


Site 9, Sydney Olympic Park

Heritage Impact Statement

Report to Ecove Group

March 2016



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EXECUTIVE SUMMARY

Ecove Group have proposed a mixed use development at Site 9, Sydney Olympic Park (the proposal). The proposed development consists of a 38-storey building which includes above ground car parking over five levels, retail facilities on the ground level, a residential tower, and two levels of offices.

The proposal is being assessed as a State Significant Development, and Secretary's Environmental Assessment Requirements (SEARs) have been issued for the site. The requirements for heritage are as follows:

- Prepare an Aboriginal and non-Aboriginal archaeological assessment detailing the likely impacts and outline the proposed management and mitigation measures to protect and preserve the archaeology
- Prepare a Heritage Impact Assessment addressing visual impacts of the proposed high rise development on State Heritage Items in the vicinity, including the Newington Armament Depot and Nature Reserve (Millennium Parklands).

Artefact Heritage has been engaged by Ecove Group to undertake a heritage impact assessment for the proposal. An Aboriginal and non-Aboriginal archaeological assessment is provided in a separate report to meet the SEARs requirements.

Overview of findings

- The proposed development would not physically impact any listed heritage items
- The proposed development would not impact the curtilage of any listed heritage items
- Eight State significant heritage items within 2,500 metres of the proposed development were assessed for potential visual heritage impacts
- No State significant heritage items would be visually impacted by the proposed development

Recommendation

- As the proposed development would not result in impacts to state significant heritage items there are no impact mitigation requirements.

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1.0 INTRODUCTION

1.1 Project Background

Ecove Group have proposed a mixed use development at Site 9, Sydney Olympic Park (the proposal). The proposed development consists of a 38-storey building which includes above ground car parking over five levels, retail facilities on the ground level, a residential tower, and two levels of offices.

The proposal is being assessed as a State Significant Development, and Secretary's Environmental Assessment Requirements (SEARs) have been issued for the site. The requirements for heritage are as follows:

- Prepare an Aboriginal and non-Aboriginal archaeological assessment detailing the likely impacts and outline the proposed management and mitigation measures to protect and preserve the archaeology
- Prepare a Heritage Impact Assessment addressing visual impacts of the proposed high rise development on State Heritage Items in the vicinity, including the Newington Armament Depot and Nature Reserve (Millennium Parklands).

Artefact Heritage has been engaged by Ecove Group to undertake a heritage impact assessment for the proposal. An Aboriginal and non-Aboriginal archaeological assessment is provided in a separate report to meet the SEARs requirements.

1.2 Site Location

Site 9, Sydney Olympic Park is located on the south-eastern corner of Sarah Durack Avenue and Olympic Boulevard. It is located in Lot 2004 DP 1192085. The suburb of Sydney Olympic Park is located in the Local Government Area (LGA) of Auburn.

1.2.1 Study Area

The study area for this archaeological assessment consists of the building footprint for the proposal, illustrated in Figure 1 below. This is a rectangular area parallel to Olympic Drive approximately 115 metres long and 30 metres wide. The study area is presently in use as a bitumen carpark with a small grassed garden area in its northern extent and tree plantings along its western side.

1.2.2 Visual Buffer Zone

In order to assess visual impacts to and from heritage items, a visual buffer zone has been established to encapsulate nearby heritage items. Due to the SEARs requirements to assess possible heritage impacts to the Millennium Parklands (Newington Armament Depot and Nature Reserve) the buffer zone has been set at 2,500 metres. Any state significant heritage item located within this visual buffer zone will be assessed for possible heritage impacts from the proposal (see Section 1.3 for more detail). The visual buffer zone is illustrated in Figure 2 below.

Figure 1: Location of study area

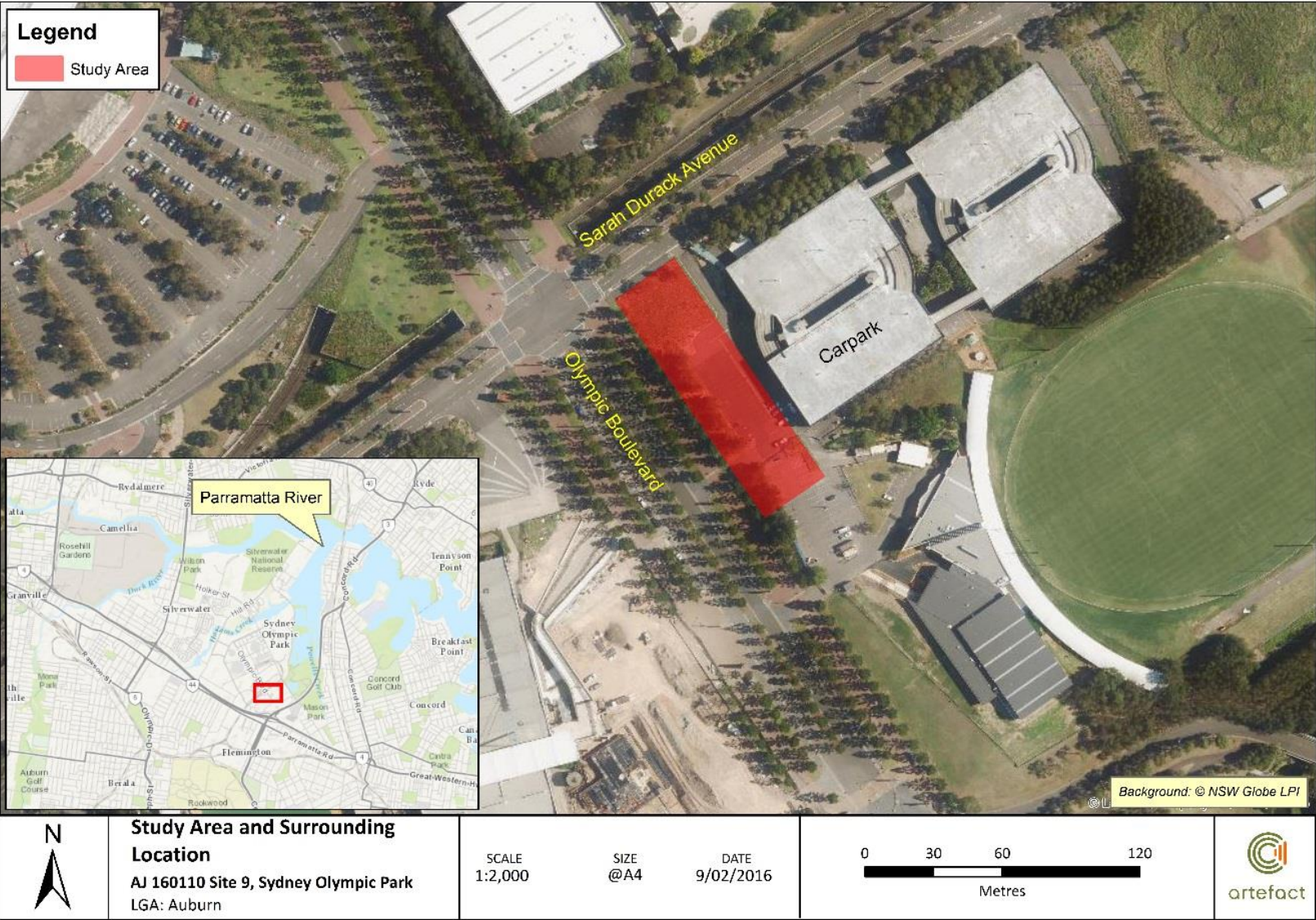
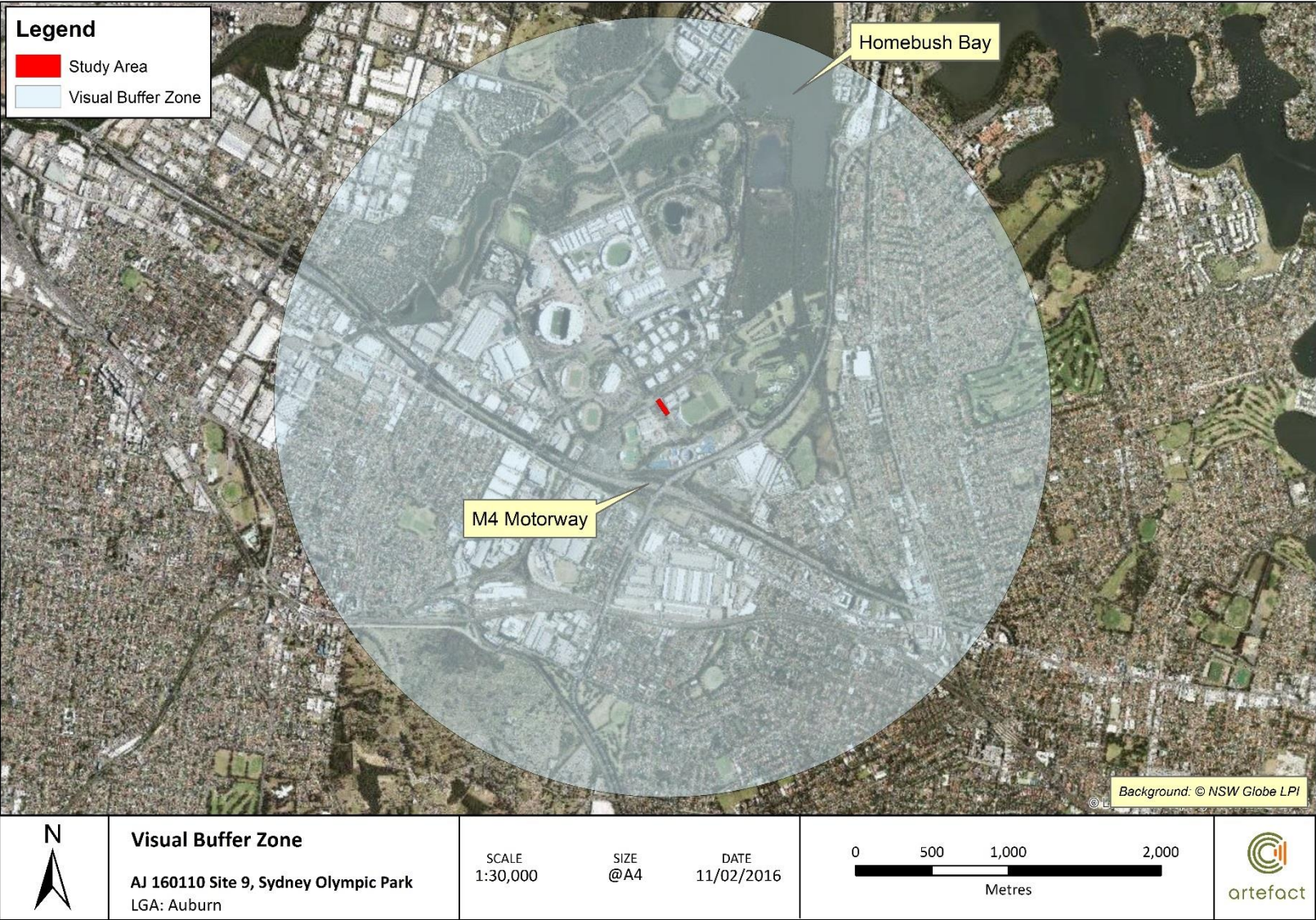


