

1&2 Murray Rose Avenue, Sydney Olympic Park

Heritage Impact Statement

Report to Austino Property Group

Auburn Local Government Area

October 2018



 artefact

Artefact Heritage
ABN 73 144 973 526
Level 4, Building B
35 Saunders Street
Pymont NSW 2009
Australia

+61 2 9518 8411
office@artefact.net.au

Document history and status

| Revision | Date issued | Reviewed by | Approved by | Date approved | Review type | Revision type |
|----------|----------------|---------------|---------------|----------------|------------------------|---------------|
| 1 | 2 October 2018 | Jenny Winnett | Jenny Winnett | 3 October 2018 | Quality and compliance | First draft |
| 2 | 3 October 2018 | Will Wang | Will Wang | 4 October | Client Review | Second draft |
| Final | 5 October 2018 | | | | | Final |

Printed:

Last saved:

5 October 2018

File name:

His-18177-Olympic Park-Final-181004

Author:

Ryan Taddeucci

Project manager:

Ryan Taddeucci

Name of organisation:

Artefact Heritage Services Pty Ltd

Name of project:

1&2 Murray Rose Avenue, Sydney Olympic Park

Name of document:

1&2 Murray Rose Avenue, Sydney Olympic Park Heritage Impact Statement

Document version:

Final

© Artefact Heritage Services

This document is and shall remain the property of Artefact Heritage Services. This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of the Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Disclaimer: Artefact Heritage Services has completed this document in accordance with the relevant federal, state and local legislation and current industry best practice. The company accepts no liability for any damages or loss incurred as a result of reliance placed upon the document content or for any purpose other than that for which it was intended.

EXECUTIVE SUMMARY

Austino Property Group are proposing a residential development at 1&2 Murray Rose Avenue, Sydney Olympic Park. The proposed development has been assessed as a State Significant Development, and Secretary's Environmental Assessment Requirements (SEARs) have been issued for the site (SSD_9403). The requirements for heritage are as follows:

- Prepare a Historical Archaeological Assessment (HAA) detailing the likely impacts and outline the proposed management and mitigation measures to protect and preserve the non-Aboriginal archaeology
- Prepare a Heritage Impact Statement (HIS) addressing impacts of the proposed development on any state or local heritage Items in the vicinity
- Prepare an Aboriginal Cultural Heritage Assessment Report (ACHAR) identifying any cultural heritage values, impacts and mitigation measures.

Artefact Heritage have been engaged by Austino Property Group to undertake a HIS for a proposed development at 1&2 Murray Rose Avenue, Sydney Olympic Park. This report will identify any local and state significant heritage items within the study area or the vicinity and assess the impacts and mitigation measures. A HAA and ACHAR will be provided in separate reports to meet the remaining heritage requirements of SSD_9403.

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
- Six heritage items within 1 kilometre (km) of the proposed development were assessed for potential visual heritage impacts
- No heritage items would be visually impacted by the proposed development.

Recommendation

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

CONTENTS

| | | |
|------------|--|-----------|
| 1.0 | Introduction..... | 9 |
| 1.1 | Background..... | 9 |
| 1.2 | Site location | 9 |
| 1.2.1 | Study area | 9 |
| 1.2.2 | Buffer zone | 9 |
| 1.3 | Authorship..... | 1 |
| 1.4 | Report methodology | 1 |
| 2.0 | Statutory and Planning Context..... | 1 |
| 2.1.1 | Environment Protection and Biodiversity Conservation Act 1999 | 1 |
| 2.1.2 | Environmental Planning and Assessment Act 1979..... | 1 |
| 2.1.3 | State Environmental Planning Policy (Major Development) [SEPP] 2005..... | 2 |
| 2.1.4 | Sydney Olympic Park Authority Act 2001..... | 2 |
| 2.1.5 | Heritage Act 1977 | 3 |
| 2.1.6 | Summary of Heritage Listed Items in the Visual Buffer Zone | 5 |
| 3.0 | Site description..... | 7 |
| 3.1 | 1 Murray Rose Avenue..... | 7 |
| 3.2 | 2 Murray Rose Avenue..... | 8 |
| 3.3 | Built environment and streetscape | 9 |
| 3.3.1 | Parkview | 9 |
| 3.3.2 | Sydney Olympic Park area | 10 |
| 3.3.3 | One Australia Avenue Apartment Complexes..... | 11 |
| 4.0 | Heritage Listings..... | 12 |
| 4.1 | Introduction | 12 |
| 4.2 | State Significant Heritage | 12 |
| 4.2.1 | Abattoir Heritage Precinct..... | 12 |
| 4.2.2 | Olympic Cauldron at Sydney Olympic Park | 13 |
| 4.2.3 | Hall of Champions (Movable Collection) | 14 |
| 4.3 | Locally Significant Heritage Items | 15 |
| 4.3.1 | Street trees - landscape | 15 |
| 4.3.2 | Concord West Railway Station - train station | 15 |
| 4.3.3 | Powell's Creek Reserve - landscape..... | 15 |
| 5.0 | Heritage Impact Assessment | 17 |
| 5.1 | The proposal..... | 17 |
| 5.1.1 | Heritage impact assessment methodology | 17 |
| 5.2 | Abattoir Heritage Precinct..... | 19 |
| 5.3 | Olympic Cauldron at Sydney Olympic Park | 19 |

