



Heritage Impact Statement

2 Figtree Drive, Sydney Olympic Park

July 2015



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Executive Summary

Urbis has been engaged by Mirvac to prepare the following Heritage Impact Statement (HIS) to accompany a development application for works at Site 53, located at 2 Figtree Drive, Olympic Park (the 'subject site').

In accordance with the Secretary's Environmental Assessment Requirements (SEARs), a HIS is required to address the potential visual impact of the proposed high rise development on heritage items in the vicinity, including the Newington Armament Depot and Nature Reserve.

The closest state significant item, being the State Abattoirs Heritage Conservation Area (HCA), is located approximately 280 metres to the northwest of the subject site. An assessment of potential sight lines between the subject site and the HCA shows that the proposed redevelopment of the subject site will have only a minor degree of visibility from the south east corner of the HCA. This visibility is considered to have a negligible impact due to the HCA already being surrounding my multi-storey development, as well as the substantial distance between the HCA and the subject site.

The proposed redevelopment of the subject site will therefore have no greater visual impact on the HCA than the current surrounding development does. The HCA is located in an area that has already been, and will continue to be, subject to a high degree of development, and this has already compromised the site's immediate setting to some degree.

The closest State Heritage Register (SHR) listed heritage item to the subject site is the Newington Armament Depot and Nature Reserve, which is located approximately 1.8 kilometres to the north of the subject site, at its closest point. An assessment of potential sight lines between the subject site and the Depot and Reserve shows that the proposed building will not be visible from within the SHR curtilage. This is due primarily to the distance between the site and the item, but is also a result of the sloping topography and dense vegetation of the Newington Depot site.

Additionally, the Depot and Reserve is surrounded on its eastern and southern sides by extensive development. As discussed above with regard to the State Abattoirs HCA, the proposed works are considered to have no greater potential visual impact on the Reserve and Depot than the current surrounding development does

The proposal is therefore recommended for approval.

1 Introduction

1.1 BACKGROUND

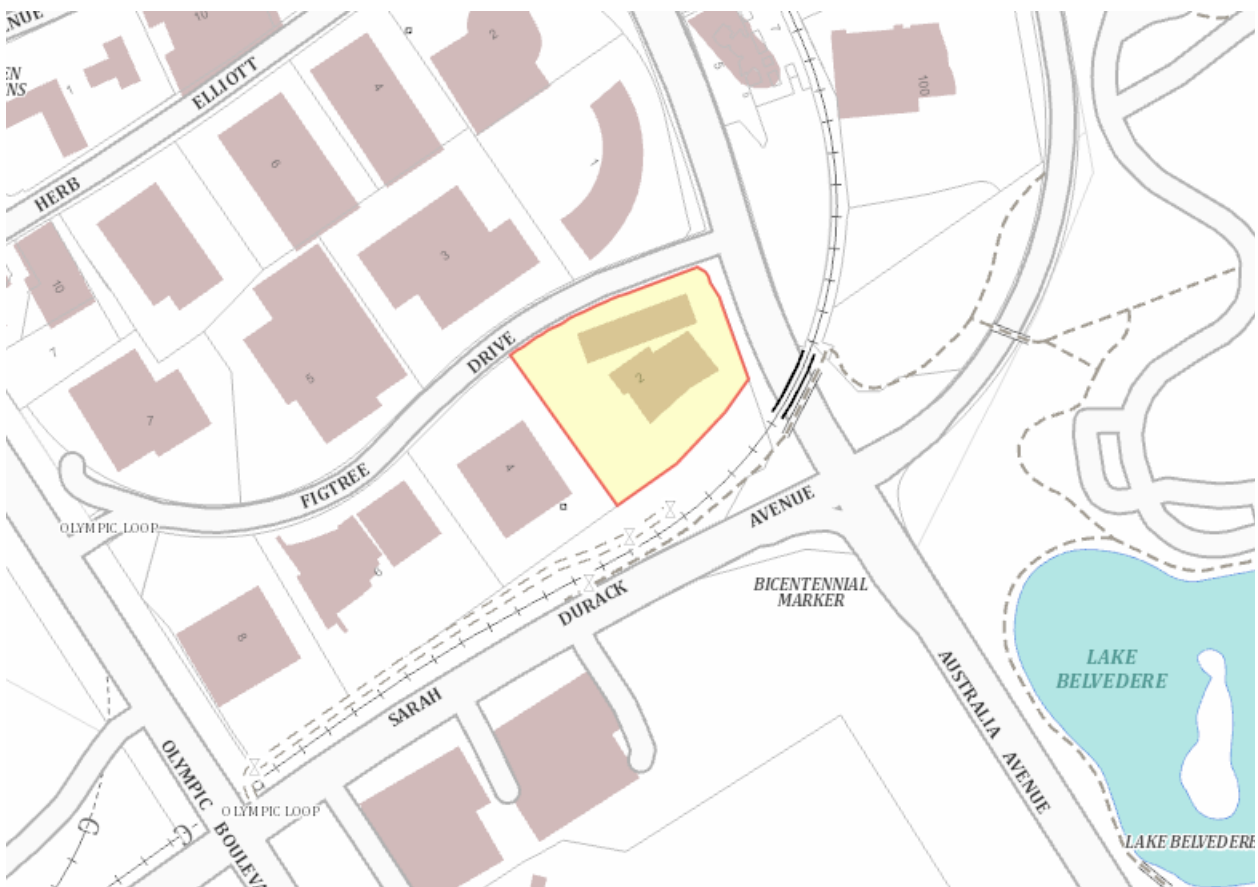
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In accordance with the Secretary's Environmental Assessment Requirements (SEARs), a HIS is required to address the potential visual impact of the proposed high rise development on state heritage items in the vicinity, including the Newington Armament Depot and Nature Reserve.