Figure 2: Visual Buffer Zone



1.3 Report Methodology

The building footprint for the proposal is not occurring within the curtilage boundaries of any listed or unlisted heritage item. As such, there would be no physical or curtilage impacts to any heritage item for the proposal.

Heritage items are often classified as heritage significant because of their appearance, form of organisation and other visual characteristics. Developments that block or impair the potential to see these visual characteristics can be classified as heritage impacts. Due to the large size and elevation of the proposal, it would be a visually prominent building in the Sydney Olympic Park area. This visual prominence may detract from the visual characteristics of nearby heritage items. Because of this, potential visual impacts to these nearby heritage items would need to be assessed.

The SEARs heritage requirements issued for the Site 9 development stipulate that potential heritage impacts to the Millennium Parklands (Newington Armament Depot and Nature Reserve) must be assessed. Due to the size of the Millennium Parklands and its distance from the study area, a relatively large visual buffer zone is required to encapsulate the item. An area that extends for 2,500 metres in all directions from the boundary of the study area (building footprint) has been created as the visual buffer zone (see 1.2.2 above).

As the proposal is operating under SEPP 2005 legislation, any heritage impacts caused by the development do not have to be consulted with local government councils. Owing to the wide area of the visual buffer zone and the SEARs requirements specifying assessment of heritage impacts for state significant items, locally-listed heritage items within the visual buffer zone have not been included.

Heritage items of state-significance, or greater, that fall within the visual buffer zone would be assessed for potential visual impacts. Assessing the heritage visual impacts for these items involves establishing sight-lines from the heritage item to the proposal. Both the views *towards* the heritage item (whether the proposal would impair views of the item's significant visual characteristics) and views *away* from the item (whether the proposal would impair views of the heritage-significant surroundings or character of the item) will be assessed.

1.4 Statutory and Planning Context

The following section will discuss the relevant legislation involved in this heritage impact assessment.

1.4.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legislative framework for the protection and management of matters of national environmental significance; that is, flora, fauna, ecological communities and heritage places of national and international importance. Heritage items are protected through their inscription on the World Heritage List, Commonwealth Heritage List or the National Heritage List.

There are no items on the World, Commonwealth or National Heritage Lists which are located in the study area of visual buffer zone.

1.4.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent

process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Regional Environment Plans [REPs]). This includes a schedule of heritage items and planning controls related to the development in the vicinity of heritage items.

The *Environment Planning and Assessment Act 1979* (EP&A Act) is administered by the Department of the Premier and Cabinet and provides planning controls and requirements for environmental assessment in the development approval process. This Act has three main parts of direct relevance to Aboriginal cultural heritage. Namely, Part 3 which governs the preparation of planning instruments, Part 4 which relates to development assessment process for local government (consent) authorities and Part 5 which relates to activity approvals by governing (determining) authorities.

Planning decisions within Local Government Areas (LGAs) are guided by Local Environmental Plans (LEPs). Each LGA is required to develop and maintain an LEP that includes Aboriginal and historical heritage items which are protected under the EP&A Act 1979 and the *Heritage Act 1977* (Heritage Act).

The proposal would be assessed under Part 4, Division 4.1 of the EP&A Act, which establishes an assessment and approval regime for State Significant Development (SSD). Part 4, Division 4.1 applies to development that is declared to be SSD by a State Environmental Planning Policy (SEPP). Section 89J of the EP&A Act specifies that approvals or permits under Part 4 or Section 139 of the Heritage Act are not required for approved SSD projects. However, approval from the Minister of Planning and Environment is required and an EIS must be submitted. The EIS must address the impact of the project on heritage items, through the framework of existing heritage legislation including the Heritage Act, and the local LEPs and Development Control Plans (DCPs).

The study area is located within the Auburn LGA, while the visual buffer zone is located across three LGAs: Auburn, Strathfield and Canada Bay with their own respective LEPs. Part of the visual buffer zone also falls within an area which is administered by the Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

There are four heritage items of state significance which are listed on the Auburn 2010, Strathfield 2012 and Canada Bay 2013 LEPs. There are three heritage items of state significance which are referenced in the Sydney REP No. 24. These items are summarised in Table 1 below.

Table 1: Heritage items of state significance listed on LEPs and REPs within the visual buffer zone

Item	LEP and/or REP	Item No.
Millennium Parklands (Newington Armament Depot and Nature Reserve)	Sydney REP No. 24	N/A
Abattoir Heritage Precinct	Sydney REP No. 24	N/A
Silverwater Prison Complex Conservation Area	Sydney REP No. 24 Auburn LEP 2010	N/A C 00813
Rookwood Cemetery and Necropolis	Strathfield LEP 2012	A 00718 & I 00718
Homebush Railway Station Group	Strathfield LEP 2012	I 40
Dame Eadith Walker Convalescent Hospital	Canada Bay LEP 2013	I 444

1.4.3 State Environmental Planning Policy (Major Development) [SEPP] 2005

The *State Environmental Planning Policy (Major Development) [SEPP] 2005* aims to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State. This is in order to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State. It facilitates service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.