| | | |
|------------|--|-----------|
| 5.4 | Hall of Champions (Movable Collection) | 20 |
| 5.5 | Street trees - landscape | 20 |
| 5.6 | Concord West Railway Station - train station | 20 |
| 5.7 | The Powell's Creek Reserve - landscape..... | 20 |
| 5.8 | Statement of Heritage Impact..... | 20 |
| 6.0 | Conclusions and recommendations | 21 |
| 6.1 | Conclusions | 21 |
| 6.2 | Recommendation | 21 |
| 7.0 | References | 22 |

FIGURES

| | |
|--|----|
| Figure 1.1: Location of the study area..... | 10 |
| Figure 1.2: State significant heritage listed items located in the visual buffer zone..... | 2 |
| Figure 2.1: Heritage Conservation Areas under SEPP 2005 in Sydney Olympic Park. Study area in red. Source: NSW Planning and Infrastructure | 2 |
| Figure 2.2: State significant heritage listed items located in the visual buffer zone..... | 6 |
| Figure 3.1: View of west of Samsung Electronics Australia (Photographed by R. Taddeucci, 24 September 2018)..... | 7 |
| Figure 3.2: View east of the artificial slope of the property down to Murray Rose Avenue (Photographed by R. Taddeucci, 24 September 2018)..... | 7 |
| Figure 3.3: View east of the bitumen footpath (Photographed by R. Taddeucci, 24 September 2018) | 7 |
| Figure 3.4: Ground exposure (Photographed by R. Taddeucci, 24 September 2018) | 7 |
| Figure 3.5: Fallen telephone pole (Photographed by R. Taddeucci, 24 September 2018)..... | 8 |
| Figure 3.6: View west of garden bed (Photographed by R. Taddeucci, 24 September 2018)..... | 8 |
| Figure 3.7: Retaining wall located at the south of the property (facing northwest) (Photographed by R. Taddeucci, 24 September 2018) | 8 |
| Figure 3.8: Retaining wall located at the south of the property (facing west) (Photographed by R. Taddeucci, 24 September 2018) | 8 |
| Figure 3.9: Vegetated area at the south of the property (Photographed by R. Taddeucci, 24 September 2018)..... | 8 |
| Figure 3.10: View north west of the Landlease car park (Photographed by R. Taddeucci, 24 September 2018)..... | 8 |
| Figure 3.11: Ground exposure (Photographed by R. Taddeucci, 24 September 2018) | 9 |
| Figure 3.12: View west from the north of the property (Photographed by R. Taddeucci, 24 September 2018)..... | 9 |
| Figure 3.13: View west of retaining from outside the property (Photographed by R. Taddeucci, 24 September 2018)..... | 9 |
| Figure 3.14: View west of artificial slope along the south of the property (Photographed by R. Taddeucci, 24 September 2018) | 9 |
| Figure 3.15: Sporting facilities, west aspect..... | 10 |
| Figure 3.16: Playing field with One Australia Ave tower in background, northeast aspect | 10 |
| Figure 3.17: Sydney Olympic Park Aquatic Centres and Olympic Boulevard, southwest aspect. (Source: GoogleMaps) | 10 |
| Figure 3.18: Tree-lined streets, Olympic Boulevard, northwest aspect | 10 |
| Figure 3.19: Pullman Hotel on Olympic Avenue, south aspect. (Source: GoogleMaps) | 10 |
| Figure 3.20: Novotel Hotel on Olympic Boulevard, with Olympic Park station behind open plaza, southeast aspect. (Source: GoogleMaps)..... | 10 |
| Figure 3.21: Commercial Offices on Herb Elliot Avenue, northwest aspect. (Source: Google Maps) . | 11 |
| Figure 3.22: Pedestrian bridge over Boundary Creek with Tennis Centre in background, southwest aspect | 11 |

| | |
|---|----|
| Figure 3.23: Australia Avenue Apartment complexes viewed from the Tom Wills Oval, northeast aspect | 11 |
| Figure 3.24: Australia Avenue Apartment complexes viewed from Bressington Park, west aspect.... | 11 |
| Figure 4.1: Olympic Cauldron in northern area of Cathy Freeman Park, north aspect..... | 13 |
| Figure 4.2: ANZ Stadium viewed from the Olympic Cauldron, west aspect | 13 |
| Figure 4.3: Sporting memorabilia in the Hall of Champions (Source: OEH 2015d) | 14 |
| Figure 4.4: Front entrance to State Sports Centre, viewed from study area (west aspect) | 14 |
| Figure 5.1: Proposed plans | 18 |
| Figure 5.2: View of area of proposed development from the Olympic Cauldron, west aspect (Source Google Earth) | 19 |