1.2 SITE LOCATION

The site is located at 2 Figtree Drive, Sydney Olympic Park. It comprises Lot 22 DP 787402 (Figure 1).

FIGURE 1 – LOCATION OF THE SUBJECT SITE (INDICATED)



[SOURCE: SIX MAPS]

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Auburn Local Environmental Plan (LEP) 2010 and the Auburn Development Control Plan (DCP) 2010.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Karyn Virgin (Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 THE PROPOSAL

Sydney Olympic Park is presently the site of a significant urban renewal project. The Sydney Olympic Park Authority (SOPA) are releasing land within its precinct for the development of quality residential apartment buildings. The proposal includes:

- Demolition of the existing building,
- Removal/relocation of the existing electrical substation,
- Construction of two apartment towers, one of 23 levels and one of 31 levels, two levels of retail /commercial space and four levels of basement parking.

2 Site Description

Sydney Olympic Park occupies a site of approximately 635 hectares between the Parramatta River and the M4 Motorway. The Development Site is zoned 'Mixed Use (B4)' under State Environmental Planning Policy (Major Development) with a residential use under Master Plan 2030 and is located to the southern side of Figtree Drive at the intersection with Australia Avenue. The site is bounded by Figtree Drive to the north, Australia Avenue to the east, Sarah Durack Avenue to the south and an adjoining office building and car park to the west. The Development Site has an approximate area of 12,697 square metres and is legally described as Lot 22, DP 787402.

FIGURE 2 – AERIAL VIEW OF THE SUBJECT SITE (INDICATED)



[SOURCE: SIX MAPS]

The site currently comprises of an allotment containing two office buildings and associated car parking and landscaping. The double storey, rendered concrete and glass offices were constructed in 1998 as the Corporate Headquarters for Homebush Bay and the NSW Lotteries Office. The building is now vacant.

The topography slopes down from the northeast to the southwest. Badu Mangroves and Bicentennial Park are approximately 400 m to the east and the main Stadium (ANZ) is approximately 900m to the northwest. The buildings are surrounded by car parking to the west and south and landscaping to the north and east. Plantings within the car park consist of native grasses and shrubs and semi-mature *ficus*, Sheoak, Spotted Gum and Ironbark trees. Two mature Morton Bay figs are located on the site, one at the northeast corner and another on the western boundary. These trees could be around 100 years old as they are present in 1943 aerial images of the site and appear to be mature specimens at that time.