Development projects which are governed by SEPP legislation require Secretary's Environmental Assessment Requirements (SEARs) to be issued by the legislative authority in order for consent on major works to proceed. The Site 9, Sydney Olympic Park project has been issued with two heritage-related SEARs requirements, one of which this heritage impact statement is aimed to fulfil.

Heritage provisions under SEPP legislation require developmental consent for activities that demolish, move, alter or excavate a heritage item or known archaeological site. It also requires that potential impacts from development projects to heritage items be assessed.

The SEPP 2005 provisions for the Sydney Olympic Park area stipulate two heritage conservation areas which are administered under the *State Environmental Planning Policy (Major Development) Amendment (Sydney Olympic Park) 2012* legislation. These two heritage conservation areas (The Abattoir Heritage Precinct and the Millennium Parklands) are shown (with the official boundaries for Sydney Olympic Park) in Figure 3 below.

1.4.4 Sydney Olympic Park Authority Act 2001

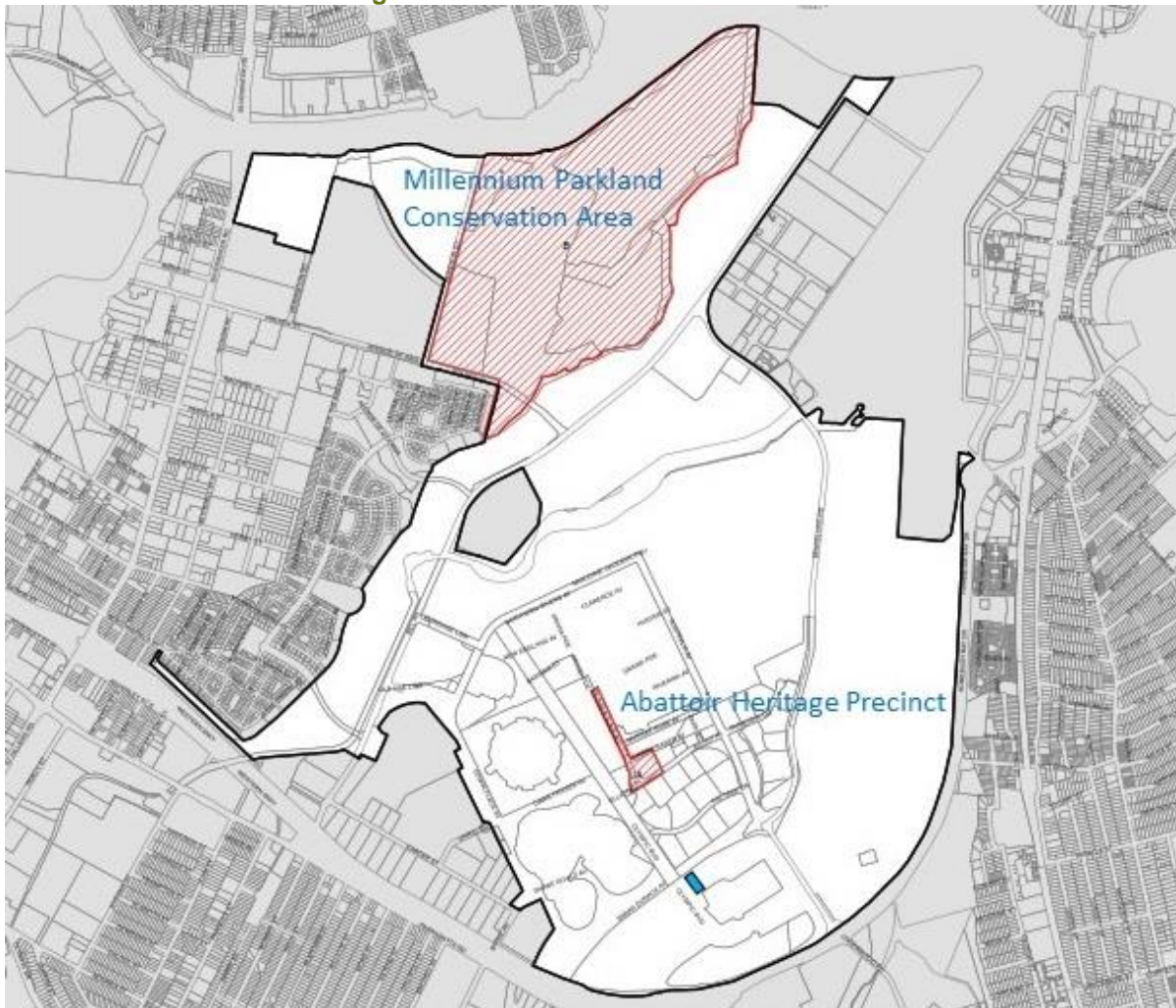
The *Sydney Olympic Park Authority Act (SOPAA) 2001* aims to ensure that Sydney Olympic Park becomes an active and vibrant centre within metropolitan Sydney, and premium destination for cultural, entertainment, recreation and sporting events. It ensures that any new development carried out in the designated Sydney Olympic Park precinct accords with best practice accessibility, environmental and town planning standards. Provisions outlined in the SOPAA and subordinate statutory documents applies to the area of Sydney Olympic Park, referenced in the outlined white area

Sydney Olympic Park Master Plan 2030

Sydney Olympic Park Master Plan 2030 (SOPMP) is a statutory document under the SOPAA 2001 which provides detailed design controls for development proposals. In relation to heritage, the SOPMP states that development should:

Conserve heritage items, the Abattoir Heritage Conservation Area, Showground Road and significant trees (SOPMP 2010: 30).

Figure 3: Heritage Conservation Areas under SEPP 2005 in Sydney Olympic Park. Study area in blue. Source: NSW Planning and Infrastructure



1.4.5 Heritage Act 1977

The NSW *Heritage Act 1977* (the Act) is the primary item of State legislation affording protection to items of environmental heritage (natural and cultural) in NSW. The Act is designed to protect both listed heritage items, such as standing structures, and potential archaeological remains or relics. Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items can be listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage or affect its heritage significance.

Archaeological Relics

Part 6 Division 9 of the Act protects archaeological 'relics' from being exposed, moved, damaged or destroyed. This protection extends to situations where a person has reasonable cause to suspect that archaeological remains may be affected by the disturbance or excavation of the land. It applies to all land in NSW that is not included in the SHR. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

“relic means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance.”

Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land known or likely to contain relics, unless in accordance with an excavation permit. Excavation permits are issued under Section 140 of the Heritage Act, or Section 60 for sites listed on the SHR. Excavation Permit Applications must be supported by an Archaeological Research Design. Section 146 of the Act requires that any discovery or location of a ‘relic’ is reported to the Heritage Council.

State Heritage Register

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act and is a list of places and objects of particular importance to the people of NSW, including archaeological sites. The SHR is administered by the NSW Heritage Division of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW. SHR items located within the visual buffer zone are shown on Table 2 below.

There are seven heritage items listed on the SHR within the visual buffer zone.

Table 2: SHR items located within the visual buffer zone

Name	SHR Item No.
Millennium Parklands (Newington Armament Depot and Nature Reserve)	01850
Silverwater Prison Complex Conservation Area	00813
Rookwood Cemetery and Necropolis	00718
Homebush Railway Station Group	01170
Dame Eadith Walker Convalescent Hospital	00119
Olympic Cauldron at Sydney Olympic Park	01839
Hall of Champions (Moveable Collection)	01295

Section 170 Registers

Under the Heritage Act all government agencies are required to identify, conserve and manage heritage items in their ownership or control. Section 170 requires all government agencies to maintain a Heritage and Conservation Register that lists all heritage assets and an assessment of the significance of each asset. They must also ensure that all items inscribed on its list are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Government on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of items and are based on NSW heritage legislation and guidelines.

There are no s170 items of state significance located within the visual buffer zone.

1.4.6 Summary of Heritage Listed Items in the Visual Buffer Zone

There are eight state-significant heritage listed items located within the visual buffer zone. These items are listed on Table 3 and their locations illustrated in Figure 4 below.

