

4th June 2013



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

Attention: Madeleine Macdessi, Project Manager, Commercial

Dear Madeleine,

**RE: THE HAYMARKET – NORTH WEST PLOT
STATEMENT OF HERITAGE IMPACT FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION SSDA4**

This letter sets out the Statement of Heritage Impact for the State Significant Development Application (SSDA4) 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 North West Plot within The Haymarket Precinct. This Statement of Heritage Impact for the North West Plot SSDA4 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

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- A remediation strategy.

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.

NORTH WEST PLOT

This proposal relates to a detailed ("Stage 2") DA (SSDA4) for a commercial office and public car park development in the North West Plot of The Haymarket together with associated public domain works.

Under the SSDA2 Concept Proposal, the North West Plot will accommodate active ground floor uses, a multi-storey above ground public car park and a commercial office building above. More specifically, this SSDA4 seeks approval for the following components of the development:

- Staged demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC), Entertainment car park, and part of the pedestrian footbridge connected to the Entertainment car park;
- Associated tree removal and replanting;
- Construction and use of a mixed use commercial building comprising:
 - ground level retail/television studio uses/IQ Hub;
 - public car park (above ground);
 - ancillary parking (above ground); and
 - commercial office space.
- Provision of vehicle access to the development from realigned Exhibition Place;
- Public domain improvements, including:
 - provision (part) of a new north-south pedestrian connection (known as the Boulevard) eventually linking Quay Street to Darling Harbour;
 - provision (part) of a new east-west pedestrian laneway (known as Dickson's Lane) linking Darling Drive to the Boulevard;



- Extension and augmentation of physical infrastructure / utilities as required.

ASSESSMENT OF HERITAGE IMPACT

We have reviewed the SSDA4 Development Application Documentation for the North West Plot prepared by Lend Lease Design and have compared it with the relevant Concept Proposal SSD DA (SSDA2) Documentation for The Haymarket and can advise:

- The general massing of the proposed development in the North West Plot is consistent with Concept Proposal Development Application with some changes to the articulation within the overall volume;
- The external facades of the building have been developed and refined, thus enhancing its appearance;
- The building form marginally protrudes the parameter plan specified in the Design Report to the southern elevation by 5 metres in height (from R.L. 48.6 to R.L. 53.6). However, this will have no additional heritage impact because of the location of the North West Plot relative to identified heritage items in the locality.
- 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 SSDA4;
- 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 SSDA4,
- 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 SSDA4
- 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 SSDA4; 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 SSDA4

CONCLUSION

As the SSDA4 proposal is consistent with The Haymarket Concept Proposal SSD DA (SSDA2) the assessment of potential heritage impact is also consistent.

Yours sincerely

TANNER KIBBLE DENTON ARCHITECTS PTY LTD



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