



Contact: Shikha Jhaldiyal
Phone: 02 9873 8545
Fax: 02 9873 8599
Email: shikha.jhaldiyal@heritage.nsw.gov.au

Job ID No.: A1665367
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Your ref: SSD 6116

Ms Heather Warton
Director
Industry, Social Projects and Key Sites
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Matthew Rosel

Dear Ms Warton

Re: Exhibition of Environmental Impact Statement for the Sydney International Convention, Exhibition and Entertainment Centre Precinct, (SICEEP), Darling Harbour, Sydney – International Convention Centre Hotel (SSD 6116)

Reference is made to your letter dated 13 September 2013 regarding the above matter. The EIS for the project has now been reviewed by the Heritage Division. Please note that the Heritage Division will not be providing comment on Indigenous Archaeology as it is understood that the project has been separately referred to relevant sections of the Office of Environment and Heritage for specific review.

The Heritage Division, on behalf of the Heritage Council of NSW, notes that the Project is a State Significant Development (SSD) Application for demolition of existing site improvements and construction of a 38 storey building for hotel use and associated restaurant, ballroom and guest and visitor facilities and public domain works.

Director-General's EA Requirements (DGRs) were issued on 26 March 2013. Key issues related to non-Indigenous heritage identified in the DGRs included the need to:

- Address the impact of the development on heritage significance of the site and adjacent area including any built and landscape heritage items including places, items or relics of significance to Aboriginal people;
- Address opportunities for heritage interpretation within the public domain;
- Prepare specific deliverables including development specific Heritage/Archaeological reports and
- complete Heritage Impact assessment for some developments (SSDA1, SSDA2, SSDA6).

Sections 5.15 and 5.16 of the EIS Report describe the nature of and impacts on European Heritage and Non-Indigenous Archaeology of the project area. Specialist reports are also provided at:

Appendix E – Statement of Heritage Impact prepared by Tanner Kibble Denton Architects.

Appendix F – Non-Indigenous Archaeological Assessment for SSDA6 – ICC Hotel, prepared by Casey & Lowe Pty Ltd.

Appendix V – Assessment of Impacts on Saltwater Intake Tunnels for SSDA6 – ICC Hotel, prepared by Pells Sullivan Meynick.

The SOHI identifies those listed heritage items that are located within the SSDA6 Site, and in its vicinity. The following heritage item is identified as being within the SSDA6 Site:

- The Water Cooling System and Manifold/ Salt Water Intake Tunnels (SHFA Section 170 Register)

The following heritage items are identified as being located in the vicinity of the SSDA6 Site:

- Pyrmont Bridge (State Heritage Register);
- Darling Harbour Water Feature (nomination for State Heritage Register under consideration but not gazetted);
- Darling Harbour Rail Corridor (SHFA Section 170 Register);
- Woolbrokers Arms Hotel, 22 Allen Street (Sydney LEP 2012);
- Corner Shop and Terrace Group, 224-302 Harris Street (Sydney LEP 2012);
- Retail Premises – Harris Street Group, 304-308 Harris Street (Sydney LEP 2012);
- Pyrmont and Murray Street Residential Group 142-168 Pyrmont Street (Sydney LEP 2012);
- John Taylor Woolstore, 137 Pyrmont Street (Sydney LEP 2012);
- Clarence Bonded and Free Stores, 139 Murray Street (Sydney LEP 2012);
- Pyrmont Fire Station, 147 Pyrmont Street (Sydney LEP 2012); and
- Portion of the Pyrmont Conservation Area (Sydney LEP 2012).

The Heritage Division notes that the rectilinear form and scale of the proposed hotel tower comprising of 31 storeys is likely to have some adverse impact on the setting of the Pyrmont Bridge and some key views of the item. The proposed tower could also have some adverse impact on the setting of other local items in the vicinity. Consideration should, therefore, be given to design modifications that mitigate these impacts, including reduction in the height of the tower as well as reduction in its volume and resultant bulk on the upper levels, and further exploration and resolution of the external architectural treatment such that the *perceived mass of the tower* is reduced.

In general terms, the proposal is considered to have an acceptable level of impact on the Darling Harbour Water Feature and its curtilage.

The Archaeological Assessment Report notes that the subject site has the potential to include archaeological remains that would illustrate many aspects of the evolution of Darling Harbour from the early 19th Century to the early 20th Century. There is potential for archaeological remains of both State and local significance to exist in the area. The report identifies the following potential archaeological remains within the ICC Hotel areas:

- Pre-1850s intertidal zone and quarry (Local significance)
- Line of c1859 goods line and culvert (Local significance)
- Reclamation associated with the gradual expansion of the goods line and pre-1865 culvert (Local significance)
- 1880s seawall or embankment (Local significance)
- 1920s saltwater inlet conduits associated with Ultimo Powerhouse (State significance)

The proposed design of the new ICC Hotel within the subject area includes a basement which will impact on identified potential archaeology of local significance as noted above as well as various reclamation fills. Piling within the footprint of the proposed building may have limited impact on surviving archaeological resources as most of the piling is within the area of quarried bedrock. However, there is a possibility that the works may cause damage to the Power House saltwater inlet conduits.

The specialist Archaeological Report notes that the sub-surface impacts of the hotel have been designed to avoid the Power House saltwater intake conduits. The Engineering Report by Pells Sullivan Meynick finds that the hotel could be constructed in such a way as to 'achieve acceptable impacts' on the saltwater inlet conduits. The report includes a number of recommendations that should be followed to achieve this result. The Archaeological report, further, notes that the proposed Hotel design will have no impact on the 1920s salt water conduits as long as the recommendations from Pells Sullivan Meynick are followed.