Table 3: SHR items located within the visual buffer zone

Name	Significance	Heritage Register	Item No.
Millennium Parklands (Newington Armament Depot and Nature Reserve)	State	SHR	01850
		Sydney REP No. 24	N/A
Abattoir Heritage Precinct	State	SEPP (Major Development) 2005	NA
Silverwater Prison Complex Conservation Area	State	SHR	00813
Rookwood Cemetery and Necropolis	State	SHR	00718
Homebush Railway Station Group	State	SHR	01170
Dame Eadith Walker Convalescent Hospital	State	SHR	00119
Olympic Cauldron at Sydney Olympic Park	State	SHR	01839
Hall of Champions (Moveable Collection)	State	SHR	01295

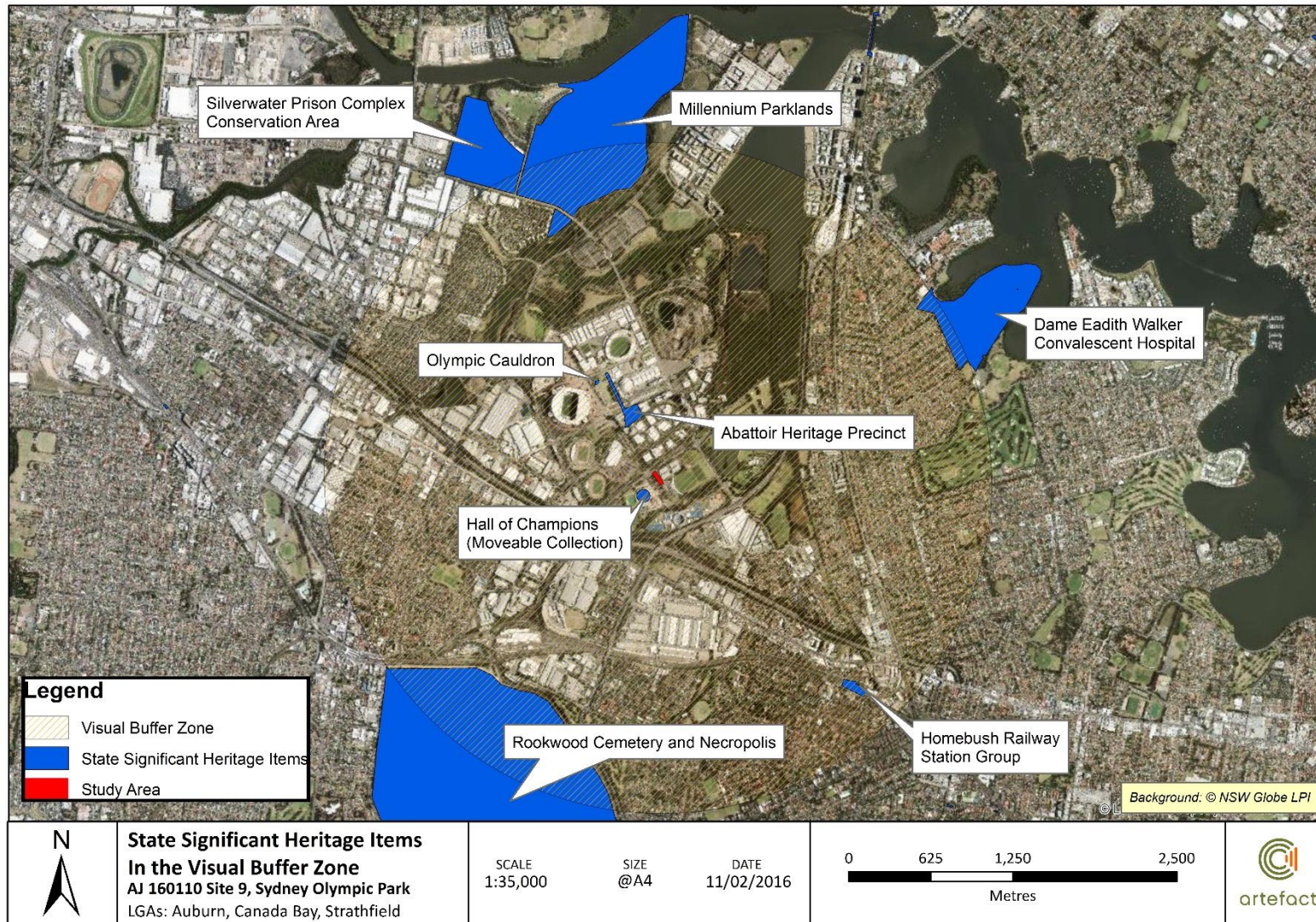
1.5 Limitations

Impact assessment of locally significant heritage items listed on LEPs within the buffer zone are beyond the scope of this report. Archaeological assessment is provided in a separate report.

1.6 Authorship

This report was prepared by Duncan Jones (Heritage Consultant), with management input and review by Abi Cryerhall (Principal, Historic Heritage).

Figure 4: State significant heritage listed items located in the visual buffer zone



2.0 SITE DESCRIPTION

2.1 Site 9, Sydney Olympic Park

The study area predominantly consists of a bitumen carpark (Figure 5) located on the south-eastern corner of Sarah Durack Avenue and Olympic Boulevard (Figure 6). In the northern part of the study area a grass garden has been planted (Figure 7). On the western side of the study area a row of Hoop and Norfolk Island Pines are planted (Figure 8).

The western side of the study area is adjacent to Olympic Boulevard where three rows of mature pine trees have been planted along the length of the street. Traffic lights and traffic signalling boxes are located on the corner. The Olympic Boulevard footpath is paved up to 8 metres wide to allow for pedestrian traffic (Figure 9). On the opposite side of Olympic Boulevard facing the study area from the west are the NSW Netball Centre and the State Sports Centre, two large multi-storey concrete buildings (Figure 10).

Located to the southeast of the study area is an open level grassed area next to the entrance to the GWS Giants Life Learning Centre (Figure 11). To the east of the study area two four storey concrete carparks are located (Figure 12). The north of the study area faces Sarah Durack Drive and landscaped grasslands on the opposite side of the road.

Figure 5: View of carpark in study area, south aspect



Figure 6: Intersection of Sarah Durack Avenue and Olympic Boulevard, northwest aspect



Figure 7: Planted grass garden bed in northern part of study area, west aspect



Figure 8: Trees located in study area, northwest aspect



Figure 9: Footpath on eastern side of Olympic Boulevard, adjacent to study area, northwest aspect



Figure 10: View of State Sports Centre and Netball Centre, southwest aspect



Figure 11: View of Giants GWS Life Learning Centre, southeast aspect



Figure 12: View of multi-storey carpark to the west of the study area, south aspect



2.2 Built Environment and Streetscape

The built environment in the southern precincts of Sydney Olympic Park predominantly consists of large concrete sporting (Figure 13) and parking structures located between areas of open grassland, landscaped gardens (Figure 15), artificial earth mounds, sporting ovals (Figure 14) and wide tree-lined streets (Figure 16). The majority of buildings in this area are below five storeys in height. Several carparks, both hard-stand and multi-storey, are located in this area.

Further to the north following Olympic Boulevard towards ANZ Stadium, several ten-storey and higher hotels have been constructed on the eastern side of the street (Figure 17, Figure 18). A number of office buildings of four to eight storeys in height are located on Herb Elliot Avenue and Figtree Drive (Figure 19).

South of the study area on Olympic Boulevard lies Boundary Creek, which is crossed by two vehicle and three pedestrian bridges. On the southern banks of Boundary Creek are tennis courts and open grassland in front of large concrete sporting structures (Figure 20).

