

4th June 2013



Lend Lease
Project Management and Construction
30 The Bond, 30 Hickson Road,
Millers Point NSW 2000

Attention: Matt Kirkwood, Development Manager, Apartments

Dear Matt,

**RE: THE HAYMARKET – WESTERN PLOT – STUDENT HOUSING
STATEMENT OF HERITAGE IMPACT FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA3)**

This letter sets out the Statement of Heritage Impact for the State Significant Development Application (SSDA3) to be submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the South West Plot within The Haymarket Precinct. This Statement of Heritage Impact for the Western Plot SSDA3 was prepared by Dr Roy Lumby, Senior Heritage Specialist and Megan Jones, Practice Director.

BACKGROUND

The Haymarket Site is to be developed for a mix of residential and non-residential uses, including but not limited to residential buildings, commercial, retail, community and open space.

The Haymarket Concept Proposal SSD DA (SSDA2) established the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Haymarket Site. More specifically the Stage 1 Concept Proposal sought approval for the following key components and development parameters:

- Staged demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC), Entertainment Centre Car Park, and part of the pedestrian footbridge connected to the Entertainment car park and associated tree removal;
- A network of streets, lanes, open space areas and through-site links generally as shown on the Public Domain Concept Proposal, to facilitate reintegration of the site into the wider urban context and connection with the broader SICEEP Site;
- Street layouts;
- Development plot sizes, development plot separation, building envelopes (maximum height in RLs), building separation, building depths, building alignments and a benchmark for natural ventilation and solar provision for the precinct;
- Land uses across the site, including residential and non-residential uses;
- A maximum total gross floor area (GFA) across The Haymarket Site of 197,236m² for the mixed use development (excluding ancillary above ground car parking), comprising of:
 - A maximum of 49,545m² non-residential GFA; and
 - A maximum of 147,691m² residential GFA;
- Above ground parking including public car parking;
- Residential car parking rates to be utilised in the subsequent detailed (Stage 2) Development Applications, being:
 - Zero (0) spaces per studio apartment;
 - Maximum one (1) space per two (2) one bedroom apartments;
 - Maximum one (1) space per one bedroom + study apartment, plus one (1) additional space per five (5) apartments;
 - Maximum one (1) space per two bedroom apartment, plus one (1) additional space per five (5) apartments; and
 - Maximum two (2) spaces per 3+ bedroom apartment.
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

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Redevelopment of The Haymarket is to be staged and accordingly a staged development application was lodged. Detailed development applications seeking approval for specific aspects of The Haymarket will follow.

In February 2013 Tanner Kibble Denton Architects Pty Ltd prepared the Statement of Heritage Impact for the Concept Proposal Development Application for the redevelopment of the Haymarket Precinct at Darling Harbour for a new mixed use residential neighbourhood as part of the whole SICEEP redevelopment and accordingly assessed the heritage impacts of all elements of the proposed redevelopment. The SoHI was revised in June 2013 and issued as Revision C.

The Statement of Heritage Impact Revision C concluded:

The proposed PPP, Haymarket Precinct and Hotel development are supportable in heritage terms for several reasons:

- *There will be no impact on heritage items located either within the development site or in its vicinity through modification to building fabric or demolition;*
- *The settings of the Chinese Garden of Friendship, Darling Harbour Water Feature and the Carousel will be enhanced by the developments;*
- *The Haymarket Precinct development has been structured through interpretation of historic street patterns in this locality;*
- *Although there will be some impact on views to heritage items in the vicinity of the Haymarket Precinct, this will not affect interpretation of these items or their heritage significance;*
- *There will be some impact on the Darling Harbour Rail Corridor resulting from the loading dock associated with the Exhibition Centre. The impact of the loading dock is, however, limited and will not affect interpretation of the Rail Corridor or its heritage significance. The impact will be ameliorated by the removal of monorail infrastructure by others;*
- *Views to the Powerhouse Museum will be affected by the two residential blocks in the Haymarket Precinct situated within the Rail Corridor, which will also be impacted.*

However, the principal views to the Powerhouse Museum are available from Harris Street and will not be affected by the proposed development, while views to the building are of secondary importance. Also, the presence of the residential blocks will have no impact on the physical fabric of the Darling Harbour Rail Corridor because the area of the Corridor on which they stand was modified in the recent past with the formation of Darling Drive. There will be little impact on appreciation of the Corridor or interpreting it – apart from the loading dock associated with the proposed Exhibition Centre (see above), there are other no impacts on the Rail Corridor resulting from development on the SICEEP site.

Refer attached copy of SSDA2 Statement of Heritage Impact Revision C.

WESTERN PLOT

The Western Plot (Darling Drive) is one of six development plots identified in the Concept Proposal DA. This Development Application (SSDA3) seeks approval for a residential building (student accommodation) within the Western development plot (Darling Drive) of The Haymarket and associated public domain works. The DA has been prepared to be consistent with the Concept Proposal DA.

More specifically, this SSD DA seeks approval for the following components of the development:

- Demolition of existing site improvements;
- Associated tree removal and planting;
- Construction and use of one residential building within the Darling Drive Plot, to be used for student accommodation purposes;
- Public domain improvements, including:
 - Realignment and upgrade of Darling Drive (part); and
 - Provision of a new urban square (known as Macarthur Place) located at the termination of The Goods Line.
- Extension, realignment and augmentation of physical infrastructure / utilities as required.



ASSESSMENT OF HERITAGE IMPACT

We have reviewed the SSDA3 Development Application Documentation for the Western Plot (Darling Drive) prepared by AJ+C Architects and have compared it with the relevant Concept Proposal SSD DA (SSDA2) documentation for The Haymarket and can advise:

- The overall form of the proposed development (height, floor plate, envelope etc) in the southern half of the Western Plot is consistent with the Stage 1 Development Application Documentation;
- The external design of the building has been developed and refined, thus enhancing its appearance and responding to its context including the adjacent heritage items;
- Some secondary views to the Powerhouse Museum from The Haymarket area will be affected by the two residential blocks in the Haymarket Precinct situated next to the Rail Corridor. However, the principal views to the Powerhouse Museum are available from Harris Street and will not be affected by the proposed development. Also, the presence of the residential blocks will have no impact on the physical fabric of the Darling Harbour Rail Corridor. There will be little impact on appreciation or interpretation of the Corridor.
- The assessment of the proposed development against the NSW Heritage Branch Model Questions in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA3;
- The assessment of the proposed development against SEPP (State and Regional Development) 2011 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA3;
- The assessment of the proposed development against SREP (Sydney Harbour Catchment) 2005 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA3;
- The assessment of the proposed development against the Sydney LEP 2012 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA3; and
- The assessment of the proposed development against the Sydney DCP 2012 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA3.

CONCLUSION

As the SSDA3 proposal is consistent with the Concept Proposal DA the assessment of potential heritage impact is also consistent.

Yours sincerely

TANNER KIBBLE DENTON ARCHITECTS PTY LTD



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