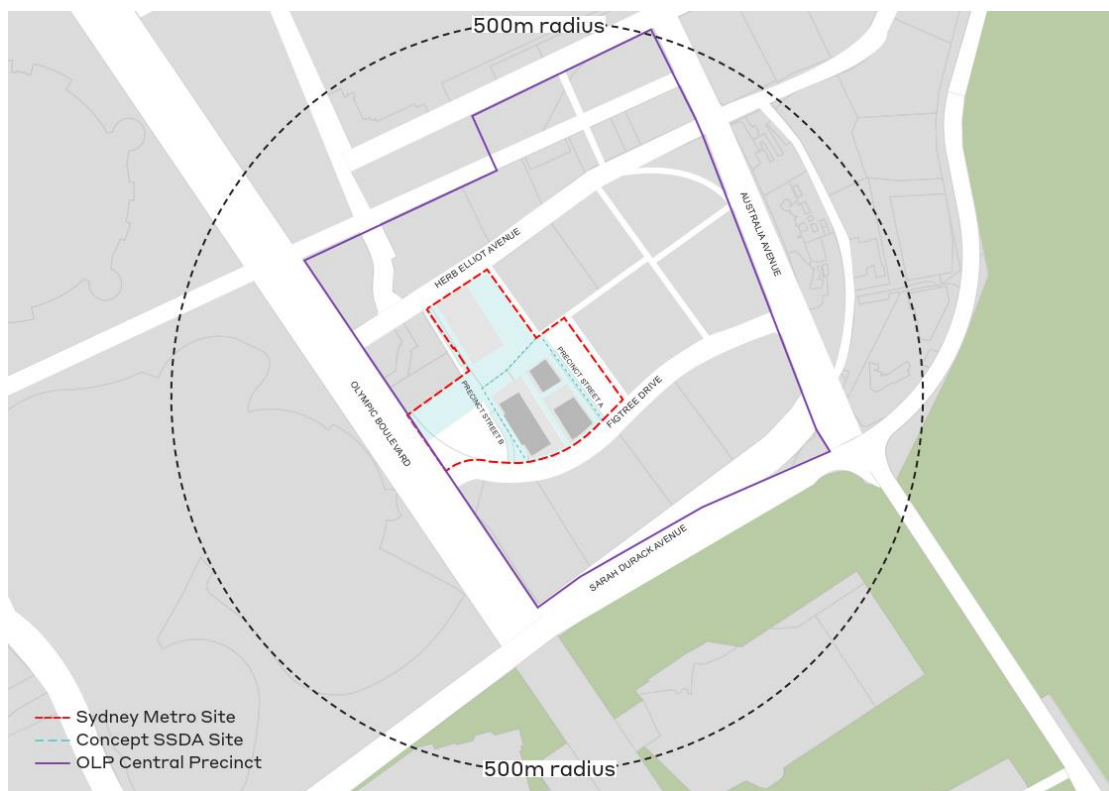


Figure 2-1 Sydney Olympic Park Station location precinct

As described in Table 2-1, the site comprises part of Lot 59 in DP 786296 and Lot 58 in DP 786296, and comprises approximately 11,407m² of land.

Table 2-1 Site legal description

Street address	Legal description
5 Figtree Drive, Sydney Olympic Park	Lot 58 in DP 786296
7 Figtree Drive, Sydney Olympic Park	Lot 59 in DP 786296

2.2 Overview of this proposal

The Concept SSDA will seek consent for three building envelopes and the delivery of Precinct Street A as detailed in Table 2-2 and Figure 2-2.

Table 2-2 Sydney Olympic Park proposed development overview

Item	Description
Land use	Building 1: Commercial and retail Building 2: Commercial, retail and residential Building 3: Commercial, retail and residential
Building height (RL) / Number of storeys	Building 1: 120.20 / 21 storeys Building 2: 116.90 / 27 storeys Building 3: 171.50 / 45 storeys
Gross floor area (m ²)	Building 1: 28,517 Building 2: 12,089 Building 3: 27,384 TOTAL: 68,000
Car parking spaces	358

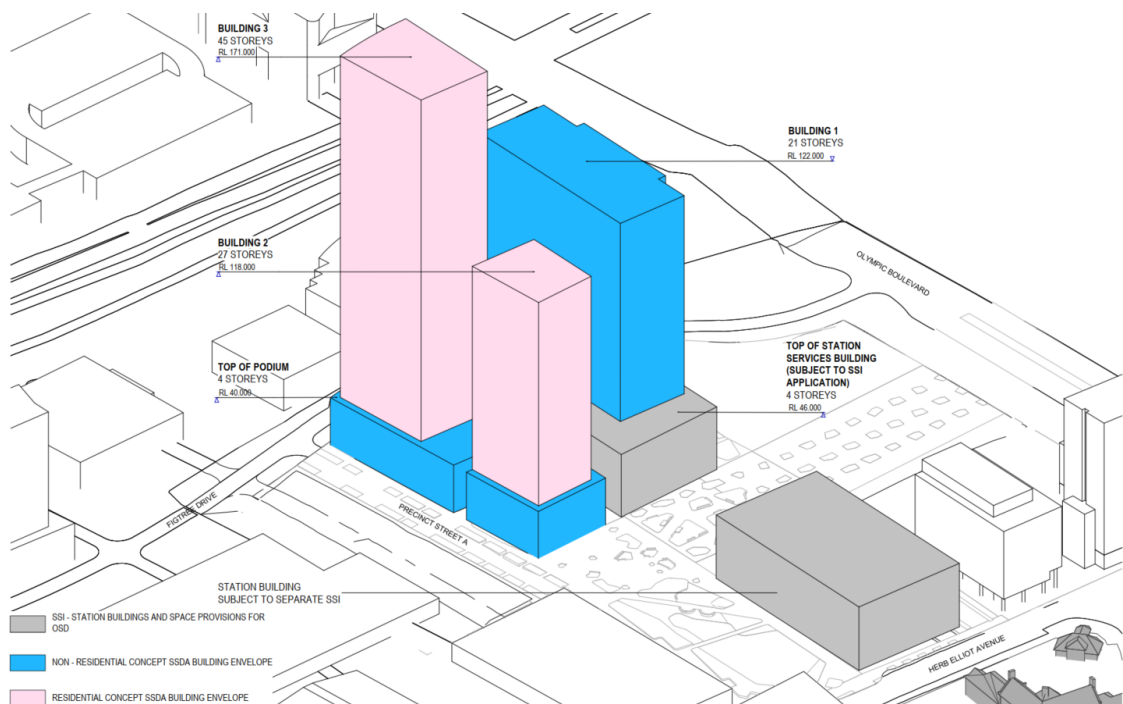


Figure 2-2 Proposed Concept SSDA development and CSSI scope

3 Scope of assessment

This report assesses the potential heritage impacts of the proposed building envelope in response to the SEARs key issue of heritage, building on earlier Concept and Stage 1 – Technical Paper 3 – Non-Aboriginal Heritage. This assessment has been completed in accordance with the Heritage NSW guidelines for preparing Statements of Heritage Impact ('Statements of Heritage Impact' published in the New South Wales Heritage Manual by the Heritage Office (now Heritage NSW) and Department of Urban Affairs & Planning 1996, revised 2002). It is also consistent with the 2013 Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.

No additional archaeological research or assessment has been conducted as part of this report. This was undertaken within the earlier Concept and Stage 1 – Technical Paper – Non-Aboriginal Heritage report. This assessment concluded with the following impact assessment statements:

- Significant archaeological remains have not been predicted to be located within the Sydney Olympic Park Station construction site. As such, demolition, clearing and excavation works that would result in widespread ground disturbance would not result in any impacts to significant archaeological remains.
- This archaeological assessment has concluded that there is no potential for intact and significant archaeological remains within the Sydney Olympic Park Station construction site. Ground disturbing works at the Sydney Olympic Park Station construction site would adhere to Sydney Metro's Unexpected Heritage Finds Procedure.

This report has been conducted based on desktop research and site inspections conducted in February 2022. The desktop research included the earlier Concept and Stage 1 - Technical Paper 3 - Non-Aboriginal Heritage Report provided to Sydney Metro for the purposes of heritage identification, history of the site, general information and assessment.

4 Statutory heritage context

Heritage items and places in NSW are protected by a range of legislation relating to World, National, State and Local places and sites of heritage significance. The following sections briefly outline the scope and application of these laws.

4.1 World heritage

World Heritage Sites are identified by UNESCO under the World Heritage Convention, adopted in November 1972. Australia is a signatory to the Convention. Article 4 of the *World Heritage Convention* states:

“Each State Party to this Convention recognizes that the duty of ensuring the identification, protection, conservation, presentation and transmission to future generations of the cultural and natural heritage referred to in Articles 1 and 2 and situated on its territory, belongs primarily to that State. It will do all it can to this end, to the utmost of its own resources and, where appropriate, with any international assistance and co-operation, in particular, financial, artistic, scientific and technical, which it may be able to obtain.”

World Heritage Sites in Australia are the responsibility of the Department of Agriculture, Water and the Environment (DAWE) in terms of nomination and policy but the day-to-day responsibility for the conservation management of these sites is devolved to the individual State and Territory governments. In NSW, all World Heritage sites are included in the NSW State Heritage Register (SHR) and responsibility for their conservation in accordance with the *Heritage Act 1977* lies with the NSW Heritage Council and the Minister for Heritage.