Figure 13: Sporting facilities, west aspect



Figure 14: Playing field with One Australia Ave tower in background, northeast aspect



Figure 15: Sydney Olympic Park Aquatic Centres and Olympic Boulevard, southwest aspect. (Source: GoogleMaps)



Figure 16: Tree-lined streets, Olympic Boulevard, northwest aspect



Figure 17: Pullman Hotel on Olympic Avenue, south aspect. (Source: GoogleMaps)



Figure 18: Novotel Hotel on Olympic Boulevard, with Olympic Park station behind open plaza, southeast aspect. (Source: GoogleMaps)

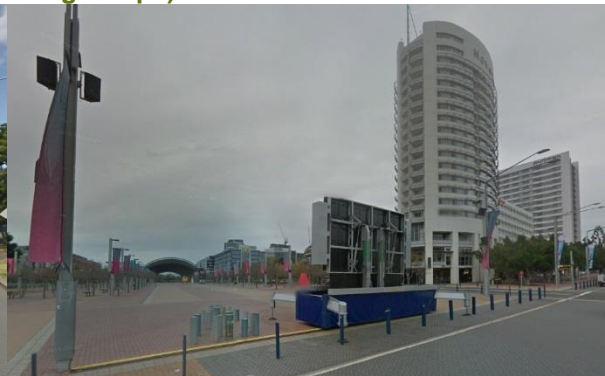


Figure 19: Commercial Offices on Herb Elliot Avenue, northwest aspect. (Source: GoogleMaps)



Figure 20: Pedestrian bridge over Boundary Creek with Tennis Centre in background, southwest aspect



2.2.1 One Australia Avenue Apartment Complexes

A prominent new apartment block, similar in height and form to the proposal, has been constructed on Australia Avenue approximately 450 metres northeast the study area. This tower, the One Australia Avenue building, is approximately 120 metres in height. The tower is visible from many vantage points around Sydney Olympic Park (Figure 21, Figure 22). The visual characteristics of this building would be comparable to the proposal and would be used on a comparative basis.

Figure 21: Australia Avenue Apartment complexes viewed from the Tom Wills Oval, northeast aspect



Figure 22: Australia Avenue Apartment complexes viewed from Bressington Park, west aspect



3.0 HERITAGE LISTINGS

3.1 Introduction

There are no listed or unlisted heritage items located within the study area. The wider visual buffer zone includes a number of listed heritage items which require heritage impact assessment. The locations of these listed heritage items are illustrated in Figure 4 above.

This heritage impact assessment has been prepared in response to the SEARs for the proposal. These requirements stipulate that the visual impact of the proposal on heritage places of state significance is to be assessed.

3.2 State Significant Heritage Within Sydney Olympic Park

3.2.1 Millennium Parklands (Newington Armament Depot and Nature Reserve)

Location and Listing

Millennium Parklands, also known as the Newington Armament Depot and Nature Reserve, is located on Parramatta River northwest of Homebush Bay in Auburn LGA. The item is approximately 100 hectares in size and is located approximately 1,950 metres to the northwest of the study area. The Reserve is located within an area governed by the Sydney Olympic Park Authority (SOPA).

The Millennium Parklands is listed on several heritage register listings, shown on Table 4 below.

Table 4: Millennium Parklands heritage listings

Heritage List	Name on Listing	Item No.
NSW State Heritage Register	Newington Armament Depot and Nature Reserve	01850
State Environmental Planning Policy (Major Development) Sydney Olympic Park 2009	Millennium Parklands	NA
Sydney Regional Environmental Plan No 24 – Homebush Bay Area	Millennium Parklands Heritage Precinct	NA

Description

The majority of the reserve consists of open parkland on a low sloping rise south of Parramatta River (Figure 23). To the south and east the land slopes gently towards Haslams Creek where it is thickly vegetated with wet sclerophyll and mangrove communities. The northeast of the reserve is also thickly vegetated with mangrove communities.

Millennium Parklands contains 100 buildings (Figure 24), 6.7 kilometres of narrow-gauge rail, 7 battery-powered locomotives, 30 rail wagons, three cranes, various items of moveable heritage left behind after the Depot closed, items of moveable heritage on loan from the Department of Defence. The majority of the standing structures are located on a low rise in the west of the reserve.

The reserve is bordered to the west with the SHR listed item of Silverwater Prison. On the southern side the reserve is bordered by the medium density apartment blocks of the suburb of Newington. To the east the reserve is bordered by Haslams Creek, on the other side of which are high-density apartment blocks in the suburb of Wentworth Point.

Figure 23: View of 20th century heritage buildings in Reserve and open parkland, viewed from low rise in western area of reserve. North aspect



Figure 24: Entrance building to Millennium Parklands, showing light rail tracks, south aspect



Statement of Significance

The following statement of significance has been adapted from OEH (2015a):

The former Royal Australian Navy Armament Depot and including the area now known as the Newington Nature Reserve, is of state heritage significance as a place which demonstrates the historical and technical development of systems and regulations of explosives handling and storage from the 1890s to 1999. It also demonstrates the importance of Sydney as a naval port. Millennium Parklands is historically significant as it contains physical evidence demonstrating the history of European occupation through to the end of the 20th century. The site is a valuable tool for research relating to the early settlement and development of the colony of NSW and the development of defence from colonial times.

Conservation Management Plan

The Millennium Parklands is managed under a Conservation Management Plan (Tanner 2013). This CMP guides development and maintenance of reserve facilities in order to preserve the heritage characteristics of the item. These guidelines only apply to development and maintenance projects for areas inside the boundary of the item.

3.2.2 Abattoir Heritage Precinct

Location and Listings

The Abattoir Heritage Precinct is located on the Showground Road between Herb Elliot Avenue and Grand Parade in Sydney Olympic Park. It is located 420 metres north of the study area.

The Abattoir Heritage Precinct is described as state significant and is listed on the following Environmental Plans and Planning instruments detailed in Table 5 below. It has been recommended for listing on the State Heritage Register (Devine 2013).

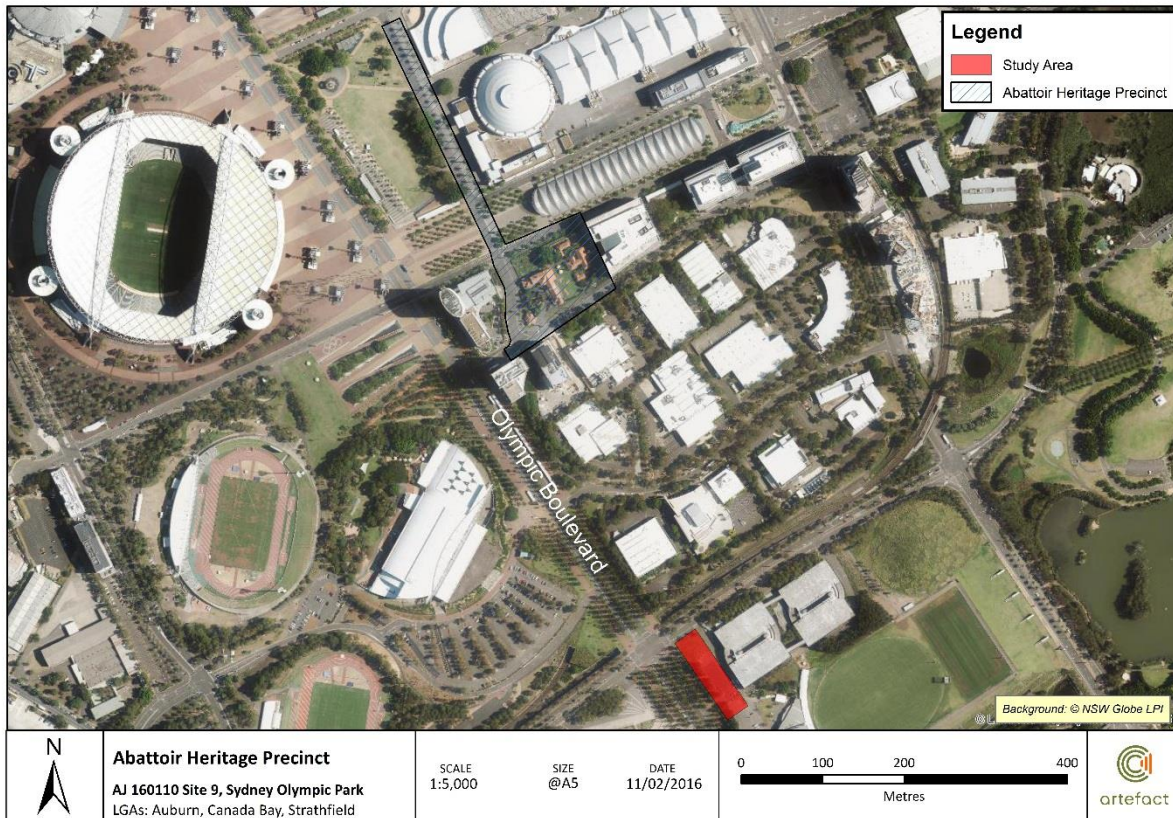
Table 5: Abattoir Heritage Precinct heritage listing

Heritage Listing	Item No.
State Environmental Planning Policy (Major Development) 2005, Sydney Olympic Park – Conservation Area	NA
Sydney Regional Environmental Plan No 24 – Homebush Bay Area	NA

Description

The item consists of five Federation buildings in well maintained gardens that represent the only remaining physical fabric of the state abattoir facilities. These Federation buildings are in use as offices, a café and an information centre, and are located on Showground Road between Dawn Fraser Avenue and Herb Elliot Avenue. A row of planted cabbage tree palms, extending from Dawn Fraser Avenue in the south to Grand Parade in the north, are also included in the heritage curtilage of the item. The curtilage of this item is illustrated in Figure 25 below.