The Archaeological Report recommends various mitigation measures to reduce impacts on identified potential archaeology of local significance including: archaeological recording/sampling, preparation of a Research Design and Management Strategy, including a Piling Mitigation Strategy which draws on the detailed design, and works program; an archaeological program that is targeted and in accordance with Heritage Council guidelines; and implementation of the engineers recommendations for the management of impacts on the Power House saltwater conduits as noted in Section 7.2.1 of the Archaeological Report.

An interpretation plan has also been recommended by the archaeological consultants, however, the Heritage Division notes that it would be more appropriate for history, archaeological results and findings to be included in a broader Interpretation Plan for the broader SICEEP Precinct.

Also, Section 6.0 of the current EIS refers to the preparation of an Interpretation Strategy. It has been the experience of the Heritage Division with other major projects that an Interpretation Strategy may not be sufficient to ensure the delivery of a public interpretation outcome.

An Interpretation *Strategy* will provide a framework with key messages and may also recommend methods of interpretation. An Interpretation *Plan* would provide more detail regarding the actually intended interpretative elements, for example the proposed final content, design, materials and finish of elements such as interpretative panels or other devices which are intended to make apparent and communicate the significance of the place. This distinction may be addressed by having a specifically worded consent condition.

Review of the Mitigation Measures in regard to archaeology outlined for the Project in Section 6.0 of the EIS, which have been derived from the specialist Consultant's reports, indicate that these are likely to be adequate to manage the impacts of the project.

The Heritage Division recommends that if the proposal is approved that appropriate Consent Conditions should be imposed to manage heritage issues as discussed above. It is recommended that these should cover matters such as the following:

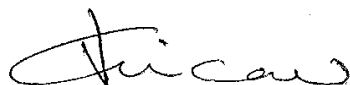
Heritage

1. The design of the proposed tower should be modified to mitigate impacts on the State Heritage listed Pyrmont Bridge and its setting. Modifications should include reduction in the height of the tower, and its volume and resultant bulk on the upper levels, and further exploration and resolution of its external architectural treatment such that the *perceived mass of the tower* is reduced.
2. The Proponent shall prepare a Heritage Management Plan in consultation with the Heritage Division of the Office of Environment & Heritage as part of the Construction Environmental Management Plan. That document shall include details of all procedures to be implemented during the works in relation to heritage items and historical archaeology.
3. A specialist heritage manager and an archaeological consultant shall be nominated for the works. The consultants shall have appropriate qualifications and experience commensurate with the scope of the Major Project works. The name and experience of these consultants shall be submitted to the Director-General for approval prior to commencement of works. The heritage consultants shall advise on the detail design resolution of new works, and manage the implementation of the conditions of approval for the Project. A report by the heritage manager (illustrated by works' photographs) shall be submitted to the Director-General for approval within 6 months of the completion of the works which describes the work, any impacts/damage and corrective works carried out.
4. All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated archaeological consultant prior to commencing work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.
5. More detailed research and other investigations are to be undertaken for each identified heritage item or areas with archaeological fabric or deposits of heritage significance which would be negatively affected by the proposal, to address specific impacts arising from more detailed design development and to provide mitigation and management measures for those impacts.

6. All affected historical archaeological 'relics' and/or deposits of Local and State significance are to be subject to professional archaeological excavation and/or recording before construction works commence which will impact those 'relics'. A Research Design including an Archaeological Excavation Methodology must be prepared in accordance with Heritage Council guidelines. Those documents should be prepared for the approval of the Director-General, Department of Planning & Infrastructure upon receipt of advice from the Heritage Division of the Office of Environment & Heritage (as the staff for the Heritage Council of NSW).
7. After any archaeological works have been undertaken, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, the City of Sydney and the Department of Planning & Infrastructure. The proponent shall also be required to nominate a repository for the relics salvaged from any historical archaeological excavations.
8. The information within the final excavation report shall be required to include the following:
 - a/. An executive summary of the archaeological programme;
 - b/. Due credit to the client paying for the excavation, on the title page;
 - c/. An accurate site location and site plan (with scale and north arrow);
 - d/. Historical research, references, and bibliography;
 - e/. Detailed information on the excavation including the aim, the context for the excavation, procedures, treatment of artefacts (cleaning, conserving, sorting, cataloguing, labelling, scale photographs and/or drawings, location of repository) and analysis of the information retrieved;
 - f/. Nominated repository for the items;
 - g/. Detailed response to research questions (at minimum those stated in the Department of Planning & Infrastructure approved Research Design);
 - h/. Conclusions from the archaeological programme. This information must include a reassessment of the site's heritage significance, statement(s) on how archaeological investigations at this site have contributed to the community's understanding of the Site and other Comparative Site Types and recommendations for the future management of the site;
 - i/. Details of how this information about the excavations have been publicly disseminated (for example, include copies of press releases, public brochures and information signs produced to explain the archaeological significance of the sites).
9. The results of the archaeological fieldwork, the history of the site and other should be used to inform an Interpretation Plan to guide the future incorporation of the findings from the works in communicating the significance of the site to future visitors. The Interpretation Plan should be prepared in accordance with the Guidelines issued by the Heritage Council of NSW. The Interpretation Plan should be prepared for the approval of the Director-General, Department of Planning & Infrastructure upon receipt of advice from the Heritage Division of the Office of Environment & Heritage (as the staff for the Heritage Council of NSW).

Thank you for referring this proposal. If you have any questions regarding the above matter please contact Shikha Jhaladiyal at the Heritage Division, Office of Environment and Heritage, using the details provided with this letter.

Yours sincerely



07/11/2013

Vincent Sicari

Manager

Conservation Team

Heritage Division

Office of Environment and Heritage

AS DELEGATE OF THE NSW HERITAGE COUNCIL