There are no items of World Heritage Significance within the vicinity of the site.

4.2 National and Commonwealth heritage

National and Commonwealth heritage is controlled by the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). This Act creates two statutory heritage Lists, the National Heritage List and the Commonwealth Heritage List.

4.2.1 National Heritage List

The National Heritage List has been established to list places of outstanding heritage significance to Australia. It includes natural, historic, and Indigenous places that are of outstanding national heritage value to the Australian nation.

4.2.2 Commonwealth Heritage List

The Commonwealth Heritage List is a list of natural, indigenous and or historic places owned or controlled by the Australian Government, its departments, agencies or corporations.

Listed places are protected by Australian Government laws and special agreements with State and Territory governments and with Indigenous and private owners.

The Commonwealth Government has adopted the Commonwealth Heritage Principles as the guiding framework for managing heritage places.

These principles are:

- The objective in managing Commonwealth Heritage Places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.

- The management of Commonwealth Heritage Places should use the best available knowledge, skills, and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on Commonwealth Heritage values.
- The management of Commonwealth Heritage Places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, state and territory and any local government responsibilities for those places.
- The management of Commonwealth Heritage Places should make timely and appropriate provision for community involvement, especially by people who:
- Have a particular interest in, or associations with, the place, and may be affected by the management of the place.
- Indigenous people are the primary source of information on the value of their heritage and the active participation of Indigenous people in identification, assessment and Management is integral to the effective protection of Indigenous heritage values.

The EPBC Act requires that approval be obtained before any action takes place that could have a significant impact on the national or other heritage values of a listed place. The DAWE is the approval authority for works that may impact upon National Heritage Places and Commonwealth Heritage Places.

There are no items of National or Commonwealth Heritage Significance within the vicinity of the site.

4.3 State heritage

4.3.1 NSW Heritage Act, 1977

The *Heritage Act 1977* was established to conserve the environmental heritage of NSW. Section 4 of the Act describes State heritage significance as:

“In relation to a place, building work, relic, movable object or precinct, means significance to the State in relation to the historic, scientific, cultural, social, archaeological, natural, or aesthetic value of the item.”

The Act, inter alia, established the NSW SHR and the Heritage Council of NSW. Under section 57(1) of the Heritage Act, approval from the Heritage Council, or its delegates, is required for any works to an item listed on the SHR. The Act specifically prohibits the full demolition of an item listed on the SHR.

The Heritage Council has published a set of Standard Exemptions from the need to seek approval for certain works. The Standard Exemptions allow the majority of routine maintenance and repair works to be undertaken without consent, although notification to the Heritage Council is generally required.

Archaeology

Historical archaeological materials are protected under the ‘relics’ provisions of the *Heritage Act 1977*. A relic is defined as:

“...any deposit, artefact, object, or material evidence that:

- *relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- *is of State or local heritage significance.”*

Section 139 of the Act states that:

“(1) A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.”

State Agency Registers

Section 170 of the Heritage Act requires that Government agencies establish and maintain a register of their heritage assets. A government instrumentality must give the Heritage Council not less than 14 days written notice before the government instrumentality:

- (a) removes any item from its register under section 170, or
- (b) transfers ownership of any item entered in its register, or
- (c) ceases to occupy or demolishes any place, building or work entered in its register.

Items on the register must be maintained with due diligence in accordance with State-Owned Heritage Management Principles.

There is one item of State heritage significance which is listed on the State Heritage Register (Olympic Cauldron). There are no items within the vicinity listed on the section 170 register.

As this project is being considered under the State Environmental Planning Policy (SEPP) (Planning Systems) 2021 as a State Significant Development, NSW Heritage Council approval is not required.

4.3.2 SEPP (Precincts - Central River City) 2021

The SEPP (Precincts - Central River City) 2021 (previously SEPP State Significant Precinct 2005) contains the following heritage clauses that are relevant to the Sydney Olympic Park site.

“4.27 Development in the vicinity of a heritage item

(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.

(2) This section extends to development—

(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or

(b) that may undermine or otherwise cause physical damage to a heritage item, or

(c) that will otherwise have any adverse impact on the heritage significance of a heritage item or of any heritage conservation area within which it is situated.

(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.

(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item”

“31 Heritage conservation

(1) Requirement for consent Development consent is required for any of the following—

- (a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,*
- (c) altering a heritage item that is a building, by making structural changes to its interior,*
- (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,*
- (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,*
- (g) subdividing land on which a heritage item is located or that is within a heritage conservation area.*

(2) When consent not required However, consent under this section is not required if—

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—

(i) is of a minor nature, or is for the maintenance of the heritage item, archaeological site,

or a building, work, relic, tree or place within a heritage conservation area, and

(ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or

(b) the development is limited to the removal of a tree or other vegetation that the consent authority is satisfied is a risk to human life or property, or

(c) the development is exempt development.

(3) Effect on heritage significance The consent authority must, before granting consent under this section, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subsection applies regardless of whether a heritage impact statement is prepared under subsection (4) or a heritage conservation management plan is submitted under subsection (5).

(4) Heritage impact assessment The consent authority may, before granting consent to any development on land—

(a) on which a heritage item is situated, or

(b) within a heritage conservation area, or

(c) within the vicinity of land referred to in paragraph (a) or (b),

require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Further information on how this Heritage Impact Assessment aligns with the requirements above are provided in section 9 of this report.

4.4 Local heritage

Local council development control plans provide detailed objectives and controls for development of and in the vicinity of heritage places. It is important to note that the subject site is not covered by any Local Environmental Plan or Development Control Plan, but is covered by the following:

- SEPP (Precincts - Central River City) 2021 (two heritage items of State heritage significance, State Abattoirs and Olympic Cauldron)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021 (no heritage items within the vicinity identified within this plan).

The site is also covered by the Sydney Olympic Park Master Plan 2030 (2018 Review).

4.5 Non-statutory heritage context

4.5.1 Conservation management plans and strategies

Conservation management plans (CMPs) provide guidance into opportunities and constraints of heritage items. Not all heritage items have a CMP and, in general, a CMP should be updated every 10 years or less. CMPs are not statutory documents, although they can be required under legislation.

For this site, the relevant CMP is the Abattoir Heritage Precinct Conservation Management Plan 2013 (AHPCMP).

4.5.2 National Trust Register (NSW)

The National Trust of Australia (NSW) maintains a register of landscapes, townscapes, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation.

4.5.3 Register of the National Estate

The Register of the National Estate is a list of natural, Indigenous and historic heritage places throughout Australia. From 19 February 2007, the Register has been frozen, meaning that no places can be added or removed. It no longer has status as a statutory list.

The Register of the National Estate was originally established under the *Australian Heritage Commission Act 1975*. Under that Act, the Australian Heritage Commission entered more than 13,000 places in the register. In 2004, responsibility for maintaining the Register shifted to the Australian Heritage Council, under the *Australian Heritage Council Act 2003*.

On 1 January 2004, a new national heritage system was established under the EPBC Act. This introduced the National Heritage List, which was designed to recognise and protect places of outstanding heritage to the nation, and the Commonwealth Heritage List, which includes Commonwealth owned or leased places of significant heritage value.

5 Historic heritage

5.1 Heritage items within the site

There are no heritage items within the site.

5.2 Heritage items within the vicinity

This report classified heritage items in the vicinity to include those within the sun plane of the SSDA building envelope. There are no World, National or Commonwealth heritage items within the vicinity. All items identified in the table below are of State heritage significance. Noting that only the Olympic Cauldron is listed on the SHR. All others are listed as having State significance within the SEPP (Precincts – Central River City) 2021.

Table 5-1 Heritage items within the vicinity of the site

Register / listing	Item name	Item number
State Heritage Register	Olympic Cauldron at Sydney Olympic Park	01839
SEPP (Precincts – Central River City) 2021	State Abattoirs HCA	Item A
	Abattoir Heritage Precinct Sydney Olympic Park	Within Item A
	Olympic Cauldron at Sydney Olympic Park	Item C
	State Abattoir locality – The Vernon Buildings, the Maiden Gardens and the Railway Garden within the Historic Abattoir Administration Precinct	Item 1
	State Abattoir locality – The Avenue of Palms	Item 2
	State Abattoirs Heritage Conservation Area	Area No.1

5.2.1 Olympic Cauldron

The following description has been extracted from the State Heritage Inventory Sheet for the item.

“The 8.5 tonne cauldron is a perforated, corrugated shell structure fabricated from stainless steel. It has an overall diameter of 10m and tapers from 0.85m thick at centre down to 0.15m thick at the edge.

The cauldron was designed to rise out of a circular pond after the flame was lit, and ascend, as though floating, up a waterfall to the top of the northern stand. It was collected by a 50-metre mast rising from behind the stand, and the main burner in the tip of the mast was lit.

In 2001 the end stand on the northern part of the stadium was relocated nearby to the Overflow, now known as Cathy Freeman Park. There the cauldron's stem was removed, and it was repositioned on top of a group of 24 stainless steel poles organized in a haphazard arrangement, approximately 10 metres above the ground. It operates intermittently as a giant fountain with water flowing over the sides of the cauldron onto the pavement below.