The front façade of the building is constructed below the level of the road with raised garden beds fronting Australia Avenue. The rear of the building steps down the slope. The landscape on the eastern and southern boundary has been terraced, cutting back the topography to accommodate roads, bridges and footpaths.

FIGURE 3 – FRONT FAÇADE



FIGURE 4 – COURTYARD BETWEEN THE TWO BUILDINGS



FIGURE 5 – REAR FAÇADE AND CAR PARK



2.1 SITE INSPECTION

A site inspection was carried out on Thursday 18th June. All areas of the site were accessible.

The entire site appears to be heavily modified as a result of construction of roads and footpaths on the site boundary and the construction of the buildings and car parking on the site. The landscaped areas of the site contain below ground irrigation and there are also a number of pits, electricity, Telstra, gas and water services present on the site. There is no evidence of previous structures, roads or topographic features an only the mature fig trees present an indication of the original ground level.

FIGURE 6 – LANDSCAPING



PICTURE 1 – VIEW FROM AUSTRALIA AVE SHOWING CUTTING BACK OF THE LANDFORM FOR THE ROAD AND FOOTPATH.



PICTURE 2 – THE MATURE FIGUS ON AUSTRALIA AVE SHOWING TERRACING OF THE SLOPE.

FIGURE 7 – EXTERNAL BUILDING



PICTURE 3 – REAR CAR PARK VIEW NORTH EAST



PICTURE 4 – REAR CAR PARK VIEW SOUTH WEST



PICTURE 5 – REAR FACADE AND CAR PARK



PICTURE 6 – COURT YARD BETWEEN THE TWO BUILDINGS, SHOWING MULTI-STOREY DEVELOPMENT TO THE EAST