TABLES

| | |
|---|----|
| Table 2.1: Heritage items of state significance listed on LEPs and REPs within the visual buffer zone 2 | |
| Table 2.2: SHR items located within the visual buffer zone | 4 |
| Table 2.3: SHR items located within the visual buffer zone | 5 |
| Table 4.1: Abattoir Heritage Precinct heritage listing | 12 |

1.0 INTRODUCTION

1.1 Background

Austino Property Group are proposing a residential development at 1&2 Murray Rose Avenue, Sydney Olympic Park. The proposed development has been assessed as a State Significant Development, and SEARs have been issued for the site (SSD_9403). The requirements for heritage are as follows:

- Prepare a HAA detailing the likely impacts and outline the proposed management and mitigation measures to protect and preserve the non-Aboriginal archaeology
- Prepare a HIS addressing impacts of the proposed development on any state or local heritage items in the vicinity
- Prepare an ACHAR identifying any cultural heritage values, impacts and mitigation measures.

Artefact Heritage have been engaged by Austino Property Group to undertake a HIS for the proposed development. This report will identify any local and state significant heritage items within the study area or the vicinity and assess the impacts and mitigation measures. A HAA and ACHAR will be provided in separate reports to meet the remaining heritage requirements of SSD_9403.

1.2 Site location

1.2.1 Study area

The study area consists of 1 Murray Rose Avenue (Lot 1/DP1185060) and 2 Murray Rose Avenue (Lot 2/DP1185060), located in the suburb of Sydney Olympic Park (Figure 1.1). The study area is located in the Local Government Area (LGA) of Auburn and the Metropolitan Local Aboriginal Land Council (LALC). The study area is within the Parish of St John and County of Cumberland.

1.2.2 Buffer zone

SSD_9403 states state and locally significant items within the study area and vicinity must be identified. Therefore, a buffer zone of 1 km from the study area has been established. Any state or locally significant heritage item located within this buffer zone will be assessed for possible heritage impacts from the proposal (see Section 1.3 for more detail). The buffer zone and heritage items are illustrated in Figure 2.2 below.

Figure 1.1: Location of the study area.



1.3 Authorship

This report was prepared by Ryan Taddeucci (Senior Heritage Consultant), with management input and review by Jenny Winnett (Principal, Historic Heritage).

1.4 Report methodology

The building footprint for the proposal is not occurring within the curtilage boundaries of any listed or unlisted heritage items. 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.

A previous HIS of the Sydney Olympic Park area (Artefact Heritage 2016) used a visual buffer of 2.5 km for a 38-storey structure. Using this range as a guide, a 15-storey structure would impact a visual radius of 987 m. Therefore, a buffer of 1 km from the study area has been established.

As the proposal is operating under SEPP 2005 legislation, any heritage impacts caused by the development do not require consultation with local government councils.

Heritage items that fall within the 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.

Figure 1.2: State significant heritage listed items located in the visual buffer zone



2.0 STATUTORY AND PLANNING CONTEXT

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

2.1.1 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 or visual buffer zone.

2.1.2 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 *Environmental 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 three heritage items which are listed on the Canada Bay 2013 LEP. There is one heritage

item which is referenced in the Sydney REP No. 24. These items are summarised in Table 2.1 below.

Table 2.1: Heritage items of state significance listed on LEPs and REPs within the visual buffer zone

| Item | LEP and/or REP | Item No. |
|---|---------------------|----------|
| Abattoir Heritage Precinct | Sydney REP No. 24 | N/A |
| Street trees - landscape | Canada Bay LEP 2013 | I517 |
| Concord West Railway Station - train station | Canada Bay LEP 2013 | I394 |
| Powell's Creek Reserve - landscape | Canada Bay LEP 2013 | I467 |

2.1.3 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 **Sydney Olympic Park Master Plan 2030 (2018 Review)**

Sydney Olympic Park Master Plan 2030 (SOPMP) (2018 Review) is a statutory document under the SOPAA 2001 which provides detailed design controls for development proposals. In relation to heritage, the SOPMP (2018 Review) states that development should:

Conserve heritage items, the Abattoir Heritage Conservation Area, Showground Road, the Olympic Cauldron at Sydney Olympic Park and significant trees (SOPMP (2018 Review) 2018: 34).

Figure 2.1 below.