The cauldron is surrounded by a decorative elliptical pavement inlaid with the names of all those who won gold, silver and bronze medals at the Sydney Olympic Games, known as the 'Roll of Honour'. The Roll of Honour is an Olympic tradition whereby medal-winning athletes are permanently acknowledged, typically in the vicinity of the Olympic Stadium. [It includes] both Paralympic and Olympic athletes."

Statement of Significance

The following Statement of Significance has been extracted from the State Heritage Inventory (SHI) Sheet for the item.

"The Olympic Cauldron at Sydney Olympic Park is of State historic significance as the culmination of the opening ceremony of the Sydney Olympic Games on 15 September 2000 and a reminder of Sydney's success and honour in having hosted the Millennium Games. The opening ceremony is considered to be a triumph of Australian showmanship which was watched by hundreds of millions of people around the world. The Olympic Cauldron is also of State significance for its associations with the Olympic athletes who participated in the Sydney 2000 Games and particularly with the Aboriginal athlete Cathy Freeman, who was chosen to be the final Australian link in the Olympic Torch relay to light the cauldron, thus marking the commencement of the Games. The image of the lit cauldron flowing with fire and water as it rose around Freeman is one of the most memorable images of the Sydney Olympic Games. The Olympic Cauldron is of State significance for the esteem in which it is held by Australians proud of the success of the Sydney Olympic Games. It is also of social significance to Sydney Olympic Park visitors for its later role as a popular fountain in the Cathy Freeman Park next to the Olympic Stadium. The Olympic Cauldron is of representative and rarity State significance as the only cauldron designed and built to hold an Olympic flame in NSW."



Figure 5-1 View of the Olympic Cauldron

5.2.2 State Abattoirs HCA/Abattoir Heritage Precinct

The Abattoir Heritage Precinct also incorporates the State Abattoir Locality – The Vernon Buildings, the Maiden Gardens and the Railway Garden. The site is identified as an item of State heritage significance within the SEPP (Precincts – Central River City) 2021 but is not included on the SHR.

The following description has been extracted from the State Heritage Inventory Sheet for the item.

“The State Abattoirs were developed between 1913 and 1988. Significant remnant elements within the former abattoir site include a collection of five distinctive Federation style buildings designed by Government Architect Walter Liberty Vernon, set within attractive landscaped gardens that were designed by Government Botanist and Director of Sydney Botanic Gardens Joseph Maiden.

The buildings are constructed using face brickwork with terracotta tiled hipped roofs, with varying decorative features including sandstone and/or brick banding, roughcast render, chimneys, timber-framed windows and panelled timber doors. Several of the buildings feature large verandahs.

Of particular relevance to this assessment is the former State Abattoirs gatehouse. The gatehouse structure is a small single storey face brick building with hipped terracotta shingled roof. The structure comprises a dressed sandstone plinth and banding, verandah with boarded ceilings, a central chimney, and a c1950s northern extension with skillion roof. Significant landscape elements around the gatehouse include a gate post and wall on the eastern side of Showground Road, garden beds and palm grove associated with the adjacent carriage loop, and several pieces of agricultural themed timber furniture.

The State Abattoirs heritage item also includes an avenue of Canary Island Date Palms that are located along the eastern side of Showground Road to the intersection at Grand Parade. These palms are an important element in the State Abattoir landscaping, dating to the early twentieth century.”

Statement of Significance (Abattoir Heritage Precinct CMP 2013)

“The Abattoir Heritage Precinct is of State significance as an intact and extant component of the Homebush State Abattoirs, dating from 1913-1988. The State Abattoirs was Australia’s largest and most modern abattoir during this period, responsible for the centralised control of meat slaughtering, sale and distribution in Sydney. As such, the site is extremely rare. The site was also part of an early land grant to D’Arcy Wentworth in 1810, a notable figure in colonial society and politics. The Precinct became an integral part of the activities during the Sydney 2000 Olympic and Paralympic Games providing Sydney Olympic Park with an important link to the history of Homebush and the Abattoirs in particular.

The complex has local significance for its historical associations with D’Arcy and William Charles Wentworth, Government Architect Walter Liberty Vernon who designed the buildings and Joseph Maiden, Director of Sydney Botanic Gardens and Government Botanist who designed the gardens. The Precinct is also significant for its association with the Sydney 2000 Olympic and Paralympic Games and the construction of Sydney Olympic Park, for which the buildings were sympathetically modified and then used as an administration and information centre.

The site has aesthetic significance at a local level as an attractive group of Federation era buildings within landscaped gardens and lawns and as a historic landmark within a contemporary urban landscape.

The buildings of the complex are representative examples of Federation period architecture, with many elements, materials and details typical of this period. They are also representative of public buildings designed in the Government Architect's office under Walter Liberty Vernon. The garden within the complex is a good example of Federation period landscaping. The layout, plantations and tree species are representative of public gardens and parks in Sydney in the early 20th century."



Figure 5-2 Main entry (AHPCMP)



Figure 5-3 West elevation (AHPCMP)



Figure 5-4 North elevation (AHPCMP)



Figure 5-5 East elevation (AHPCMP)

5.2.3 The Avenue of Palms

While the 'Avenue of Palms' was previously included within the curtilage of the former SEPP (State Significant Precincts) 2005, State Abattoirs HCA/Abattoir Heritage Precinct, it has been excised from the HCA/item since 31 August 2018. It remains listed in schedule 5 of the SEPP (Precincts – Central River City) 2021.

The following commentary is included in the AHPCMP, which was the catalyst for the excising of the trees.

“While the avenue of palms are related to the State Abattoir, their integrity is diminished due to the fact that only some of the palms in the row are original and their reinstated level is several metres lower than their original comparative level. As such, it has been assessed that this row of trees should be excluded from the curtilage of the Abattoir Heritage Precinct.

At best, this row of trees is an interpretive link.”



Figure 5-6 View of the ‘Avenue of Palms’ (AHPCMP)

6 Heritage curtilage maps

Figure 6-1 shows an excerpt of State Environmental Planning Policy (State Significant Precincts) 2005 Heritage Map HER_001 which remains applicable to the SEPP (Precincts – Central River City) 2021.

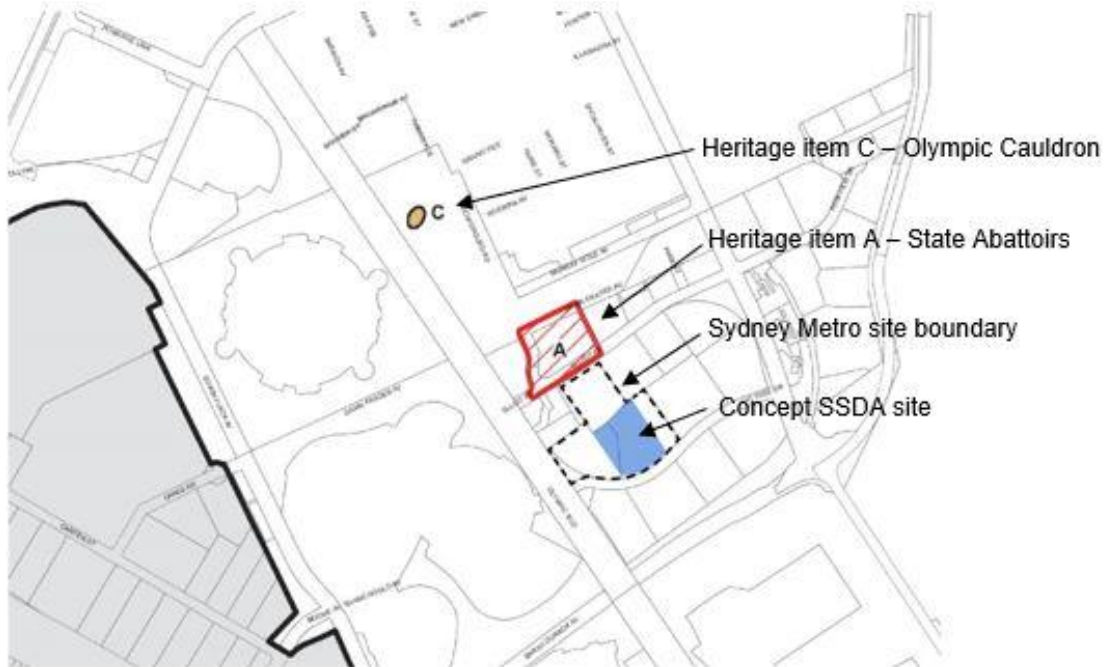


Figure 6-1 Excerpt of State Environmental Planning Policy (State Significant Precincts) 2005 Heritage Map HER_001