PICTURE 7 – COURT YARD BETWEEN TWO SECTIONS OF THE BUILDING



PICTURE 8 – NORTH EASTERN FAÇADE

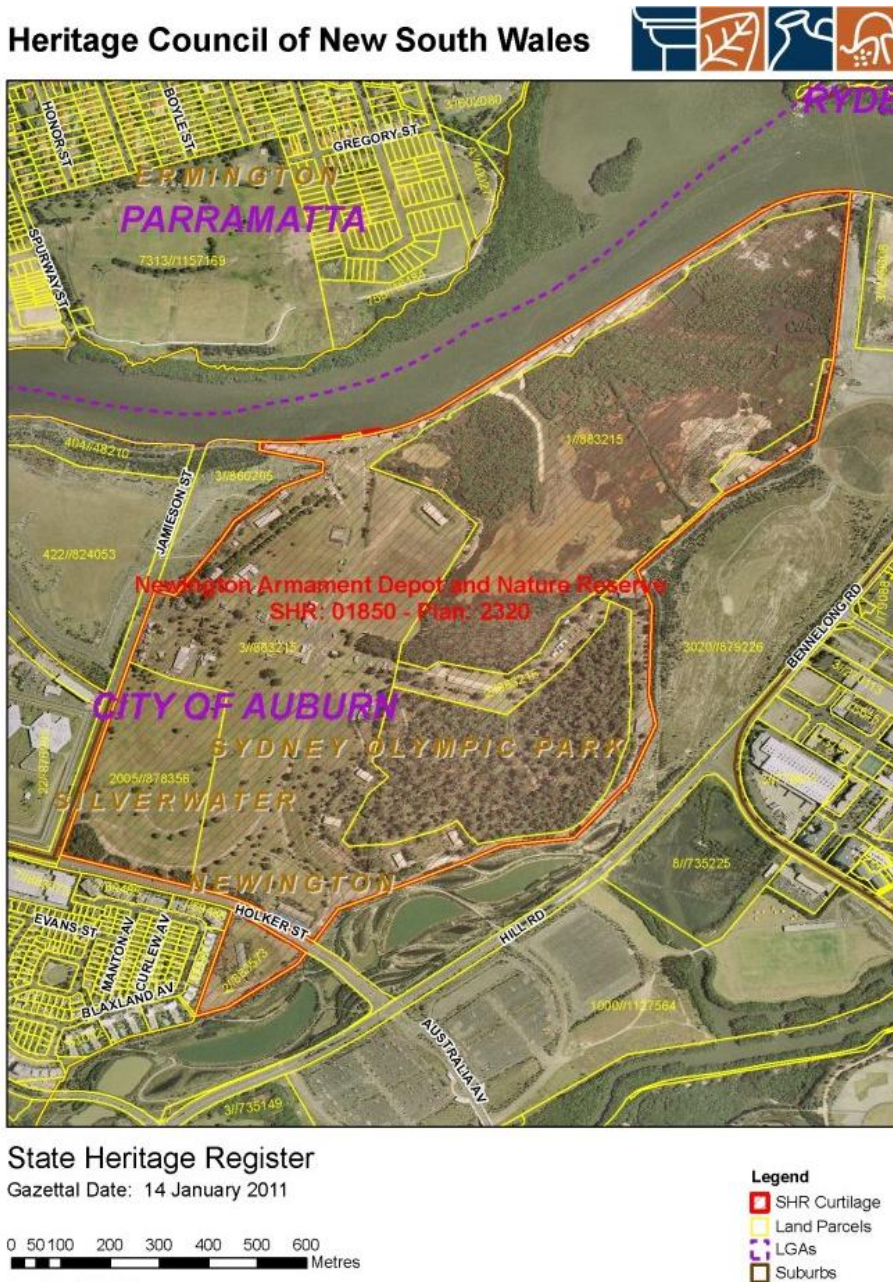
3 Heritage Items in the Vicinity

The subject site is not a listed heritage item, and does not contain any listed heritage items.

As shown in Figure 9 overleaf, there are no locally listed heritage items located within an 800 metre radius of the subject site. Similarly, and as shown in Figure 10, overleaf, there are no state listed heritage items, as listed on the State Heritage Register (SHR), located within a 1.5 kilometre radius of the subject site.

The closest SHR heritage listed item, being the Newington Armament Depot and Nature Reserve is located approximately 1.8 kilometres to the north of the subject site, at its closest point. The SHR curtilage of the Newington Armament Depot and Nature reserve is shown in Figure 8, below.

FIGURE 8 – STATE HERITAGE LISTED CURTILAGE OF THE NEWINGTON ARMAMENT DEPOT AND NATURE RESERVE



[SOURCE: STATE HERITAGE REGISTER, [HTTP://WWW.ENVIRONMENT.NSW.GOV.AU/HERITAGEAPP/HERITAGEITEMIMAGE.ASPX?ID=5054828#AD-IMAGE-8](http://www.environment.nsw.gov.au/heritageapp/heritageitemimage.aspx?id=5054828#AD-IMAGE-8)]

FIGURE 9 – MAP SHOWING THE SUBJECT SITE IN RELATION TO LOCALLY LISTED HERITAGE ITEMS IN THE VICINITY. THE STATE ABATTOIR IS NOT SHOWN ON THIS MAP AS IT NOT LISTED ON THE AUBURN LEP.



Lot 22 DP787402, Sydney Olympic Park
STATE HERITAGE CURTILAGE 

[SOURCE: URBIS 2015]

FIGURE 10 – MAP SHOWING THE SUBJECT SITE IN RELATION TO STATE LISTED HERITAGE ITEMS IN THE VICINITY.