2.1.4 Sydney Olympic Park Authority Act 2001

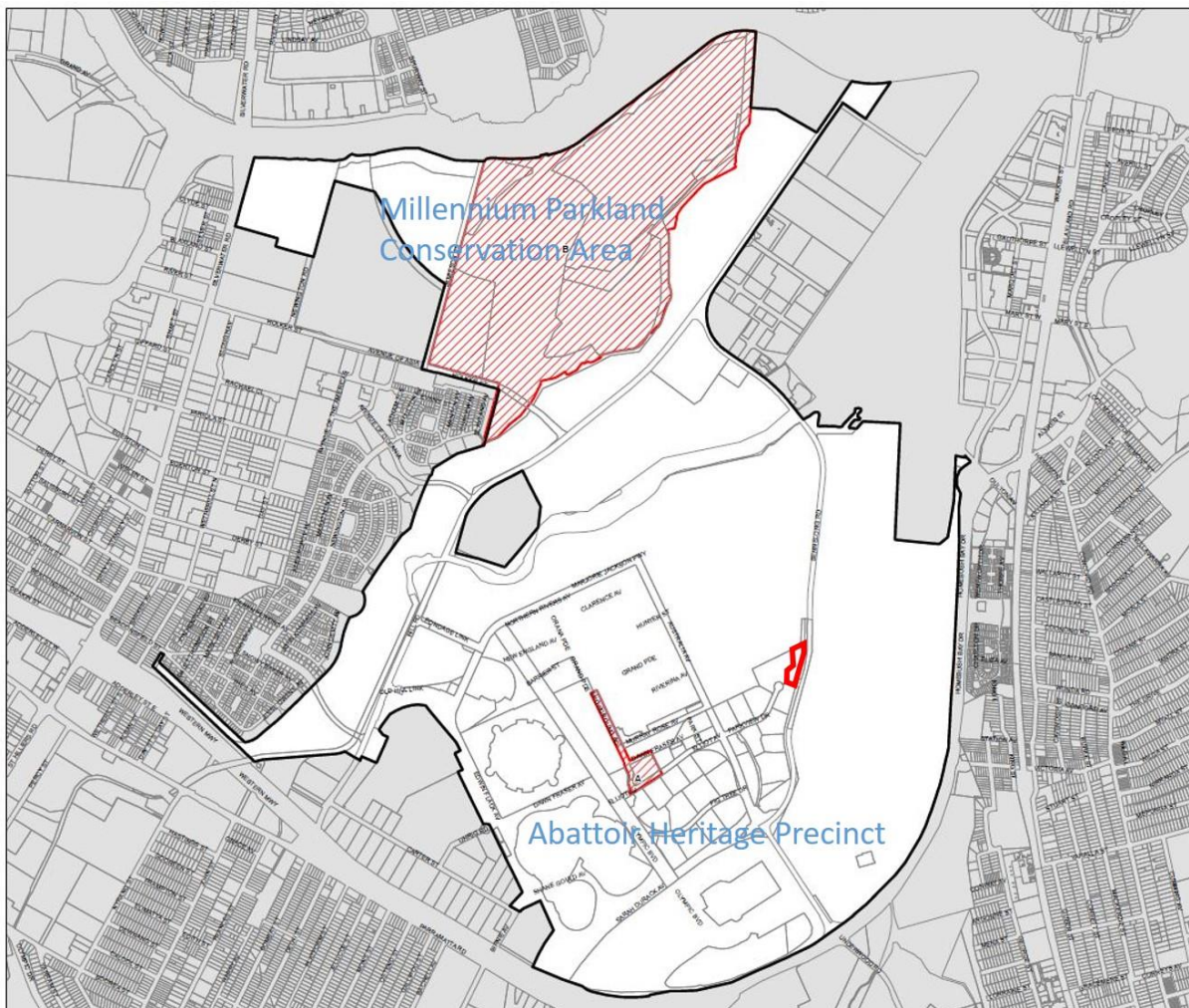
The *Sydney Olympic Park Authority Act* (SOPAA) 2001 aims to ensure that Sydney Olympic Park becomes an active and vibrant centre within metropolitan Sydney, and premium destination for cultural, entertainment, recreation and sporting events. It ensures that any new development carried out in the designated 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 (2018 Review)

Sydney Olympic Park Master Plan 2030 (SOPMP) (2018 Review) is a statutory document under the SOPAA 2001 which provides detailed design controls for development proposals. In relation to heritage, the SOPMP (2018 Review) states that development should:

Conserve heritage items, the Abattoir Heritage Conservation Area, Showground Road, the Olympic Cauldron at Sydney Olympic Park and significant trees (SOPMP (2018 Review) 2018: 34).

Figure 2.1: Heritage Conservation Areas under SEPP 2005 in Sydney Olympic Park. Study area in red. Source: NSW Planning and Infrastructure



2.1.5 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 2.2 below.

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

Table 2.2: SHR items located within the visual buffer zone

| Name | SHR Item No. |
|---|--------------|
| 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 items on the s170 register which are located in the study area or visual buffer zone.