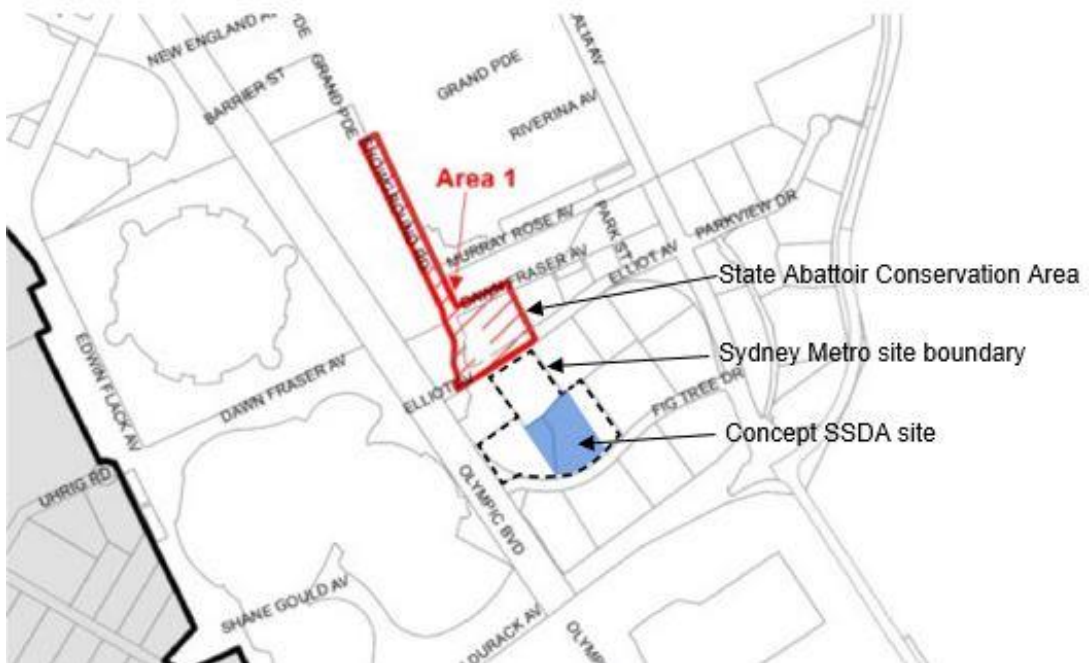


Figure 6-2 Heritage curtilage of Area 1 (Items 1 & 2)



State Heritage Register - SHR:01839 - Plan: 2343
Olympic Cauldron at Sydney Olympic Park

Gazettal Date: 10/09/2010
0 10 20 30 40 Meters
Scale: 1:1,000 @A4
Datum/Projection: GCS GDA 1994



Figure 6-3 Heritage curtilage of the Olympic Cauldron at Sydney Olympic Park (SHI)

7 Summary of site history

This section is based on the Sydney Metro West, Technical Paper 3, Non-Aboriginal Technical Report, additional historical input has been included from the Sydney Olympic Park Authority and the APCMP as noted in the footnotes.

7.1 Aboriginal history pre-1788

Prior to the appropriation of their land by Europeans, Aboriginal people lived in small family or clan groups that were associated with particular territories or places. It seems that territorial boundaries were fairly fluid, although details are not known. The language group spoken across Sydney was known as Darug (Dharruk – alternate spelling). This term was used for the first time in 1900, as before the 1800s language groups or dialects were not discussed in the literature.¹ The Darug language group is thought to have covered the area south from Port Jackson, north from Botany Bay, and west from Parramatta²

Sydney Olympic Park is situated on the traditional lands of the Wann clan, known as the Wann-gal. The lands of the Wann-gal stretched along the southern shore of the Parramatta River between Cockle Bay (Cadi-gal land) and Rose Hill (Burramatta-gal land). Across the river were the Wallumetta-gal.



Figure 7-1 Aboriginal activities on the shore of Port Jackson in 1824. Country: Wangal people

Source: Peron and Freycinet 1824

The Wann-gal and their ancestors have lived in the Homebush Bay area for thousands of years. Physical evidence of the usage of the Homebush Bay area by Aboriginal people has been found in the form of stone artefacts located at the site. In addition, several scarred trees have been found within remnant forest. Aboriginal shell middens (campsites where shellfish and other foods were consumed) were

¹ R. H. Mathews and Miss Mary Martha Everitt, 1900. 'The organisation, language and initiation ceremonies of the Aborigines of the south-east coast of NSW'. *Journal & Proceedings of the Royal Society of NSW*. 34:262-281; Valerie Attenbrow, 2010. *Sydney's Aboriginal Past: investigating the archaeological and historical records* (2nd ed). University of NSW Press, Sydney.

² Attenbrow 2010. p 34.

known to have lined Homebush Bay and the Parramatta River but were destroyed in the limekilns in the eighteenth and nineteenth century and subsequent alterations to the shoreline.

The estuarine ecosystems provided the Aboriginal communities with food, clothing and other resources necessary to their lifestyle as well as a means of travelling throughout the region by water. Aboriginal people were still using the Homebush Bay area, even after their lands were granted to Europeans.

Several encounters and conflicts between Europeans and Aboriginal people are documented for the Homebush Bay area throughout the 1790s and early 1800s.³ The earliest encounter was by Captain John Hunter, who led an exploration of the Parramatta River. On the 5th of February 1788 while having breakfast he was met by Wangal at the location now referred to as Breakfast Point. The Wangal called the area Booridiow-o-gule.

This encounter was noted in the diary of Lieutenant William Bradley, RN.

*"At daylight having a guard of marines proceeded to the upper part of the harbour again, passing several natives in the caves as we went up and on the shore near the place we left beads and some other things, who followed us along the rocks calling to us. We landed to cook our breakfast on the opposite shore to them. We made signs for them to come over and waved green boughs. Soon after seven of them came over in two canoes and landed near our boats. They left their spears in the canoes and came to us. We tied beads, etc., about them and left them our fire to dress mussels which they went about as soon as we put off."*⁴

Aboriginal people were working for and supplying fish to the Blaxlands on their Newington Property in the early nineteenth century.

In the early twentieth century, many Aboriginal people migrated into Sydney from elsewhere in New South Wales looking for work or to join family already here. Some of these people settled close to Homebush Bay and worked in the local industries (e.g. the abattoirs and the brickworks).⁵

³ Indigenous History <sopa.nsw.gov.au>

⁴ William Bradley - Journal titled 'A Voyage to New South Wales', December 1786 - May 1792; compiled 1802+

⁵ Indigenous History <sopa.nsw.gov.au>



Figure 7-2 'A view in upper part of Port Jackson: when the Fish was shot' by William Bradley c.1788, believed to be at or near Homebush Bay

Source: SLNSW 412997 – Image 17⁶

7.2 Post-contact history

Exploration to the west of Sydney Cove began soon after first settlement, as it was found that the sandstone soils of coastal Sydney were unsuited to cultivation.⁷ In 1788, an exploration party with Governor John Hunter left the colony at Sydney Cove and rowed up what is now the Parramatta, Duck and George's Rivers in search of arable land for farming.

A settlement with a military redoubt (a form of fortress) was established when fertile land was discovered at the head of Parramatta River. This was named Rose Hill after the Secretary to the British Treasury.⁸ Convicts were sent to the settlement, which was located at the Crescent, now Parramatta Park. The area was cleared of trees and planted with crops. The Government Farm had a house for Edward Dodd and a barn with granaries. Dodd was Governor Phillip's personal servant who had managed farming at Farm Cove.⁹ The convicts had huts with gardens in which they lived.

7.3 Sydney Olympic Park history

Following European exploration in 1788, the Homebush Bay area became known as 'The Flats', after the extensive mangroves and mud flats in the region.¹⁰ The first land grant in the area was allotted to Thomas Laycock in 1794. In 1810, this farm was sold to D'Arcy Wentworth, who named the site 'Home Bush'. Wentworth was a public

⁶ William Bradley drawings from his journal 'A Voyage to New South Wales', ca. 1802, FL1113934

⁷ Artefact Heritage, 2014: 24.

⁸ Terry Kass, 2008. 'Parramatta'. Accessed 1 May 2019, <dictionaryofsydney.org/entry/parramatta>.

⁹ Ibid.

¹⁰ City of Parramatta Council, 2016. 'Sydney Olympic Park and Homebush Bay – A brief history.' Accessed 3 May 2019, <arc.parracity.nsw.gov.au/blog/2016/11/05/sydney-olympic-park-and-homebush-bay-a-brief-history/>.

servant and surgeon in the colony and acquired surrounding land grants, increasing his property in size to 920 hectares. A homestead and later a horse racing track was built on the land in 1825.¹¹ Wentworth continued to own the land until he died in 1827 and left his property to his son Charles Wentworth.¹²

The property was rented by various tenants from the 1830s, at which time the land was described as being completely empty and the vegetation largely cleared.¹³ In 1881, a proposal was made for subdividing the southeast portion of Wentworth's estate for residential development. This subdivision was called the Homebush Park Estate. By 1883, some of the land had been subdivided.¹⁴ By 1906, the farm buildings and horse racing track had become derelict.¹⁵



Figure 7-3 Front view of Wentworth's homestead in 1917

Source: State Library NSW

¹¹ Ibid

¹² Sydney Olympic Park, n.d. 'Heritage and History'. Accessed 3 May 2019, <sopa.nsw.gov.au/our_park/history_and_heritage/colonial_history>

¹³ Louisa Ann Meredith, 1861. Notes and Sketches of New South Wales During a Residence in the Colony from 1839 to 1844. John Murray, London. p.56

¹⁴ Sydney Olympic Park, n.d. 'Colonial History'. Accessed 4 May 2019, <sopa.nsw.gov.au/About-Us/History-and-Heritage/Colonial-History>