Figure 25: Curtilage of Abattoir Heritage Precinct



Statement of Significance

The following statement of significance has been adapted from Devine 2013: 15:

The Abattoir Heritage Precinct at Sydney Olympic Park is of state significance as a rare, intact and extant component of the Homebush State Abattoirs, dating from 1913-1988. The State Abattoir was Australia's largest and most modern abattoir during this period, responsible for the centralised control of meat slaughtering, sale and distribution in Sydney. The Precinct became an integral part of the activities during the Sydney 2000 Olympic and Paralympic Games.

The complex has local significance for its historical associations with D'Arcy and William Charles Wentworth, Government Architect Walter Liberty Vernon who designed the buildings and Joseph Maiden, Director of Sydney Botanic Gardens and Government Botanist who designed the gardens. The Precinct is also significant for its association with the Sydney 2000 Olympic and Paralympic Games.

The site has aesthetic significance at a local level as an attractive group of Federation era buildings within landscaped gardens and lawns and as a historic landmark within a contemporary urban landscape. The buildings are representative examples of Federation period architecture, set within a

good example of Federation period landscaping, with many elements, materials, plants, layout and details typical of this period.

Conservation Management Plan

The Abattoir Heritage Precinct at Sydney Olympic Park has a conservation management plan (CMP) which sets out guidelines for the maintenance and conservation of the precinct's heritage characteristics. The CMP (Devine 2013: 40) outlines a two policies pertinent for this heritage impact statement:

POLICY 7: Though the setting of the precinct does not contribute particularly to its significance, assess the impact of any near-by large-scale development upon the heritage significance of the site.

POLICY 8: Any proposed new large-scale development in the vicinity should not overshadow the open spaces in the Abattoir Heritage Precinct.

3.2.3 Olympic Cauldron at Sydney Olympic Park

Location and Listings

The Olympic Cauldron at Sydney Olympic Park is located on the northern side of Cathy Freeman Park, near the corner of Olympic Boulevard and the Grand Parade. It is located 800 metres to the north of the study area. It is listed as state significant on the NSW State Heritage Register as item no. 01839.

Description

The item consists of an 8.5 tonne cauldron of perforated stainless steel. It has an overall diameter of 10 metres and tapers from 0.85 metres thick at the centre down to 0.15 metres thick at the edge. It is mounted on a stainless steel poles up to 10 metres high (Figure 26). The cauldron operates as a water fountain in the park. The surrounding park predominately consists of tended grassland and has clear views towards ANZ Stadium and Olympic Boulevard to the west and south (Figure 27).

Figure 26: Olympic Cauldron in northern area of Cathy Freeman Park, north aspect



Figure 27: ANZ Stadium viewed from the Olympic Cauldron, west aspect



Statement of Significance

The following statement of significance has been adapted from OEH (2014):

The Olympic Cauldron at Sydney Olympic Park is of state historic significance as the culmination of the opening ceremony of the Sydney Olympic Games on 15 September. The Olympic Cauldron is also of state significance for its associations with the Olympic athletes who participated in the Sydney 2000 Games and particularly with the Aboriginal athlete Cathy Freeman, who was chosen to be the final Australian link in the Olympic Torch relay to light the cauldron, thus marking the commencement of the Games. The Olympic Cauldron is of representative and rarity State significance as the only cauldron designed and built to hold an Olympic flame in NSW.

3.2.4 Hall of Champions (Movable Collection)

Location and Listings

The Hall of Champions is a movable collection of sporting memorabilia located in the State Sports Centre in Sydney Olympic Park. The State Sports Centre building is located 120 metres to the southwest of the Study Area on Olympic Boulevard. It is listed as state significant on the NSW State Heritage Register as item no. 01295.

Description

The collection consists of clothing, sports equipment, medals, pennants, certificates, trophies, badges and photographs, as well as ephemera (tickets, programmes, souvenirs, magazines, autographs and scrapbooks) (Figure 28). It is located in the State Sport Centre which is a large concrete sporting facility which hosts indoor sporting events (Figure 29).

Figure 28: Sporting memorabilia in the Hall of Champions (Source: OEH 2015d)



Figure 29: Front entrance to State Sports Centre, viewed from study area (west aspect)



Statement of Significance

The following statement of significance has been adapted from OEH (2015d):

The significance in the collection lies in the fact that it is the largest and most diverse collection of sporting memorabilia held by a museum in the state of New South Wales. It covers approximately 36 different sports, spans the period from the 1880's to the present, relates to many significant Australian athletes and important sporting events such as the Olympic Games and the Commonwealth games.

3.3 State Significant Heritage Items Outside of Sydney Olympic Park

3.3.1 Silverwater Prison Complex Conservation Area

Location and Listings

Silverwater Prison Complex is located south of Parramatta River directly to the west of the Millennium Parklands. It is currently in use as a Corrective Services NSW minimum security prison. The grounds are approximately 26 hectares in size and is located 2,350 metres northwest of the study area. The Silverwater Prison Complex is listed several heritage listings, shown in Table 6 below.

Table 6: Silverwater Prison Complex heritage listings

Heritage List	Item No.
NSW State Heritage Register	00813
Auburn LEP 2010	C 00813
Sydney Regional Environmental Plan No 24 – Homebush Bay Area	NA

Description

The Silverwater Prison Complex Conservation is currently in use as a minimum security prison by Corrective Services NSW. A number of 19th and early 20th century buildings are preserved in the prison which are of heritage significance. The prison is surrounded by tall fencing on all sides (Figure 30) with prison service buildings located on the north-eastern side (Figure 31).

Figure 30: View of fencing on eastern side of Silverwater Prison Complex, southwest aspect



Figure 31: View of ancillary prison buildings on north-eastern side of Silverwater Prison Complex, northwest aspect



Statement of Significance

The following statement of significance has been adapted from OEH (2015b):

Silverwater Correctional Centre is of state significance as it is the core remaining part of John Blaxland's Newington Estate and of the State Hospital & Asylum for Women, for its subdivision and subsequent use for a variety of institutional functions and as an expression of a philosophy regarding the care of the aged.

3.3.2 Rookwood Cemetery and Necropolis

Location and Listings

Rookwood Cemetery and Necropolis is located in the suburb of Rookwood in the Strathfield LGA, bordered on the north by Railway Street, the east by Centenary Drive, in the west by East Street and in the south by the Regents Park – Campsie railway line. The cemetery is approximately 280 hectares in size and is located 1,800 metres southwest of the study area.

The Rookwood Cemetery and Necropolis is listed on multiple heritage registers, which are shown in Table 7 below.

Table 7: Rookwood Cemetery and Necropolis heritage listings

Heritage List	Item No.
NSW State Heritage Register	00718
Strathfield LEP 2012	A 00718 and I 00718

Description

Rookwood Necropolis is the largest cemetery in Australia and one of the largest in the world, having an area of 280 hectares and approximately 1,000,000 epitaphs recorded on 600,000 graves and 200,000 crematoria niches. It is a multi-denominational cemetery dating from 1867 onwards, with a landscaped layout with a focus of a circular hub or roadway. The large size of the item allows long heritage vistas and viewing corridors which exist wholly within the grounds of the cemetery.