Lot 22 DP787402, Sydney Olympic Park
STATE HERITAGE CURTLAGE **urbis**

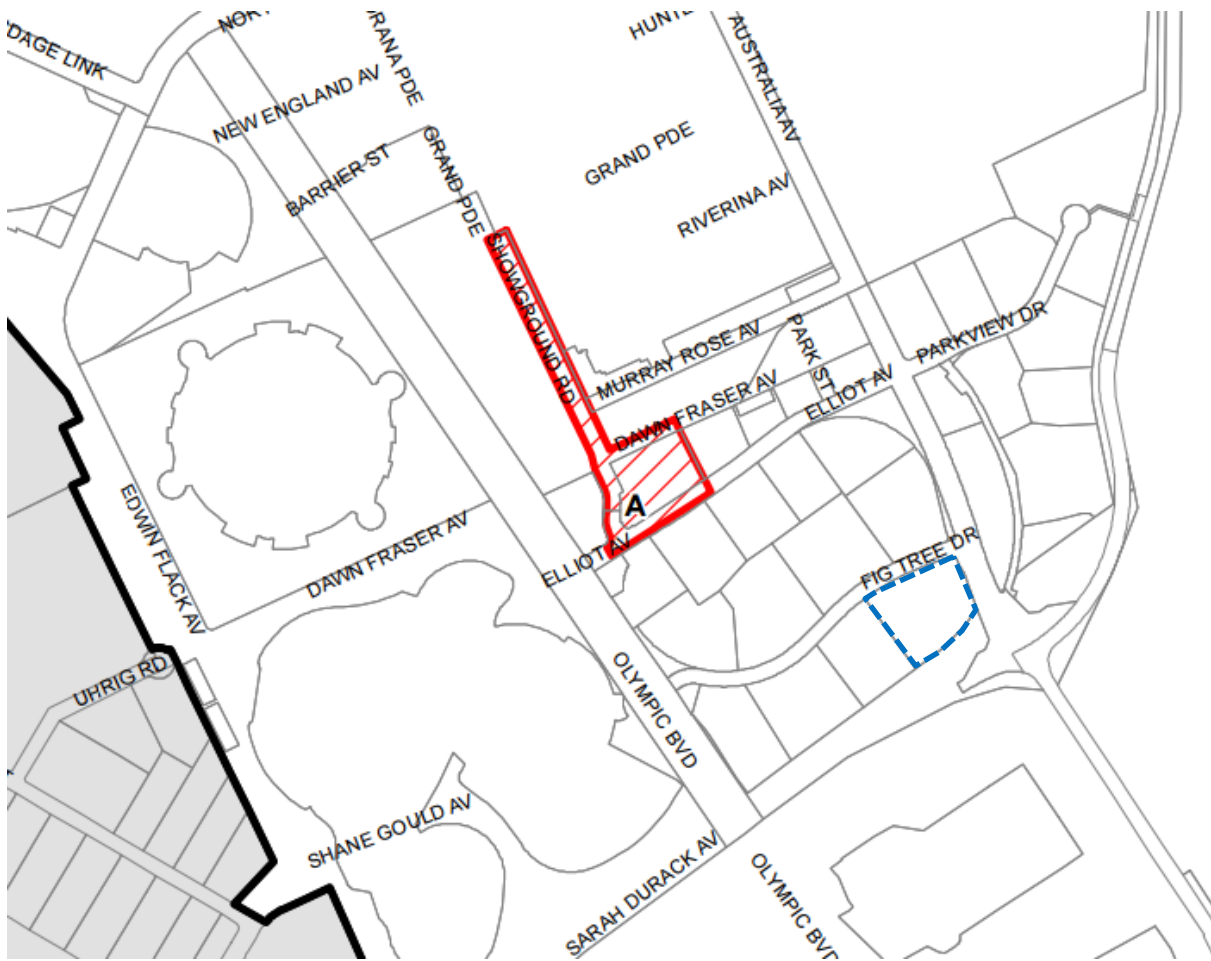
[SOURCE: URBIS 2015]

3.1 THE STATE ABATTOIRS HERITAGE CONSERVATION AREA (STATE ENVIRONMENTAL PLANNING POLICY [MAJOR DEVELOPMENT] 2005)

Although it is not located in the vicinity of any local or state listed heritage items, as defined within the relevant LEP and SHR respectively, the subject site is located in the general vicinity (280m-600m) of the State Abattoirs Heritage Conservation Area, which is an item of state significance under the State Environmental Planning Policy (Major Development) 2005.