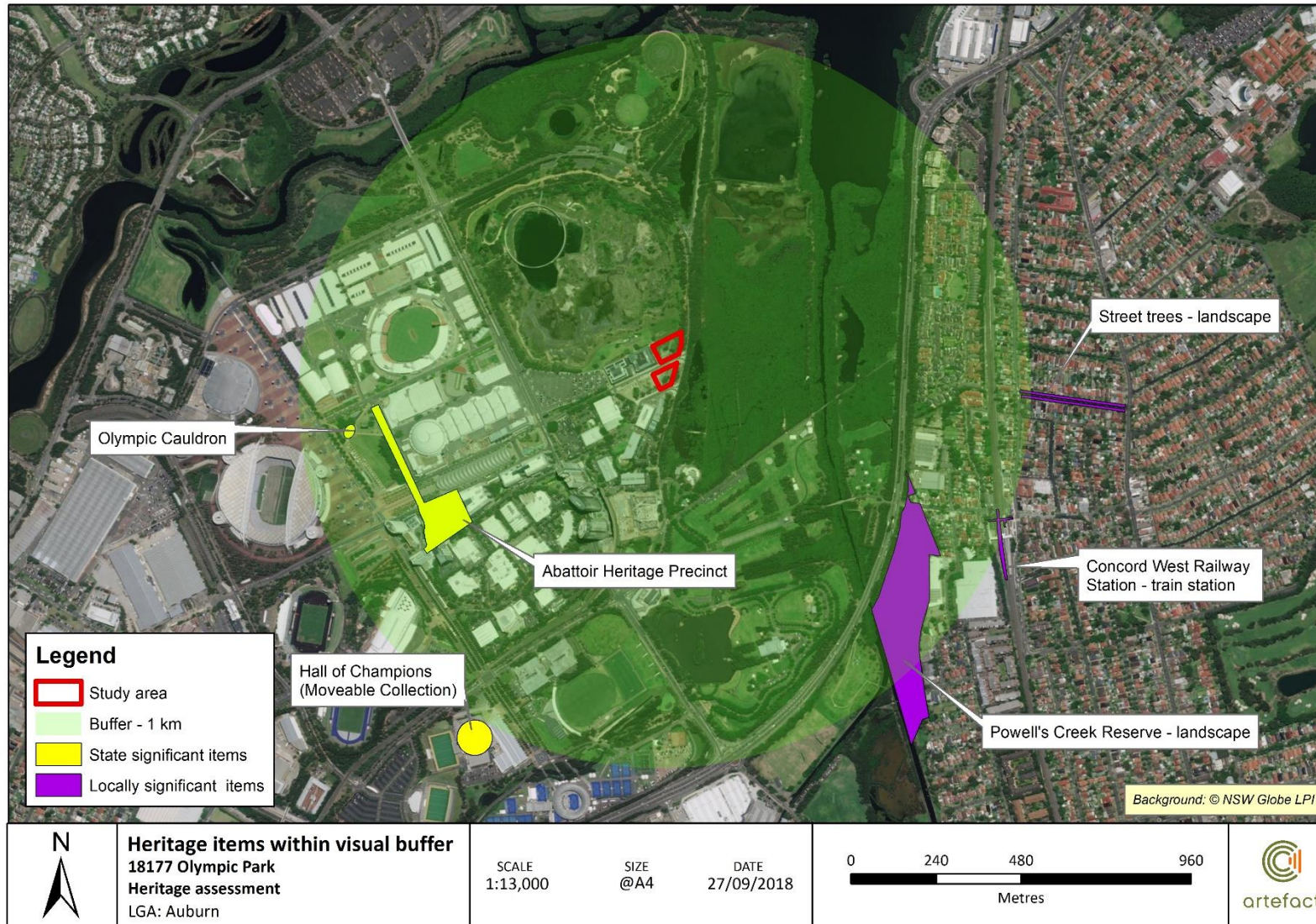
2.1.6 Summary of Heritage Listed Items in the Visual Buffer Zone

There are three state-significant and three locally significant heritage listed items located within the visual buffer zone. These items are listed on Table 2.3 and their locations illustrated in Figure 2.2 below.

Table 2.3: SHR items located within the visual buffer zone

| Name | Significance | Heritage Register | Item No. | Location |
|---|--------------|-------------------------------|----------|-------------------|
| Abattoir Heritage Precinct | State | Sydney REP No. 24 | N/A | Vicinity – 640 m |
| | | SEPP (Major Development) 2005 | NA | |
| Olympic Cauldron at Sydney Olympic Park | State | SHR | 01839 | Vicinity – 870 m |
| Hall of Champions (Moveable Collection) | State | SHR | 01295 | Vicinity – 1000 m |
| Street trees - landscape | Local | Canada Bay LEP 2013 | 1517 | Vicinity – 980 m |
| Concord West Railway Station - train station | Local | Canada Bay LEP 2013 | 1394 | Vicinity – 980 m |
| Powell's Creek Reserve - landscape | Local | Canada Bay LEP 2013 | 1467 | Vicinity – 810 m |

Figure 2.2: State significant heritage listed items located in the visual buffer zone



3.0 SITE DESCRIPTION

3.1 1 Murray Rose Avenue

The northern portion of the study area is the mapped extent of 1 Murray Rose Avenue. The area is located north of Murray Rose Avenue and is boarded to the east by Bennelong Parkway and Samsung Electronics Australia to the west (Figure 3.1). To the west the area has been cut into and a retaining wall constructed to accommodate a loading dock for Samsung Electronics Australia. A chain-link fence boarded the entire property.