Statement of Significance

The following statement of significance has been adapted from OEH (2015c):

Rookwood Cemetery and Necropolis is of state significance as it is one of the largest burial grounds in the world; it contains the largest 19th century cemetery in Australia; the scale of design and design features of the cemetery are a rare surviving example of 19th landscape architectural ideals; the Necropolis memorials are unique monumental masonry structures in Australia; and as the Necropolis is the burial place for a large number of noteworthy historical individuals.

3.3.3 Homebush Railway Station Group

Location and Listings

The Homebush Railway Station Group is located on The Crescent in the suburb of Homebush, Strathfield LGA. The heritage curtilage for the item is approximately 0.36 hectares and it is located 2,080 metres to the southeast of the study area.

Homebush Railway Station Group is listed on multiple heritage registers which are described in Table 8 below:

Table 8: Homebush Railway Station Group heritage listings

Heritage List	Item No.
NSW State Heritage Register	01170
Strathfield LEP 2012	I 40

Description

The item consists of a group of late 19th century brick structures currently in use at Homebush Railway Station. The item is one of the first rail stations in Australia to feature island platforms.

Statement of Significance

The following statement of significance has been adapted from OEH (2010):

Homebush Railway Station has state significance as the site of three different railway stations that represent three significant historical phases in the development of the NSW railways. The site is significant as one of only four original intermediate stations on the first railway line in NSW between Sydney and Parramatta; the subsequent rebuilding of the station in the 1860s was associated with servicing the nearby Government Abattoirs at Homebush. The site is a rare collection of railway structures dating from 1891 that form a unique and cohesive group.

3.3.4 Dame Eadith Walker Convalescent Hospital

Location and Listings

The Dame Eadith Walker Convalescent Hospital is located on The Drive in the suburb of Concord West, Canada Bay LGA. It is located 2,400 metres to the northeast of the study area.

The Dame Eadith Walker Convalescent Hospital is listed on multiple heritage registers which are described in Table 9 below:

Table 9: Dame Eadith Walker Convalescent Hospital

Heritage List	Item No.
NSW State Heritage Register	00119
Canada Bay LEP 2013	I 444

Description

The Dame Eadith Walker Convalescent Hospital comprises approximately 37 hectares of land, comprising a peninsula fronting the Parramatta River at Concord. It is a large estate which retains its rural elements such as grazing fields with horses, former orchard and vegetable garden areas (now lawn), extensive garden layout including parkland, rose garden, picking garden, extensive grotto work, a rockery, former tennis/croquet lawn, former swimming pool (in-filled and now lawn) and Italian lawn terrace. It also contains sporting and recreation facilities, such as the former swimming pool, tennis court/croquet green and a squash court.

Statement of Significance

The following statement of significance has been adapted from OEH (2007):

The item is of state significance as it comprises a unique complex of 19th and early 20th century buildings in an open Edwardian gardened semi-rural estate. The estate has direct historical links with the early days of the colony of NSW and is strongly associated with an important mercantile and philanthropic family. It is an intact estate on the Parramatta River with extensive mature mangroves fringing the shore and mature plantings in an extensive garden. Many of the botanical specimens are over a century old.

4.0 HERITAGE IMPACT ASSESSMENT

4.1 The Proposal

The proposal consists of a 38-storey building which includes above ground car parking over five levels, retail facilities on the ground level, a residential tower, and two levels of offices. It is being built on a ground level between 14 and 12.4 metres above sea level.

The structure would consist of a 38-storey tower and podium on the southern half of the site (the south podium), with a 7-storey building on the northern half of the site (the north podium). The south podium maximum height reaches a real level (elevation above sea level) of 136.50 metres. See Figure 32 and Figure 33 below for plans of the proposal, and Figure 34 for an indicative image of the building.

The south podium consists of a roughly triangular tower with a maximum horizontal cross-section (orientated northwest to southeast) of approximately 54 metres. The tower façade would be primarily in glass framed with aluminium fins, likely illuminated at night from residential premises inside.

The north podium would have an open courtyard on its roof, with a maximum structural real level of 42.30 metres. The maximum horizontal cross-section of the north podium would be approximately 53 metres.

4.1.1 Heritage Impact Assessment Methodology

The physical footprint of the proposal does not interact or overlap with any listed heritage item. As such, the only heritage impacts that require assessment would be heritage views and vista impacts. A visual buffer zone of 2,500 metres has been applied for heritage view assessments.

Visual impacts to heritage items include both views towards the item (whether a new development would interrupt or impede heritage views of the item), and away from the item (whether a new development would be prominently visible from the item, thereby diminishing its visual heritage characteristics). Both types of heritage view would be assessed for each state significant item within the visual buffer zone.

Figure 33: Proposed ground floor plan, orientated approximately east-northeast (Source: Bates Smart Architects)

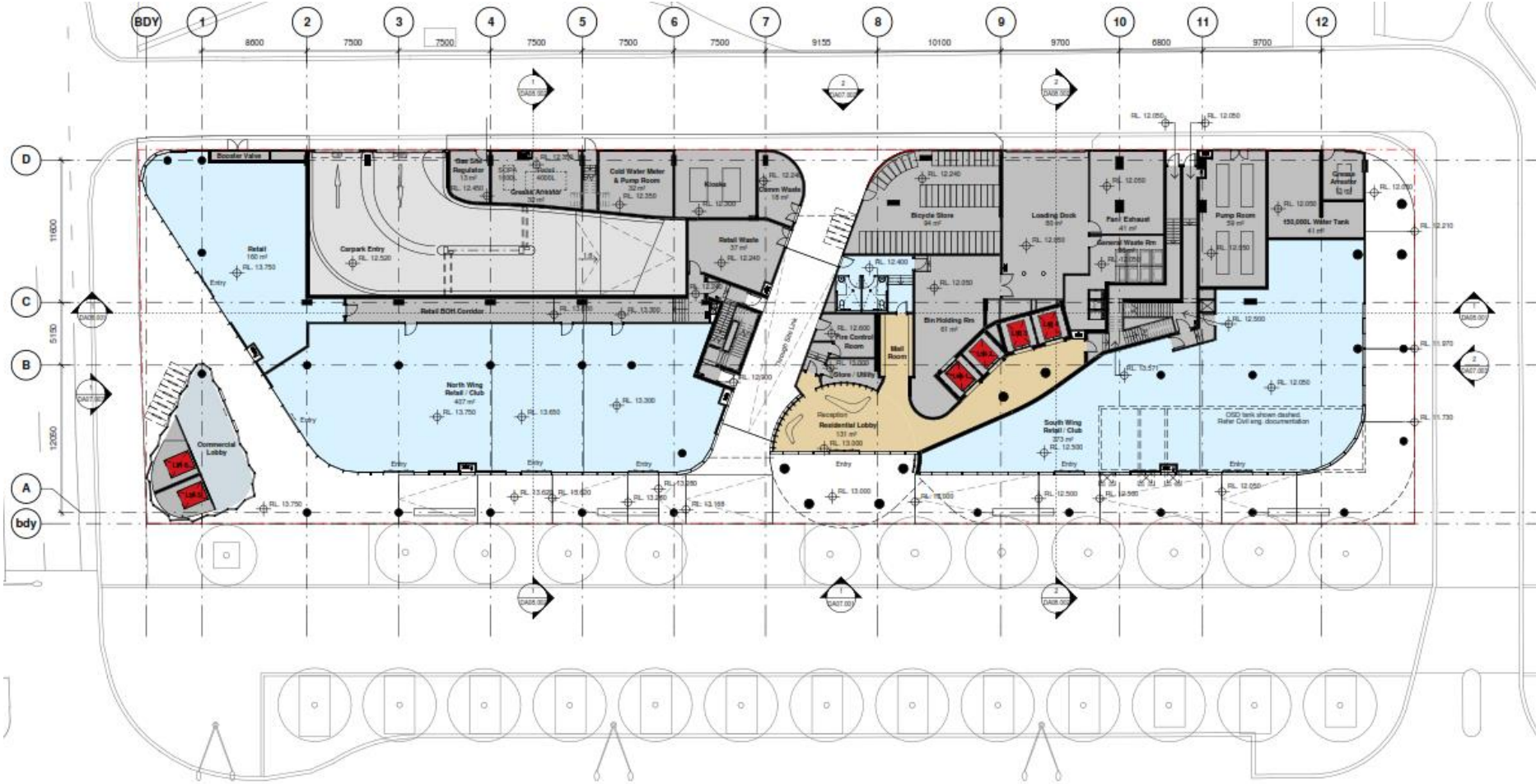


Figure 34: Indicative image of the proposed development. (Source: Bates Smart Architects)



4.2 Impacts to Heritage Items Within Sydney Olympic Park

4.2.1 Millennium Parklands (Newington Armament Depot and Nature Reserve)

The Millennium Parklands is located at a distance of nearly two kilometres from the proposal. Despite the size and height of the proposal, this distance of the item from the proposal would not impede any heritage views of the item.