¹⁵ J. J. Auchmuty, n.d. 'D'Arcy Wentworth'. Accessed 4 May 2019, <adb.anu.edu.au/biography/wentworth-darcy-1545>

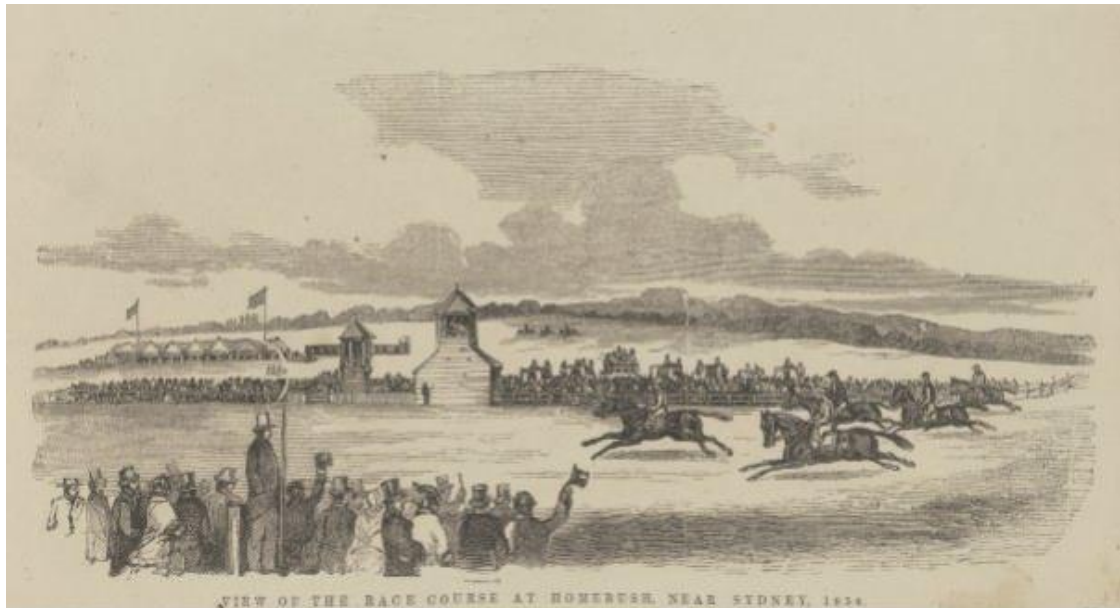


Figure 7-4 Homebush horse racing track in 1854

Source: National Library of Australia

7.3.1 State Abattoirs

At the turn of the twentieth century, concerns for public health in relation to the Glebe Island abattoir had reached a critical point, particularly following the outbreak of the plague. In 1902, a Parliamentary Standing Committee was appointed to inquire into the proposal for a new abattoir.¹⁶ The Committee recommended Homebush as the new site and, by March 1907, an area of 367 hectares within the Homebush Estate (within the study area) was resumed by the Government for establishment of the State Abattoirs. This saw development of associated buildings, servicing roads and infrastructure. In 1908, the Abattoir Branch railway line was constructed to the abattoir, which involved levelling of the site.¹⁷ This dedicated railway system was further developed in 1910, with site levelling and excavating required for establishment of platforms and sidings and associated roadways within the abattoir precinct.¹⁸ The abattoirs were officially opened in 1915.

By the 1930s, the State Abattoirs had developed to become one of the largest slaughterhouses in the Commonwealth and provided employment for 1,600 workers. It had a killing capacity of 18,000 – 20,000 sheep, 1,500 cattle, 2,000 pigs and 1,300 calves per day. By-products of the works included tallow, dripping, fertiliser, oil, sinews, hoofs, hair, glue pieces, bones and horns.¹⁹ The abattoir was surrounded by 1,500 acres of rest paddocks and stockyards. The 1930s saw an abundant growth of algal blooms within Homebush Bay due to the dumping of waste and carcasses. By the 1950s, Auburn Council had erected a warning sign for polluted water and sharks at the nearby Silverwater Baths due to the waste dumping which attracted sharks into the river. After poor management practices and ongoing issues with maintenance in the decades following World War II, the abattoir ran into a deficit and closed in 1988.²⁰

¹⁶ Sydney Olympic Park, n.d. 'Industrial History'. Accessed 3 May 2019, <sopa.nsw.gov.au/About-Us/History-and-Heritage/Industrial-History>

¹⁷ Godden Mackay, 1990. The State Abattoir Homebush. NSW Property Services Group, Sydney. pg. 5

¹⁸ Ibid

¹⁹ Sydney Olympic Park, n.d. 'Industrial History'.

²⁰ Sydney Olympic Park, n.d. 'Heritage and History'.

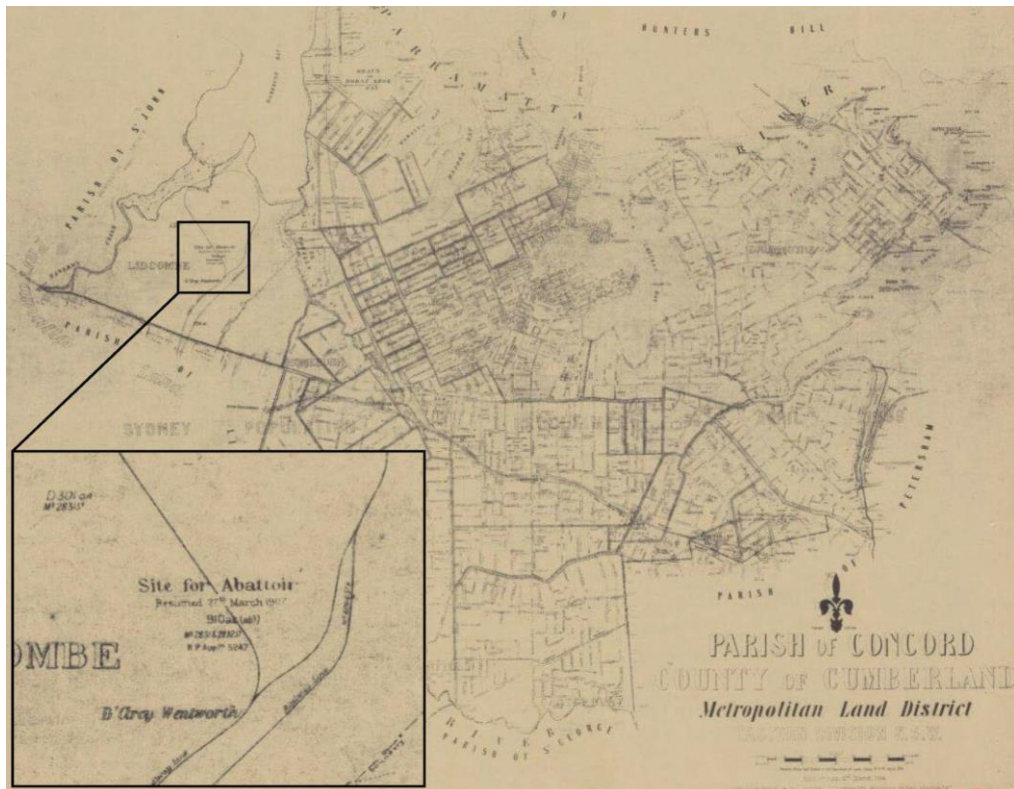


Figure 7-5 Parish of Concord map, 1914, showing site of the State Abattoirs

Source: NLA

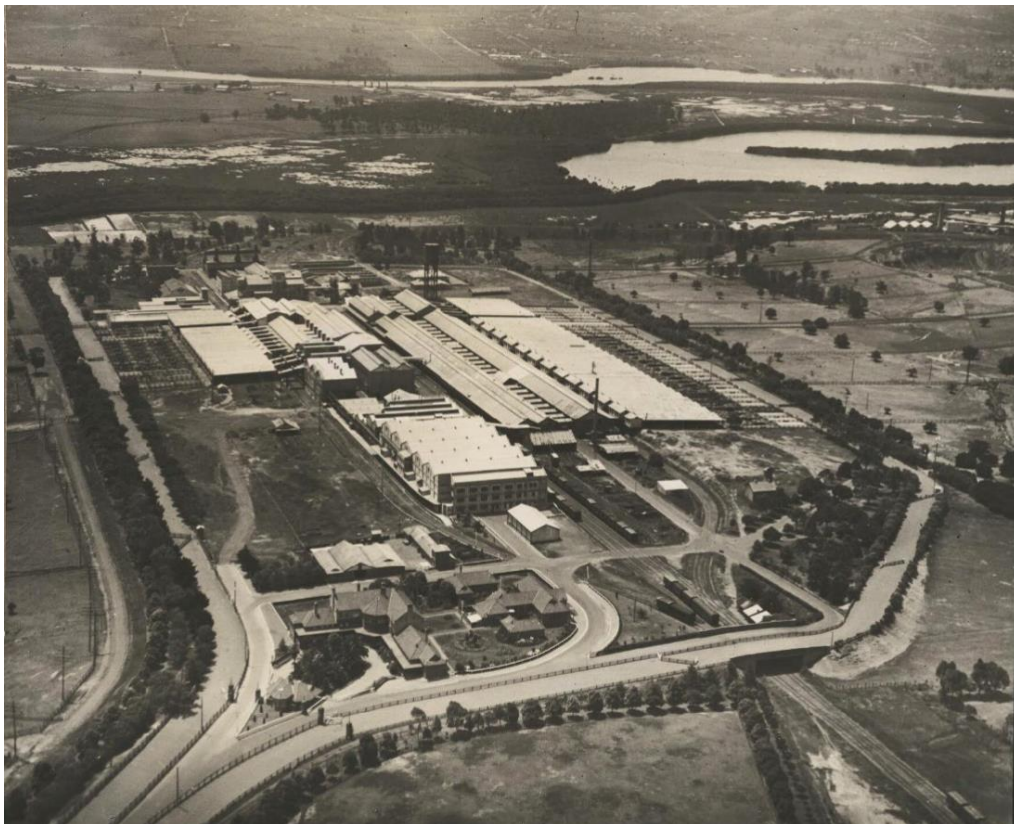


Figure 7-6 Aerial view of the State Abattoirs, c.1930-1950

Source: NLA



Figure 7-7 View of the State Abattoirs in c.1960s, showing gate house and administration buildings in the foreground, brickworks seen far right in the distance