The area was densely covered by high grasses which restricted ground surface visibility (Figure 3.2). An east west oriented, bitumen footpath was located across the centre of 1 Murray Rose Avenue (Figure 3.3). A few areas of ground exposure were present across 1 Murray Rose Avenue, these areas did not contain evidence of historical artefacts (Figure 3.4). A concrete garden bed had been established in the centre of the property (Figure 3.6). A fallen telephone pole was also located within the property (Figure 3.5).

From the exterior of the property it was evident that the ground had been artificially elevated from the natural plain located to the east. A retaining wall had been constructed along the east and trees planted to stabilise the elevation of the property.

Figure 3.1: View of west of Samsung Electronics Australia (Photographed by R. Taddeucci, 24 September 2018)



Figure 3.2: View east of the artificial slope of the property down to Murray Rose Avenue (Photographed by R. Taddeucci, 24 September 2018)



Figure 3.3: View east of the bitumen footpath (Photographed by R. Taddeucci, 24 September 2018)



Figure 3.4: Ground exposure (Photographed by R. Taddeucci, 24 September 2018)



**Figure 3.5: Fallen telephone pole
(Photographed by R. Taddeucci, 24 September 2018)**



**Figure 3.6: View west of garden bed
(Photographed by R. Taddeucci, 24 September 2018)**



3.2 2 Murray Rose Avenue

The southern portion of the study area is the mapped extent of 2 Murray Rose Avenue. The area is located south of Murray Rose Avenue and is boarded to the east by Bennelong Parkway and an active construction area to the west. At the time of the site inspection the property was occupied by Landlease and a number of temporary buildings had been constructed within the property.

A large portion of the property had been covered in concrete. Due to the laying of concrete there were very few areas of exposed ground. In the south of the property, no concrete had been laid; however, dense foliage completely obscured surface visibility. Gravel had also been scattered across the study area, obscuring surface visibility (Figure 3.9).

A retaining wall had been established in the property (Figure 3.7). The east of the property was bordered by a large retaining wall, approximately 2 m high (Figure 3.13). At the southern edge of the property there was an artificial slope (Figure 3.14). The slope illustrated that the property was situated on top of fill above clay overlaying bedrock.

**Figure 3.7: Retaining wall located at the south of the property (facing northwest)
(Photographed by R. Taddeucci, 24 September 2018)**



**Figure 3.9: Vegetated area at the south of the property
(Photographed by R. Taddeucci, 24 September 2018)**

**Figure 3.8: Retaining wall located at the south of the property (facing west)
(Photographed by R. Taddeucci, 24 September 2018)**



**Figure 3.10: View north west of the Landlease car park
(Photographed by R. Taddeucci, 24 September 2018)**



Figure 3.11: Ground exposure (Photographed by R. Taddeucci, 24 September 2018)



Figure 3.12: View west from the north of the property (Photographed by R. Taddeucci, 24 September 2018)



Figure 3.13: View west of retaining from outside the property (Photographed by R. Taddeucci, 24 September 2018)



Figure 3.14: View west of artificial slope along the south of the property (Photographed by R. Taddeucci, 24 September 2018)



3.3 Built environment and streetscape

3.3.1 Parkview

The study area is situated within the Parkview Precinct which is bounded by Australia Avenue, Murray Rose Avenue and Bennelong Parkway. Parklands adjoin this precinct to the west and Brickpit Park to the north. New residential towers of up to 31 storeys have recently been completed to the west of this precinct, along Australia Avenue and commercial developments of 3-5 storeys have been developed along Parkview Drive and Murray Rose Avenue. Since the adoption of Master Plan 2030, two new

streets connecting the precinct to Bennelong Parkway, have also been completed as well as the first 2 stages of Brickpit Park.

3.3.2 Sydney Olympic Park area

The built environment in the southern precincts of Sydney Olympic Park predominantly consists of large concrete sporting (Figure 3.15) and parking structures located between areas of open grassland, landscaped gardens (Figure 3.17), artificial earth mounds, sporting ovals (Figure 3.16) and wide tree-lined streets (Figure 3.18). 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 3.19, Figure 3.20). A number of office buildings of four to eight storeys in height are located on Herb Elliot Avenue and Figtree Drive (Figure 3.21).

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 3.22).

Figure 3.15: Sporting facilities, west aspect



Figure 3.16: Playing field with One Australia Ave tower in background, northeast aspect



Figure 3.17: Sydney Olympic Park Aquatic Centres and Olympic Boulevard, southwest aspect. (Source: GoogleMaps)



Figure 3.18: Tree-lined streets, Olympic Boulevard, northwest aspect



Figure 3.19: Pullman Hotel on Olympic Avenue, south aspect. (Source: GoogleMaps)

Figure 3.20: Novotel Hotel on Olympic Boulevard, with Olympic Park station behind open plaza, southeast aspect. (Source: GoogleMaps)



Figure 3.21: Commercial Offices on Herb Elliot Avenue, northwest aspect. (Source: Google Maps)



Figure 3.22: Pedestrian bridge over Boundary Creek with Tennis Centre in background, southwest aspect