Due to the substantial open grassland and low ridgeline in the reserve, the proposal would be visible from some parts of the reserve, particularly the ridge-crest near the western area of the parkland (Figure 35). However, the significant urban development in the Homebush Bay area has already created a prominent high-rise visual character to the area. Notable areas of high development visible from the park include the One Australia Avenue high-rise in Sydney Olympic Park, the six- to ten-storey apartment buildings in adjacent suburbs of Newington and Wentworth Point, and the 20-plus storey apartment buildings in Rhodes (Figure 36).

Figure 35: View of area of proposed development from western ridge-line in the Millennium Parklands, south aspect



Figure 36: View of apartment buildings in Wentworth Point from the point of view of the western ridge line in the Millennium Parklands, northeast aspect



Due to the visual characteristics of the surrounding skyline, the heritage significance of the Millennium Parklands would not be impacted by the view of the proposed development.

The proposal would not impact the heritage significance of the Millennium Parklands (Newington Armament Depot and Nature Reserve).

4.2.2 Abattoir Heritage Precinct

The Abattoir Heritage Precinct is located approximately 420 metres north of the site of the proposed development. While the proposal would be a large and prominent structure, the Abattoir Heritage Precinct is surrounded on three sides, in particular to the south, by tall modern structures, such as the Pullman Hotel on Olympic Avenue (18 storeys). These surrounding buildings have already introduced obstructions to views of the heritage item and the proposed development would not increase these obstructions.

Due to the Pullman Hotel and adjacent structures on Herb Elliot Avenue to the south of the Abattoir Heritage Precinct, the proposed development would only be partially visible from the point of view of the heritage item (Figure 37). Any minor views of the proposed development would be sympathetic with the surrounding streetscape and elevated urban character of the Sydney Olympic Park precinct.

As views of the item would not be obstructed, and views from the item would not be further impeded, the proposal would not impact the heritage significance of the Abattoir Heritage Precinct.

Figure 37: View of area of proposed development from Abattoir Heritage Precinct. Pullman Hotel and adjacent structures on Elliot Herb Avenue in the foreground, south aspect



Policy eight outlined in the Abattoir Heritage Precinct CMP (Devine 2013: 40) stipulates that any new developments must not 'overshadow' the Heritage Precinct. The height of the proposed development is less than one-fourth the distance from the heritage item. To the south of the Abattoir Heritage Precinct is the Pullman Hotel (18 storeys tall), with the proposed development further to the south. Because of the distance between the items, and the intervening Pullman Hotel, the proposed development will not 'overshadow' the heritage item.

The proposal would not result in a heritage impact to the Abattoir Heritage Precinct.

4.2.3 Olympic Cauldron at Sydney Olympic Park

The Olympic Cauldron at Sydney Olympic Park is located 800 metres north of the study area. Despite the size of the proposed development, the open visual character of Cathy Freeman Park and Olympic Boulevard that the item resides near mean that views of the heritage item would not be obstructed.

For similar reasons as the Abattoir Heritage Precinct, views to the south towards the area of the proposed development have significant tall modern structures already in the sightline. The Pullman Hotel and the Novotel Hotel are aligned on Olympic Boulevard in the same sight line as the proposed development would be on (Figure 38). To the west of the cauldron the ANZ stadium is strongly visually prominent. Because of these large structures already present, any heritage views from the Olympic Cauldron would not be further obstructed.

Figure 38: View of area of proposed development from the Olympic Cauldron. The Novotel Hotel and Pullman Hotel are located in the foreground. The proposed development would be constructed on the same sight-line behind these hotels. South aspect



The proposal would not impact the heritage significance of the Olympic Cauldron at Sydney Olympic Park.

4.2.4 Hall of Champions (Movable Collection)

The Hall of Champions is a movable collection located inside an enclosed building. The building it is housed in (the State Sports Centre) is not a heritage item. Visual impacts to an indoor collection of objects would not occur.

The proposal would not impact the heritage significance of the Hall of Champions movable collection.

4.3 Impacts to Heritage Items Outside of Sydney Olympic Park

4.3.1 Silverwater Prison Complex Conservation Area

Items of heritage significance in the Silverwater Prison Complex Conservation Area are predominantly located inside the prison facility, behind the tall series of metal fences. These items of heritage significance inside the precinct are obscured from the outside by these metal fences. Any views from these heritage items out of the area are blocked by the metal fence. As such, there are no heritage impacts from views or vistas of the proposed development.

The proposal would not impact the heritage significance of the Silverwater Prison Complex Conservation Area.

4.3.2 Rookwood Cemetery and Necropolis

Rookwood Cemetery has significant heritage views and vistas inside the large precinct of the necropolis. However, it is surrounded by developed urban areas on all sides, with extensive tree-lined fringes. To the north of the cemetery, the M4 motorway is a raised highway which obscures most views even from the higher vantage points within the cemetery. The significant distance from the proposed development to the cemetery (just under two kilometres) also means that the proposed development would not obstruct views of Rookwood Cemetery and Necropolis.

The proposal would not impact the heritage significance of the Rookwood Cemetery and Necropolis.

4.3.3 Homebush Railway Station Group

The Homebush Railway Station Group is located approximately two kilometres away from the proposed development. Similar to the Rookwood Cemetery and Necropolis, intervening urban, road and rail infrastructure obstructs views from the railway station to the north, in particular from the raised highway of the M4 Motorway.

The proposal would not impact the heritage significance of the Homebush Railway Station Group

4.3.4 Dame Eadith Walker Convalescent Hospital

The Dame Eadith Walker Convalescent Hospital is located nearly 2.5 kilometres from the proposed development, located on the east-facing downward slope of the Concord/Rhodes peninsular. Due to the local topography and intervening urban environment, views of the heritage item from or to the proposed development would be negligible.

The proposal would not impact the heritage significance of the Dame Eadith Walker Convalescent Hospital.

4.4 Statement of Heritage Impact

The proposed 38-storey development would not result in a visual impact to state heritage items within the 2,500 metre assessment area. The proposal would not impact the heritage significance of:

- **Millennium Parklands (Newington Armament Depot and Nature Reserve)**

- **Abattoir Heritage Precinct**
- **Olympic Cauldron in Sydney Olympic Park**
- **Hall of Champions (Moveable Collection)**
- **Silverwater Prison Complex Conservation Area**
- **Rookwood Cemetery and Necropolis**
- **Homebush Railway Station Group**
- **Dame Eadith Walker Convalescent Hospital**

5.0 CONCLUSIONS

In accordance with SEARs issued for the Site 9, Sydney Olympic Park project, a heritage impact statement was prepared to ascertain potential impacts caused by the proposed development to heritage items.

The proposal would not physically impact any heritage items or impinge on the curtilage of any heritage item.

Heritage visual impacts were assessed for the proposal. All state-significant listed heritage items within 2,500 metres of the proposed development were assessed for potential visual impacts.

The proposal would not impact any heritage significant views of any state-significant heritage items. While the proposed development would be visible from several heritage items due to its height, it would not impact any heritage significant vistas. In particular, views from Millennium Park (Newington Armament Depot and Nature Reserve) would not be noticeably impacted due to pre-existing high-rise developments visible from the park.

No heritage impact mitigation measures are required for the proposed development.

6.0 REFERENCES

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