Source: Sydney Olympic Park Authority

7.3.2 The Abattoir Administration Buildings and Gardens

The contract for the construction of the administration buildings at Homebush was let out to the McLeod Brothers as part of the first series of works to be completed. The specifications for the work were set out by the Government Architect Walter Liberty Vernon, with input from Principal Assistant Architect George McRae, in 1908. Vernon was Government Architect from 1890 until 1911, during which time he designed numerous post offices, fire stations, police stations, courthouses and other public buildings. His style reflected a changing attitude towards public architecture, with combined use of brick, timber and plaster work, less ornamentation than on earlier public buildings and an emphasis on functional efficiency. Vernon's instructions as to the extent of work for the Homebush administration precinct were set out as follows:

"The work to be done under this contract comprises the erection and completion of Gate House and Main Entrance Gates, with Piers and Dwarf Walls and Wicket Gates in same, the Administration Buildings containing offices, &c, for the staff, Refreshment and Locker Rooms for staff and slaughtermen, Stabling for staff and for public use; also forming certain paths and roadways and yards within the boundaries of the several sites for above buildings; and portion of fencing around Stable Yards, with screen fences to WC's, &c., and fencing to Kitchen Yard at rear of Refreshment Rooms; also forming brick surface drains and paved spaces around Stable Buildings a and tar-paving shown on plans, and stone-kerbing and tar-paving to Gate House

and refuge space outside, with cast iron pillars; also all steps, dwarf-walls, piers, and wing-walls to offices and other above-mentioned buildings..”²¹

The administration buildings were designed by Vernon in a Federation Arts & Crafts style, with red brick and rough-cast walls, hipped roofs with red terracotta tiles and tall chimneys. The buildings contrasted sharply with the industrial complex of slaughterhouses, refrigerated storerooms, railway sidings and stock yards behind it. Instead, the administration precinct had a more domestic feel with its smaller scale and designed gardens. Five buildings were constructed including the main administration building, a formal gatehouse, a laboratory, a canteen and refreshment room and a locker room. Of these, the administration building, and the gatehouse were internally fitted out with decorative pressed metal ceilings and other more domestic features. The remaining three buildings, that were less likely to be visited by members of the public and were more utilitarian, did not include any of these additions.²² With work finished in early 1913, the administration buildings were amongst the first buildings on site, although the main entrance gates were not completed until 1918.²³

The gardens that surround the administration precinct were laid out by the Director of the Botanic Gardens, Joseph Henry Maiden, with the work being carried out by the overseer of Government Domains, James Jones, until his retirement in March 1913, after which it was continued by William Grant.²⁴

Both Jones and Grant worked in conjunction with Vernon to complement the architectural concept. Maiden’s initial layout at Homebush was a highly structured design of compartmentalised gardens surrounding the buildings and addressing the roadway and entry. The plantings were dominated by open lawns punctuated with floral displays, rose gardens and rectangular flower beds. Palms were used in the turning circle at the entrance to the complex, as well as being interspaced throughout the lawns. Maiden also appears to have included a small rainforest inspired section to the north of the main building, with macadamia nut (*Macadamia integrifolia*), fire-wheel (*Stenocarpus sinuatus*) and jacaranda trees, and a succulent garden, with cactus, aloes, crinums and other examples.²⁵ The entire site was then enclosed with a hedge and post-rail fence.

The gardens and lawn area became a meeting and lunch point for the staff of the administration buildings, with the manicured lawns providing both open and shady space to sit. The abattoir employed a team of five gardeners to maintain and conserve the horticultural elements of Maiden’s design. The gardening team also continued to add to the garden, with deciduous trees and flowering plants added through the 1920s and 1930s. In this period, various new palm species were added including an avenue of Canary Island Date Palms on the northern side of Kings Avenue.

In 1923, the abattoir was visited by a reporter for Bank Notes magazine. The reporter noted that they approached the abattoir with a note of trepidation, no knowing what to expect at an abattoir of such scale.

“My first glimpse of the abattoirs was a great surprise to me. I had pictured scenes and surroundings of a rather unpleasant nature, and you can imagine

²¹ Specification of Work to be done and Materials to be used in the Erection and completion of New Public Abattoirs at Homebush, Department of Public Works, Government Architects Branch, Sydney 1909, ML Q725.28/N.

²² Abattoir Heritage Precinct, Conservation Management Plan prepared by Graham Brooks and Associates for Sydney Olympic Park Authority June 2003, p21.

²³ Department of Public Works, Annual Report 1917-1918, p16.

²⁴ Botanic Gardens and Government Domain, Report of Director for 1913, p32.

²⁵ Administration Building Gardens Landscape Design prepared by Context Landscape Design Pty Ltd for the Homebush Bay Development Corporation, September 1994, p3. Harrison, P, ‘The Heritage Gardens at Homebush’, HMA News, December 1998.

my astonishment on entering the ground at being greeted by a cool fresh breeze carrying the scent of flowers. I felt as if I had wandered into the Botanic Gardens by mistake".²⁶

The gardens and plantings throughout the abattoir site were decorative as well as having a practical application. Trees throughout the stockyards provided shade for the animals in the yards and created wind and dust breaks throughout the site.

A feature of the workings of the abattoirs in the inter-war years and post-World War II was the preferential employment of injured and wounded returned servicemen at the abattoirs. Limbless veterans were employed as gardeners and on other light duties in and around the administration precinct throughout the 1920s until the 1950s.²⁷

In addition to the landscaping around the Administration buildings, there were other landscaping elements planted across the site. These included scattered shade trees in stockyards (evident in mid-20th century aerial photos), plus some avenues of trees along major roads on the site.

7.3.3 State Brick Works

A State Brick Works was located at the northern side of Homebush from 1911 (north-east of the study area). Access roads were constructed, and a railway line was developed to provide access to the Brick Works. The Brick Works was used until its closure in 1940, when it was taken over by the Naval Armament Depot as a munitions store. It was later reopened following the end of World War II, until it ceased trading in 1988. The area has been rehabilitated as a wetland area with a raised walkway called the Ring Walk for visitors.²⁸

As industrial development in Sydney expanded in the mid-twentieth century, locations to discard industrial waste were required. Homebush, at that time relatively undeveloped, was chosen as a dumping location for toxic waste.²⁹ Wentworth Bay was filled in with industrial waste and the natural ecology of the area was severely damaged. By 1988, there was an estimated 9 million cubic metres of waste and contaminated soils spread over 400 hectares within the 760 hectare site.³⁰

The southern portion of Homebush was developed as Sydney Olympic Park following the 1993 successful bid for Sydney to host the 2000 Olympic and Paralympic Games. Rehabilitation and stabilisation of the area was conducted, due to the contamination from prior industrial use. The Sydney Olympic Park development involved construction of sports facilities, competitor housing, roads and rejuvenation of parklands and streetscapes. In more recent years, further development has occurred at Sydney Olympic Park for commercial warehouses and high-density residential apartment buildings.

7.4 History of the proposed development site

The Sydney Olympic Park Station construction site is located within the original grant made to Thomas Laycock in 1794, purchased and extended by D'Arcy Wentworth from 1810. Attempts were made for subdivision within Wentworth's estate during the latter half of the nineteenth century, however, these were largely unsuccessful, with no known development occurring within the site until the establishment of the State Abattoirs.

²⁶ Chinese Consul and Abattoirs, Brisbane Courier, 7 April 1930, p12.

²⁷ State Records NSW Series 5174 General Correspondence Files (Homebush Abattoir Corporation), 12/4786 Item 452: Employment of returned Servicemen.

²⁸ Sydney Olympic Park, n.d. 'Industrial History'.

²⁹ Ibid

³⁰ Ibid

The construction site is located within an area resumed in 1907 for the State Abattoirs. The northern portion of the construction site covers the abattoir gatehouse and contributing landscaping, whilst the southern portion falls within an area utilised as sheep and pig yards. This is supported in a 1909 plan of the Abattoir. In addition, aerial imagery from 1943 and 1969 show the site within the same configuration as seen in the 1909 plan.

Homebush Bay had become a large tract of neglected land by the early 1980s and the Abattoir was closed in 1988, after which the area began redevelopment in 1993 for the establishment of Sydney Olympic Park by 2000.