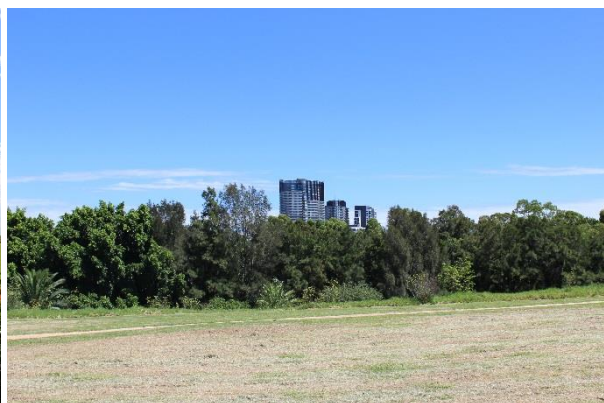


3.3.3 One Australia Avenue Apartment Complexes

A prominent new apartment block, similar in height and form to the proposal, has been constructed on Australia Avenue approximately 450 metres southwest 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 3.23, Figure 3.24). The visual characteristics of this building would be comparable to the proposal and would be used on a comparative basis.

Figure 3.23: Australia Avenue Apartment complexes viewed from the Tom Wills Oval, northeast aspect

Figure 3.24: Australia Avenue Apartment complexes viewed from Bressington Park, west aspect



4.0 HERITAGE LISTINGS

4.1 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 2.2 above. This heritage impact assessment has been prepared in response to the requirements of SSD_9403.

4.2 State Significant Heritage

4.2.1 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 640 m west 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 4.1 below. It has been recommended for listing on the State Heritage Register (Devine 2013).

Table 4.1: 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.

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.

4.2.2 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 870 m to the west 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 4.1). 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 4.2).

Figure 4.1: Olympic Cauldron in northern area of Cathy Freeman Park, north aspect



Figure 4.2: 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.

4.2.3 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 1 km 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 4.3). It is located in the State Sport Centre which is a large concrete sporting facility which hosts indoor sporting events (Figure 4.4).

Figure 4.3: Sporting memorabilia in the Hall of Champions (Source: OEH 2015d)



Figure 4.4: 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.

4.3 Locally Significant Heritage Items

4.3.1 Street trees - landscape

Location and Listings

Street trees - landscape is located on Wunda Road, Concord West, NSW 2138. The area is approximately 0.44 ha, measuring 300 m east-west by 10 m north-south. The Street trees - landscape is listed on Canada Bay LEP 2013 as item 517.

Description

Avenue of mature brush box (to c.9m) planted in a carriageway prior to 1943.

Statement of Significance

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

Characteristic street planting of brush box from c.1940s and a notable streetscape element

4.3.2 Concord West Railway Station - train station

Location and Listings

The Concord West Railway Station - train station is located on the corner of Queen Street and Victoria Avenue. The item measures 198 m north-south by 70 m east-west with approximate area of 1.9-ha. The Concord West Railway Station - train station has been listed on the Canada Bay LEP 2013 as item 394.

Description

The item consists of an original platform and more recently added station buildings. The item includes small skillion roofed, weatherboard buildings probably dates from 1920s or 30s.

Statement of Significance

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

The Concord West Railway Station - train station is a notable suburban railway station from the Inter-War period. The item is associated with the rapid development of the new suburb in the 1920s and 30s. Aesthetic, social and historical interest.

4.3.3 Powell's Creek Reserve - landscape

Location and Listings

The Powell's Creek Reserve - landscape is located at the corner of Victoria Ave and Homebush Bay Drive. Item is approximately 6.66-ha and measures 765 m north-south by 152 m east-west. Powell's Creek Reserve – landscape is listed on the Canada Bay LEP as item 467.

Description

The Powell's Creek Reserve - landscape is a reserve beside a drainage canal, along Homebush Bay Drive, leading to the Sydney Olympic Games site. Mounding and tree planting of generally indigenous species from c.1970/80s include Port Jackson figs, melaleuca species, blue gums, swamp casuarinas

and acacia glauca to approximately 15 m. The item also retains some Lombardy Poplars from possibly earlier planting scheme possibly c.1950/60s. The reserve includes a group of tennis courts and soccer fields.

Statement of Significance

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

The Powell's Creek Reserve - landscape is a reserve with planting of indigenous species from c.1970/80s. The item is a notable landscape element adjacent to freeway leading to Olympic Games site.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 The proposal

1 Murray Rose Avenue

The proposed development involves the construction of a 15-storey residential development including three (3) basement levels with a bulk excavation level of approximately 1.85 m.

2 Murray Rose Avenue

The proposed development includes the construction of a 15-storey residential development with two (2) basement levels with a bulk excavation level of approximately 0.4 m.

The proposed development design is shown in Figure 5.1.

5.1.1 Heritage impact assessment methodology

The physical footprint of the proposal does not interact or overlap with any listed heritage item. As such, the only impacts that require assessment would be to heritage views and vistas. A buffer zone of 1 km 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.

5.2 Abattoir Heritage Precinct

The Abattoir Heritage Precinct is located approximately 640 m southeast 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 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 further contribute to this.