The Conservation Area includes the Vernon designed buildings, the Maiden Gardens and the Railway Garden within the Historic Abattoir Administration Precinct, bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and the Railway Garden.

FIGURE 11 –STATE ABATTOIRS CONSERVATION AREA (INDICATED BY RED BOUNDARY) AND SUBJECT SITE (INDICATED BY BLUE BOUNDARY)



[SOURCE: STATE ENVIRONMENTAL PLANNING POLICY (MAJOR DEVELOPMENT) AMENDMENT (SYDNEY OLYMPIC PARK) 2009 HERITAGE MAP (HER001)]

4 Impact Assessment

Due to the distances between the subject site and the heritage listed items identified above, as well as the extent of surrounding multi-storey development, it is considered that any visual impacts associated with the proposed development will be negligible. This is considered in greater detail and with regard to specific sites below.

4.1 THE NEWINGTON ARMAMENT DEPOT AND NATURE RESERVE

The Newington Armament Depot and Nature Reserve is located a sufficient distance away from the subject site to ensure that the proposed development will not be readily visible from within the state listed item's defined curtilage.

As the below figure demonstrates, the existing 'Australia Towers Trilogy', which is located to the immediate east of the subject site and has a maximum height of 30 storeys, is not visible from within the Newington Depot's curtilage. This is due primarily to the distance between the site and the item, but is also a result of the sloping topography and dense vegetation of the Newington Depot site.

FIGURE 12 – VIEW TOWARDS THE SUBJECT SITE, FACING SOUTHEAST ON HOLKER STREET. THIS IS THE CLOSEST POINT BETWEEN THE DEPOT AND RESERVE'S CURTILAGE AND THE SUBJECT SITE



[SOURCE: GOOGLE STREET VIEW]

Additionally, the Depot and Reserve is surrounded on its eastern and southern sides by extensive development. The proposed redevelopment of the subject site will therefore have no greater visual impact on the Depot and Reserve than the current surrounding development does. The Depot and Reserve is located in an area that has already been, and will continue to be, subject to a high degree of development, and this has already compromised the site's immediate setting to some degree.

The following figures demonstrate this. Figure 15 particularly shows how the sloping topography of the Depot and Reserve limit the visibility of surrounding development from within the SHR curtilage.

FIGURE 13 – VIEWS TO THE IMMEDIATE SOUTHWEST OF THE SHR CURTILAGE OF THE DEPOT AND RESERVE, SHOWING ADJACENT DEVELOPMENT



[SOURCE: GOOGLE STREET VIEW]

FIGURE 14 – FACING EAST FROM THE EASTERN BOUNDARY OF THE SHR CURTILAGE OF THE NEWINGTON ARMAMENT DEPOT AND NATURE RESERVE, SHOWING ADJACENT DEVELOPMENT



[SOURCE: GOOGLE STREET VIEW]

FIGURE 15 – FACING WEST FROM THE SAME VANTAGE POINT AS SHOWN IN FIGURE 14. THE VIEW IS OF THE DEPOT AND NATURE RESERVE, AND SHOWS THE SLOPING TOPOGRAPHY



[SOURCE: GOOGLE STREET VIEW]

4.2 THE STATE ABATTOIRS HERITAGE CONSERVATION AREA

The State Abattoirs Heritage Conservation Area is located approximately 280 metres in a straight line to the northwest of the subject site at its closest point (600m by road).

As the Figure 16 demonstrates, the existing ‘Australia Towers Trilogy’, which is located to the immediate east of the subject site and has a maximum height of 30 storeys, has only a minimal degree of visibility from the south east corner of the subject site. This is due primarily to the distance between the site and the item, but is also a result of the vegetation and other buildings that are situated between the subject site and the HCA. Additional high density developments are planned for the land parcels between the site and the conservation area.

Additionally, like the Depot and Reserve, the HCA is surrounded by multi-storey development. The proposed redevelopment of the subject site, being located a considerable distance away from the HCA, will therefore have no greater visual impact on the HCA than the current surrounding development does. Again, like the Depot and Reserve, the HCA is located in an area that has already been, and will continue to be, subject to a high degree of development, and this has already compromised the site’s immediate setting to some degree.

