

1 December 2015

Our Ref: 15-197

Lawson Square Pty Ltd

C/- Rachel Lawson
Candalepas Associates
Level 9, 219 Castlereagh Street
Sydney, NSW 2000

Dear Rachel,

RE: HERITAGE IMPACT STATEMENT FOR 1 LAWSON SQUARE, REDFERN

Lawson Square Pty Ltd is seeking to lodge a Section 96 modification application to the Minister for Planning for variations to the approved S.96 SSD-5249 MOD 1 in relation to the tower redevelopment at 1 Lawson Square, Redfern. Since the initial lodgement and approval of this S.96 Modification (SDD-5249 MOD 1) further design changes to the office towers have been proposed by the client. These variations include: altering the façades and floor plate to retain and reuse the existing structure; the revision of unit layouts; minor amendments to ground and basement levels.

City Plan Heritage (CPH) has been engaged by Candalepas Associates on behalf of Lawson Square Pty Ltd to prepare this following brief Heritage Impact Statement (HIS) on the proposed variations. CPH previously prepared a HIS for the alterations and additions to the existing office towers at 1 Lawson Square, Redfern in 2012. This HIS has been utilised in the completion of this current HIS that addresses the proposed variations.

The subject building is not listed as a heritage item, nor is it encompassed within a Heritage Conservation Area (HCA) within the Sydney Local Environmental Plan (SLEP) 2012. However, the subject site is within the vicinity of an item of local heritage significance described as, 'Wood block paving beneath bitumen surface' (Item no. 1361) and is also in close proximity to the Redfern Estate (HCA C56) listed on *Schedule 5 Environmental Heritage* of the SLEP 2012. The subject site is also in close proximity to the Redfern Railway Station Group that is a heritage item listed on the State Heritage Register under the NSW *Heritage Act, 1977* (SHR 01234).

SITE DESCRIPTION

The proposed development is located at 1 Lawson Square in Redfern (see Figure 1) NSW Land and Property Information identifies the site as Lot 1 DP 1125312 and Lot 1 DP 396677, with the site occupying the block between the road alignments of Lawson Square, Gibbons Square, Regent Street and Redfern Street Lane.

The subject site currently comprises two 12-storey office towers linked via a one storey concrete basement and a concrete and steel corridor at level 9. NSW Police Station currently occupies the four lower levels, while the remaining levels are occupied by Group Colleges Australia. (See Figures 3 & 4)

The subject building is a dominating feature within Redfern Street. It is also clearly visible from the Redfern Train Station platforms (Redfern Railway Station Group (SHR 01234)), Gibbons Street and Regent Street (See Figure 5); and is adjacent to another high-rise mixed use redevelopment at 157 Redfern Street. The subject site is located in an area of mixed commercial and residential use properties of heights that generally range between 2 to 3 levels. On the northern side of Lawson Square some buildings reach 7 levels.



Figure 1: A cadastral image showing the location of the subject site. Redfern Station is located to the west of the subject site. (Source: SIX Maps 2015)



Figure 2: An aerial image of the subject site showing the surrounding high density residential/commercial area and Redfern Station to the left of the subject site (Source: SIX Maps 2015)



Figure 3: The subject buildings as seen from Regent Street



Figure 4: The subject building as seen from Redfern Station.

ESTABLISHED HERITAGE SIGNIFICANCE

As previously noted, the subject site is not a heritage item and, as such, does not retain heritage significance. However, due to the proximity of the subject site to the Redfern Railway Station Group (SHR 01234), 'Wood block paving beneath bitumen surface' (Item no. I1361), and the Redfern Estate HCA (C56), this HIS will assess the affect the proposed works will have on the heritage values associated with these significant places. Accordingly, the following statements of significance will be considered.

Redfern Railway Station Group

The following statement of significance for the Redfern Railway Station Group (SHR No.01234) has been extracted from the State Heritage Inventory form.¹ It reads:

Redfern Railway Station Group is significant at a state level as a major suburban station which played an important role in the development of the surrounding residential and industrial suburbs. The overhead booking office is a rare remaining example of the Queen Anne style of railway architecture and along with the 1884 station building on Platform 1 remain as some of the last examples of these types of structures to survive in the metropolitan area. The booking office retains its overall form and much original detail.

The platform buildings on platforms 2-10 are consistent in design and represent the largest group of such buildings in the system at one site,

¹ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5012154>

reflecting the location's importance as a junction for commuters and for its access to the adjacent Eveleigh workshops. The addition of platforms and their associated platform buildings, including the Eastern Suburbs Railway, represent the importance of the Station as a commuter hub and reflect the expansion of Redfern Station and the Sydney network generally through the later nineteenth and into the twentieth century. Structures such as the air vents or chimneys connected to the underground engine drive, on Platform 1, are indicators of the adjacent industrial uses of the Eveleigh Yards and are unusual features on a suburban station.

The early station buildings and structures indicate the high quality of buildings provided during the mid-Victorian period of railway construction and the former importance of Redfern as an industrial and residential area in the development of the Sydney suburbs. The pair of newel posts is an example of colonial cast-iron work and represents the end of the era of ornamentation brought about by Railway Commissioner Eddy.