When viewed from the Abattoir Heritage Precinct, the proposed development will be in keeping with the current high-rise character of the surrounding area.

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.

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 ten per cent of the distance from the heritage item. To the west of the Abattoir Heritage Precinct is The Dome and Exhibition Complex (over 45 m high), with the proposed development a much greater distance to the west. Because of the distance between the items, and the established aesthetic of the wider area, the proposed development will not 'overshadow' the heritage item.

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

5.3 Olympic Cauldron at Sydney Olympic Park

The Olympic Cauldron at Sydney Olympic Park is located 870 m west of the study area. Despite the size of the proposed development, its substantial distance from the heritage item, in conjunction with the open visual character of Cathy Freeman Park and Olympic Boulevard, mean that views towards the Olympic Cauldron heritage item would not be obscured or negatively impacted by the proposal.

For similar reasons as the Abattoir Heritage Precinct, views to the west towards the area of the proposed development have significant tall modern structures already in the sightline. The Dome and Exhibition Complex is aligned on Olympic Boulevard in the same sight line as the proposed development would be on (Figure 5.2). To the west of the cauldron the ANZ stadium is strongly visually prominent. Because of these large structures already present, any views from the Olympic Cauldron would not be further impacted by the proposal.

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

Figure 5.2: View of area of proposed development from the Olympic Cauldron, west aspect (Source Google Earth)



5.4 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. Adverse visual impact to an indoor collection of objects would not occur.

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

5.5 Street trees - landscape

Views from the Street trees – landscape item towards the proposed development are obscured by an existing tree line to the west. However, from a certain position the skyline of existing buildings can be seen. The proposed development will be in keeping with the current high-rise character of the surrounding area. Therefore, there will be no adverse visual impacts to Street trees – landscape.

The proposal would not impact the heritage significance of the Street trees - landscape.

5.6 Concord West Railway Station - train station

Views from the Concord West Railway Station - train station to the proposed area are obscured by the existing tree line to the west of the item. However, the skyline of existing buildings can be seen. The proposed development will be in keeping with the current high-rise character of the surrounding area. Therefore, there will be no visual impacts to Concord West Railway Station - train station.

The proposal would not impact the heritage significance of the Concord West Railway Station - train station.

5.7 The Powell's Creek Reserve - landscape

Views from the Powell's Creek Reserve - landscape to the proposed area are completely obscured by the existing tree line to the west of the item. Therefore, there will be no visual impacts the Powell's Creek Reserve - landscape.

The proposal would not impact the heritage significance of the Powell's Creek Reserve - landscape.

5.8 Statement of Heritage Impact

The proposed 15-storey development would not result in a visual impact to state heritage items within the 1 km assessment area. The proposal would not impact the heritage significance of:

- Abattoir Heritage Precinct
- Olympic Cauldron in Sydney Olympic Park
- Hall of Champions (Moveable Collection)
- Street trees - landscape
- Concord West Railway Station - train station
- Powell's Creek Reserve – landscape.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

- The proposed development would not physically impact any listed heritage items
- The proposed development would not impact the curtilage of any listed heritage items
- Six heritage items within 1 kilometre (km) of the proposed development were assessed for potential visual heritage impacts
- No heritage items would be visually impacted by the proposed development.

6.2 Recommendation

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

7.0 REFERENCES

Artefact Heritage 2016. *Site 9, Sydney Olympic Park Heritage Impact Statement*. Report to Ecove Group.

Devine, M. 2013. *Abattoir Heritage Precinct Sydney Olympic Park Conservation Management Plan*. Report produced by the Government Architect's Office on behalf of the Sydney Olympic Park Authority.

Office of Environment and Heritage 2007. "Dame Eadith Walker Convalescent Hospital SHR Listing", accessed online 8 February 2016:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045176>

Office of Environment and Heritage 2010. "Homebush Railway Station Group SHR Listing", accessed online 8 February 2016:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5012056>

Office of Environment and Heritage 2014. "Olympic Cauldron at Sydney Olympic Park SHR Listing", accessed online 8 February 2016:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5061184>

Office of Environment and Heritage 2015a. "Newington Armament Depot and Nature Reserve SHR Listing", accessed online 8 February 2016,

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5054828>

Office of Environment and Heritage 2015b. "Silverwater Prison Complex Conservation Area SHR Listing", accessed online 8 February 2016,

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045306>

Office of Environment and Heritage 2015c. "Rookwood Cemetery and Necropolis SHR Listing", accessed online 8 February 2016,

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045470>

Office of Environment and Heritage 2015d. "Hall of Champions (collection) SHR Listing", accessed online 8 February 2016,

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5001039>

Tanner 2013 *Newington Armament Depot and Nature Reserve, Sydney Olympic Park, Conservation Management Plan*. Report prepared for the Sydney Olympic Park Authority.



artefact

Artefact Heritage

ABN 73 144 973 526
Level 4, Building B
35 Saunders Street
Pyrmont NSW 2009
Australia

+61 2 9518 8411
office@artefact.net.au
www.artefact.net.au