

30 November 2016



Lend Lease
Level 5
405-411 Sussex Street
Sydney NSW 2000

Attention: Jessica Patterson, Development Manager, Urban Regeneration

Dear Jessica,

**SUBJECT: DARLING SQUARE – NORTH PLOT AND THE SQUARE
STATEMENT OF HERITAGE IMPACT FOR REVISED SSDA10**

Tanner Kibble Denton Architects prepared the Statement of the Heritage Impact for the SSDA10 submission in February 2016. We have reviewed the Revised SSDA10 Documentation for the North Plot and The Square prepared by Kengo Kuma and Associates, Architects and Aspect Studios, Landscape Architects, and have compared it with the previously submitted SSDA 10 material and can confirm:

The overall form and massing of the proposed development in the North Plot and The Square is generally consistent with the Stage 1 Development Application documentation and the previously submitted SSDA10 proposal:

- The proposed building form and selection of facade materials and detailing for the new North Plot building (The Exchange) references the barrel form interpreting the late 19th century cooperage located adjacent to the site. The detailed resolution and modulation of the facade enhances its appearance and assists in minimising heritage impacts on neighbouring heritage items;
- The design of The Square provides community spaces and interprets the natural and cultural heritage of the Haymarket area. It provides for a range of spaces and activities for community engagement on a more intimate scale than the Darling Harbour Live Public Domain. This approach allows for the integration of Darling Square with adjacent precincts of Chinatown and Haymarket.
- 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 the revised SSDA10;
- 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 the revised SSDA10;
- 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 the revised SSDA10;
- 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 the revised SSDA10; 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 the revised SSDA10.

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Conclusion

The proposed North Plot and The Square development as represented in the revised SSDA10 is supportable in heritage terms for several reasons:

- There will be no impact on heritage items located in its vicinity through modification to building fabric or demolition;
- Development in Darling Square, including the North Plot, has been structured through interpretation of historic street patterns in this locality;
- There will be little impact on views to heritage items in the vicinity of Darling Square. Any impacts on most heritage items are ameliorated by their distance from the site and by intervening buildings;
- The articulation of the new building facade, in combination with the judicious selection of colours, will assist in minimising impacts on items in the immediate vicinity of the site;
- The design of The Square will encourage community participation within the site and incorporate natural and cultural heritage interpretative devices; and
- As the revised SSDA10 proposal is consistent with the approved Stage 1 Concept Plan the assessment of potential heritage impact is also consistent.

Heritage Interpretation

The SSDA10 proposals for interpretation as represented by the Aspect Studios' *North Plot and Darling Square Opportunities for Heritage Interpretation and Public Art Strategy* drawings dated November 2016 are consistent with the *Darling Square, the North Plot and Square, Darling Harbour Heritage Interpretation Plan* (Issue B, June 2015) prepared by Tanner Kibble Denton Architects.

Yours sincerely,

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