FIGURE 16 – VIEW TOWARDS THE SUBJECT SITE FROM THE SOUTH EAST CORNER OF THE STATE ABBATOIR HCA.



[SOURCE: GOOGLE STREET VIEW]

FIGURE 17 – DEVELOPMENT WITHIN THE VICINITY OF THE HCA, FACING SOUTH ALONG SHOWGROUND ROAD (HCA TO LEFT OF FRAME)



[SOURCE: GOOGLE STREET VIEW]

FIGURE 18 – DEVELOPMENT WITHIN THE VICINITY OF THE HCA, FACING WEST ALONG HERB ELLIOT DRIVE (HCA TO RIGHT OF FRAME)



[SOURCE: GOOGLE STREET VIEW]

4.3 DAME EDITH WALKER CONVALESCENT HOSPITAL

The Dame Edith Walker Convalescent Hospital is located approximately two kilometres to the east of the subject site at its closest point. The view from the western curtilage boundary of the hospital is shown in Figure 19. As is shown, the proposed redevelopment of the subject site will not be visible from the Hospital, and will therefore have no visual impact.

FIGURE 19 – VIEW FROM THE WESTERN CURTILAGE BOUNDARY OF THE SHR LISTED DAME EDITH WALKER HOSPITAL, FACING WEST TOWARDS THE SUBJECT SITE



[SOURCE: GOOGLE STREET VIEW]

4.4 THOMAS WALKER CONVALESCENT HOSPITAL

The Thomas Walker Convalescent Hospital is located approximately 2.5 kilometres to the northeast of the subject site at its closest point. The view from the south western curtilage boundary of the hospital is shown in Figure 20. As is shown, the proposed redevelopment of the subject site will not be visible from the Hospital, and will therefore have no visual impact.

FIGURE 20 – VIEW FROM THE SOUTH WESTERN CURTILAGE BOUNDARY OF THE SHR LISTED THOMAS WALKER HOSPITAL, FACING WEST TOWARDS THE SUBJECT SITE



[SOURCE: GOOGLE STREET VIEW]

5 Conclusion and Recommendations

Urbis was engaged by Mirvac to prepare this HIS to accompany a development application for works at the subject site. In accordance with the SEARs, this HIS was required to address the potential visual impact of the proposed high rise development on heritage items in the vicinity, including the Newington Armament Depot and Nature Reserve.

The subject site is not a listed heritage item, and does not contain any listed heritage items. There are no listed heritage items located within the immediate vicinity of the subject site.

The closest state significant item, being the State Abattoirs HCA, is located approximately 280 metres to the northwest of the subject site. An assessment of potential sight lines between the subject site and the HCA shows that the proposed redevelopment of the subject site will have only a minor degree of visibility from the south east corner of the HCA. This visibility is considered to have a negligible impact due to the HCA already being surrounding my multi-storey development, as well as the substantial distance between the HCA and the subject site.

The proposed redevelopment of the subject site will therefore have no greater visual impact on the HCA than the current surrounding development does. The HCA is located in an area that has already been, and will continue to be, subject to a high degree of development, and this has already compromised the site's immediate setting to some degree.

The closest State Heritage Register listed heritage item to the subject site is the Newington Armament Depot and Nature Reserve, which is located approximately 1.8 kilometres to the north of the subject site, at its closest point. An assessment of potential sight lines between the subject site and the Depot and Reserve shows that the proposed building will not be visible from within the SHR curtilage. This is due primarily to the distance between the site and the item, but is also a result of the sloping topography and dense vegetation of the Newington Depot site.

Additionally, the Depot and Reserve is surrounded on its eastern and southern sides by extensive development. As discussed above with regard to the State Abattoirs HCA, the proposed works are considered to have no greater potential visual impact on the Reserve and Depot than the current surrounding development does

Due to their distance from the subject site, there will be no visual impacts to any other state or locally listed heritage items in the general vicinity.

The proposal is therefore recommended for approval.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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