Wood block paving beneath bitumen surface

The following Statement of Significance for the 'Wood block paving beneath bitumen surface' (Item no I1361) has been extracted from the State Heritage Inventory form.² It reads:

The wood block paving in Wells Street Redfern has historic and research significance as one of the few known surviving areas of wood block paving in the City of Sydney which demonstrates the methods of paving roads in the late nineteenth and early twentieth centuries.

Redfern Estate Heritage Conservation Area

The following statement of significance for the Redfern Estate Heritage Conservation Area (C56) has been extracted from the State Heritage Inventory form³. It reads:

The Redfern Estate Heritage Conservation Area is historically significant as an early Victorian structured subdivision covering the entire grant to William Redfern. The development of the estate from the 1840s - 1890s reflects the establishment of the Railway at Redfern. The importance of the suburb of Redfern in the mid/late nineteenth century is evidenced in the development of the Commercial Centre, the fine Civic buildings, the Park and the prestige housing on primary streets. The area is able to represent a great diversity of housing types dating from the period 1840 - 1890. Large scale factories and warehouses reflect the importance of manufacturing in Redfern in the early twentieth century.

² <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2420409>

³ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421496>



Figure 5: Excerpt from the SLEP 2012 Heritage Map 009 showing the location of the subject site, outlined in green and the location of nearby heritage items I1361 and conservation area C56. The Redfern Station Group does not appear on this heritage map as it is only listed on the State Heritage Register.



Figure 6: Redfern Station to the west of the subject site. (Source: <http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=5012154#ad-image-0> Retrieved 27/11/15)

SCOPE OF WORKS

As previously noted a S.96 modification application for variations to the approved S.96 SSD-5249 MOD 1 in relation to design changes to the office towers at 1 Lawson Square, Redfern has been approved. This S. 96 Modification Application addresses new changes designed by Candalepas and Associates and Wendy Lewin Associates, including:

- Revised facades and floor plate to retain and reuse the existing structure. Unit layouts, mix and areas have been amended to reflect these changes.
- Revised articulation and materiality to facades. Northern elevation to comprise of balconies spanning between concrete and marble-clad blades, glazing and glass reinforced concrete infill panels are proposed to the east, west and south facades
- Existing substation to be replaced by dual substation chambers at ground floor
- Revised car park driveway and building entrances at ground floor
- Revised levels to match existing building levels (overall building height will remain unchanged)

For further clarification please refer to submitted architectural plans.

HERITAGE IMPACT ASSESSMENT

The following summary provides an assessment of the affect the proposed works at 1 Lawson Square, Redfern will have on the heritage significance of the nearby heritage items Redfern Railway Station Group (SHR no.01234) and 'The wood block paving beneath bitumen surface'(Item no. I1361) as well as the Redfern Estate Heritage Conservation Area (C56).

- The proposed development will not have an adverse impact on the heritage items in the vicinity of the subject site as it is located outside the curtilage of the Redfern Railway Station Group (SHR no.01234) area and outside of the Redfern Conservation Area (C56). The overall bulk and presentation of the new development will be the same as the approved design.
- It is assumed that any archaeological potential was removed during the original development of the GCA Towers. An AHIMS search was undertaken and has returned no known Aboriginal site or recorded place within the subject area or within a 200 metres buffer zone of the site.
- The existing towers are already a dominant feature of the Redfern skyline. They are also visible from the close suburbs including Darlington, Chippendale and Waterloo. Although the proposed development will enforce its dominancy, the existing visual impact on the skyline will be unchanged. The immediate area within the subject site is in the process of being further redeveloped with other mixed use developments underway. As such, the subject development will soon no longer be the dominant feature of the Redfern skyline.
- CPH consider that any views to the Railway Station will not be compromised by the proposed modifications and the Redfern Streetscape will be enhanced by the ground level retail areas and the proposed exterior walls treatment. Proposed landscaping

will make this development more attractive to pedestrians walking from Redfern Station to Redfern Street.

- The modifications to the approved designs, including the revised facade and is considered appropriate from a heritage perspective for development within the vicinity of a heritage item or a heritage conservation area or a heritage streetscape. Modulation of the facades and great care in the selection of materials in terms of colour, scale and proportion will improve the views to and from the proposed development area.

CONCLUSION AND RECOMMENDATIONS

In conclusion it is considered by City Plan Heritage the proposed modifications to the approved designs including changes to the floor plate, facade, ground floor basement levels will have no adverse impact on the Heritage Items or HCA in the vicinity of the subject site. The proposed design modifications are located outside the identified curtilage of the 'Redfern Railway Station Group' (SHR01234) and will not impact the nearby Redfern Estate HCA (C56) or 'The Wood Block Paving Beneath Bitumen Surface' (I1361). The modified development will be essentially the same of that was approved by the Minister for Planning.

We trust the above brief Heritage Impact Statement will satisfy The Minister for Planning's requirements in the assessment of the proposed modifications to the approved S.96 (SSD-5249 MOD 1) of 1 Lawson Square, Redfern. Should you have any questions or wish to discuss the matter further please do not hesitate to contact the undersigned on (02) 8270 3500.

Yours Sincerely,



Kerime Danis
Director - Heritage