8 Historical aerial imagery analysis

8.1 Aerial photographs

Historical aerial imagery of the site and broader area are provided in the figures below, where red indicates the heritage curtilage, yellow indicates the broader Sydney Metro site and black dotted line indicates the Concept SSDA area.

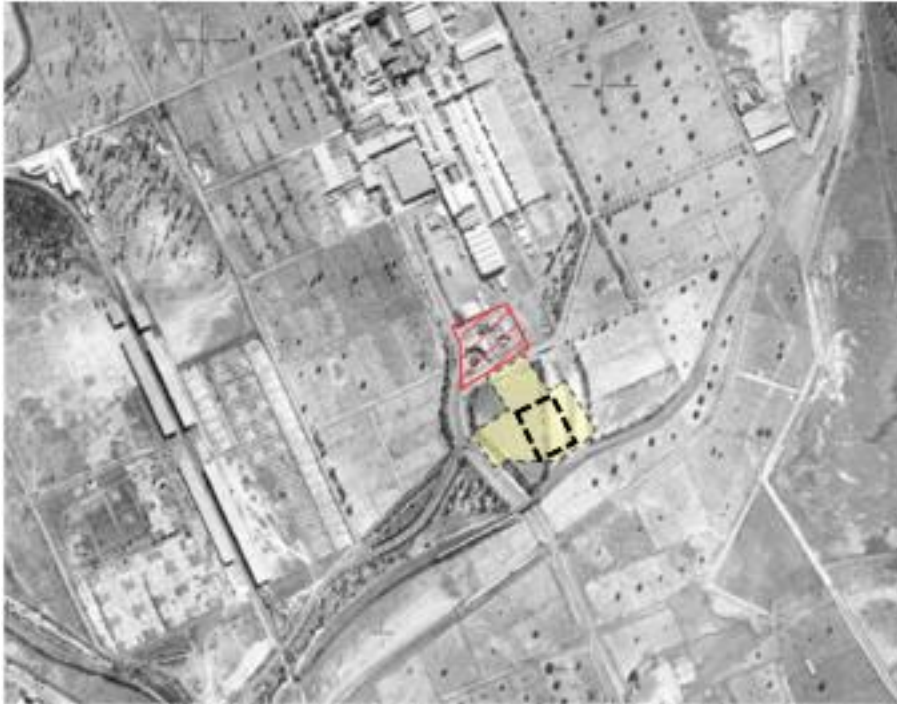


Figure 8-1 Aerial image 1943

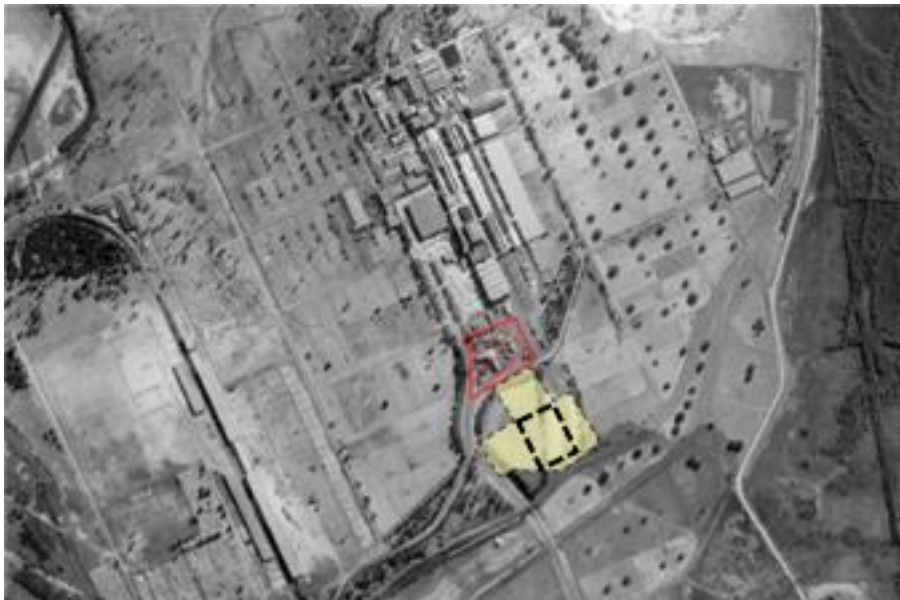


Figure 8-2 Aerial image 1955



Figure 8-3 Aerial image 1965



Figure 8-4 Aerial image 1971



Figure 8-5 Aerial image 1986



Figure 8-6 Aerial image 1991



Figure 8-7 Aerial image 1994



Figure 8-8 Aerial image 1996

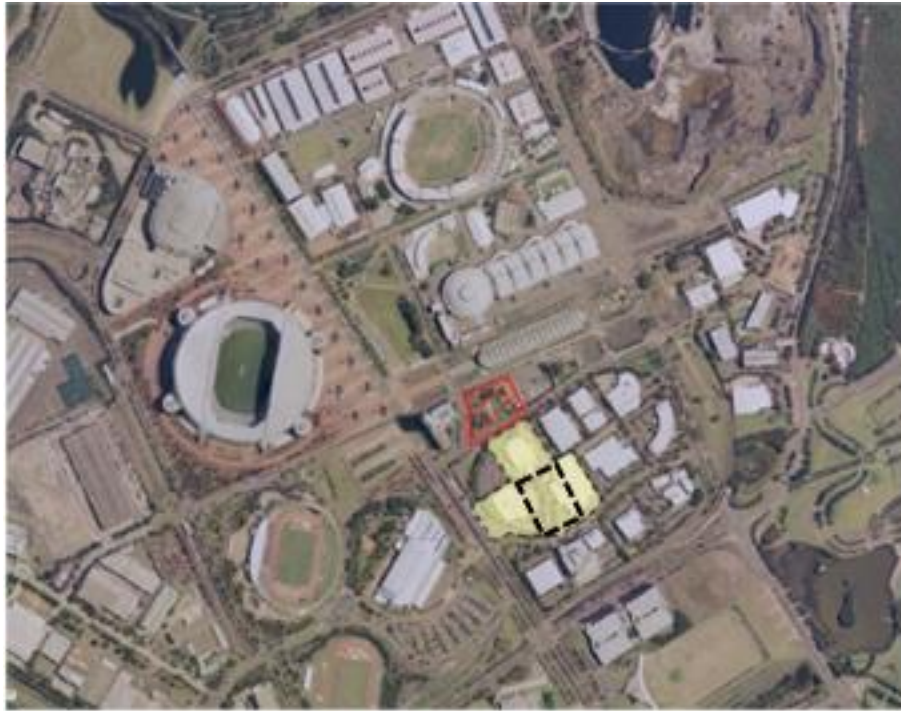


Figure 8-9 Aerial image 2005



Figure 8-10 Aerial image 2011



Figure 8-11 Aerial image 2021

8.2 Discussion

The above historical imagery provides a broad overview on the development of the area throughout the second half of the 20th Century and into the 21st Century.

The State Abattoirs were the key industry and built form between 1943 (Figure 8-1) and 1955 (Figure 8-2). By 1971 (Figure 8-4), there was additional railway infrastructure servicing a more built industrial area. The area to the west had developed, with low level industrial buildings and carparks. This remained consistent through to 1986 (Figure 8-5).

By 1991 (Figure 8-6), additional low-density buildings had been erected to the immediate east and south of the Abattoir building. These buildings were the first constructed on the current construction site (and were intact in 2021). By 1994 (Figure 8-7), the hosting of the 2000 Sydney Olympics had been announced and construction can be seen throughout the immediate vicinity.

By 2005 (Figure 8-9), the built legacy of the 2000 Olympics is evident in the aerial images, in particular the stadia, railway station and the road/pedestrian network.

The image from 2011 (Figure 8-10) shows the construction of higher density apartment buildings, hotels and commercial buildings to the south and southeast of the Abattoir Precinct, with this increasing substantially by the final image taken in 2021 (Figure 8-11).

Overall, the aerial imagery shows that the site remained relatively static as the State Abattoirs throughout the second half of the 20th Century. This development pace has changed considerably since the 1990s, with first the showground and Olympic infrastructure, followed by higher density residential and commercial development being introduced and becoming a prominent typology in the area over the past 15 years.

9 Heritage impact assessment

The Sydney Olympic Park station site does not contain any items of heritage significance however the site is adjacent to the Abattoir Heritage Precinct and within the vicinity of the Olympic Cauldron. Both items are of State heritage significance, but the Olympic Cauldron is the only state registered item. The proposed development is therefore required to respond to the heritage significance of its site and setting to ensure heritage impacts are minimised in the proposed new development.

The following assessment of heritage impact discusses the proposed development's impacts on heritage items/conservation areas within the vicinity. Commentary is first provided on the relevant heritage clauses within the SEPP (Precincts – Central River City) 2021.

Assessments of heritage impact are provided against the relevant guidelines/policies of the Sydney Olympic Park Master Plan 2030 (2018 Review), the NSW Heritage Guidelines and the Abattoir Precinct CMP 2013. This assessment has been undertaken based on the Sydney Metro West Built Form and Urban Design Report (Appendix E of the EIS).

The assessment utilises the 'heritage impact' definitions provided in the Heritage NSW Materials Threshold Policy for items of state significance, outlined in Table 9-1.

Table 9-1 Materials threshold policy – impact definitions

Impact	Definition
Total loss of significance	Major adverse impacts to the extent where the place would no longer meet the criteria for listing on the SHR
Adverse impact	Major (that is, more than minor or moderate) adverse impacts to State heritage significance.
	Moderate adverse impacts to State heritage significance.
	Minor adverse impacts to State heritage significance.
Little to no impact	An alteration to State heritage significance that is so minor that it is considered negligible.
Positive impact	Alterations that enhance the ability to demonstrate the State heritage significance of an SHR listed place.

Table 9-2 SEPP (Precincts – Central River City) 2021

Relevant heritage clauses	Heritage discussion
<p>4.27 - Development in the vicinity of a heritage item</p> <p>(1) <i>Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.</i></p> <p>(2) <i>This section extends to development—</i></p> <p>(a) <i>that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or</i></p> <p>(b) <i>that may undermine or otherwise cause physical damage to a heritage item, or</i></p> <p>(c) <i>that will otherwise have any adverse impact on the heritage significance of a heritage item or of any heritage conservation area within which it is situated.</i></p> <p>(3) <i>The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.</i></p> <p>(4) <i>The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.</i></p>	<p>This Heritage Assessment fulfils the requirements of this clause.</p>
<p>Appendix 4 Part 2, 31 Heritage conservation</p> <p><i>1 Requirement for consent</i></p> <p><i>Development consent is required for any of the following—</i></p> <p>(a) <i>demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,</i></p> <p>(b) <i>altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,</i></p> <p>(c) <i>altering a heritage item that is a building, by making structural changes to its interior,</i></p>	<p>There is no requirement for consent within this clause for development within the vicinity of a heritage item or conservation area. However, clause 4 includes the following:</p> <p><i>“The consent authority may, before granting consent to any development on land...</i></p> <p>(c) <i>within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.”</i></p>

- (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,*
- (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,*
- (g) subdividing land on which a heritage item is located or that is within a heritage conservation area.*

Therefore, it is prudent that this is acknowledged and addressed within this Heritage Impact Assessment.

It is noted that the proposed development does not include demolition or changes to any item of heritage significance.

3 Effect on heritage significance

The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (4) or a heritage conservation management plan is submitted under subclause (5).

This Heritage Impact Assessment informs the consent authority on the impacts of the proposed development on heritage items and precincts in the vicinity.

4 Heritage Impact Assessment

The consent authority may, before granting consent to any development on land—

- (a) on which a heritage item is situated, or*
- (b) within a heritage conservation area, or*
- (c) within the vicinity of land referred to in paragraph (a) or (b), require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

This Heritage Impact Assessment fulfills this requirement.

Table 9-3 Sydney Olympic Park Master Plan 2030 (2018 Review)

Relevant principles	Heritage impact assessment
<p>3.2.1 Existing heritage and Olympic legacy The town's important physical elements will be preserved and enhanced by:</p> <ul style="list-style-type: none"> conserving heritage items, the State Abattoirs heritage conservation area, Showground Road, the Olympic Cauldron at Sydney Olympic Park and significant trees building height and envelope controls that complement these elements. 	<p>Little to no impact The proposal complies with this principle through respecting and retaining both heritage items. The proposed development is located over 600m to the southeast of the Olympic Cauldron and over 130m SE/South of the Abattoir HCA. This distance provides a considerable degree of a physical and visual buffer. Buildings 1, 2 and 3 of the proposed development vary in height, with those closest to the heritage items (Buildings 1 and 2) being considerably lower at 21 and 27 storeys (respectively) than Building 3 (45 storeys).</p>
<p>3.2.2 Existing views Views assist in orientation and connect the Town Centre with the local and metropolitan environs. The Town Centre's street network and open space setting were designed to enhance existing topography and define ceremonial vistas. Important views will be preserved and enhanced by retaining: ...sun access and visual connection will be secured for Central Park and new buildings by creating a vista across Central Park to the Abattoir Gardens. Buildings fronting Central Park will have a view towards the station and Showground buildings.</p>	<p>Little to no impact</p> <ul style="list-style-type: none"> While this principle primarily relates to non-heritage environmental concerns, it is prudent that heritage is addressed. The proposal respects this principle, through ensuring the proposed development is setback from important views. The inclusion of a public open space park opposite the Abattoir Precinct ensures important views to and from the heritage area are retained and enhanced.

Table 9-4 NSW Heritage Guidelines

Relevant guidelines	Heritage impact assessment
<p>New development adjacent to a heritage item</p> <ul style="list-style-type: none"> How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? 	<p>Little to no impact The proposed development is separated from the Abattoir Precinct and the Olympic Cauldron by over 130m and 600m respectively.</p> <p>Abattoir Precinct In addition to the physical separation provided by distance, the future development of parkland and precinct as a result of SSI-22765520 located between the proposed development and the heritage item provides additional mitigation of potential heritage impact. As per the relevant CMP, the heritage significance of the Abattoir Precinct, does not primarily come from its broader setting, but from its historic connection with the site, its historic role in supporting the food supply for a growing Sydney and NSW, and its aesthetic built form. The proposed development supports the heritage significance by retaining the heritage item, not impinging on or altering its heritage curtilage and by being considerably setback from the curtilage boundary shared with the heritage item.</p>

Relevant guidelines	Heritage impact assessment
<ul style="list-style-type: none"> Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance? 	<p>Significant views to and from the heritage item will remain. Views to and from Olympic Boulevard, Herb Elliot Avenue, Dawn Fraser Avenue and the existing Olympic Park Railway Station will remain largely as is.</p> <p>Olympic Cauldron Given the degree of separation, there is little to no impact on the physical or visual setting of the Olympic Cauldron and therefore little to no impact on its heritage significance.</p>

Table 9-5 Abattoir Precinct Heritage Conservation Management Plan 2013

Relevant CMP Policies	Heritage impact assessment
<p>Policy 7 Though the setting of the precinct does not contribute particularly to its significance, assess the impact of any near-by large-scale development upon the heritage significance of the site.</p>	<p>Little to no impact The proposed development is located over 130m to the SE/South of the heritage curtilage of the Abattoir Precinct. Between the curtilage and the proposed development is the existing two-lane road, the proposed station and precinct development to be delivered under SSI-22765520.</p> <p>The three buildings all incorporate a tower. The podiums for Buildings 2 and 3 are proposed to be 4 storeys. The tower portions are further setback, with the two closest buildings (Buildings 1 and 2) being of 21 and 27 storeys, respectively. The proposed 45 storey tower is further setback behind the 27 storey tower. This height transition to the heritage item was part of the considered design, noting the lower towers have not been built to the Masterplan height limit (45 storeys). The additional setback of the larger tower will further reduce any visual impact the development has from important views to and from the Abattoir Precinct. Importantly, significant views to and from the Abattoir Precinct from Olympic Boulevard, Herb Elliot Avenue, Dawn Fraser Avenue and the existing Olympic Park Railway Station will largely remain as is, with tower development blending into the existing built development.</p> <p>Overall, the separation and additional setbacks of the proposed development respect the heritage setting. The proposed development is considered to have a little to no heritage impact.</p>
<p>Policy 8 Any proposed new large-scale development in the vicinity should not overshadow the open spaces in the Abattoir Heritage Precinct.</p>	<p>Little to no impact The Sydney Metro West Sydney Olympic Park Shadow Impact Analysis (Appendix K of the EIS) indicates that there are no significant overshadowing impacts from the SSDA building envelopes which will impact the heritage items.</p>

10 Conclusion

This Heritage Impact Assessment identified the following two heritage items of State heritage significance as being in the vicinity of the proposed development:

- Olympic Cauldron (SHR 01839)
- Abattoir Precinct (also identified as the Abattoir HCA and State Abattoir Heritage Precinct in the SEPP (Precincts – Central River City) 2021).

This assessment has found that there is little to no impact on the heritage significance of either item/area. This was concluded with the following points:

- Given the degree of separation (over 600m), there is little to no heritage impact on the physical or visual setting of the Olympic Cauldron.
- The proposed development is separated from the Abattoir Precinct by over 130m and also by proposed open parkland and metro precinct (SSI-22765520) located between the heritage item and the proposed development.
- The three proposed buildings all incorporate a tower. The podiums for Buildings 2 and 3 are proposed to be 4 storeys. The tower portions are further setback, with the two closest buildings (Buildings 1 and 2) being of 21 and 27 storeys. The proposed 45 storey tower is further setback behind the 27 storey tower. This additional setback of the larger tower will further reduce any visual impact the development has from important views to and from the Abattoir Precinct.
- Importantly, significant views to and from the Abattoir Precinct from Olympic Boulevard, Herb Elliot Avenue, Dawn Fraser Avenue and the existing Olympic Park Railway Station will largely remain as is, with tower development blending into the existing built development. The addition of a new park (SSI-22765520) adjacent to the Abattoir Precinct will allow new publicly accessible significant views across to the precinct.
- The Sydney Metro West Sydney Olympic Park Shadow Impact Analysis (Appendix K of the EIS) indicates that there are no significant overshadowing impacts from the Concept SSDA building envelopes which will impact the heritage items.

Therefore, the proposed development has little to no impact on the heritage items within the vicinity.

