



Response to Submission Heritage Impact Statement

Harbourside
Redevelopment

02 October 2020



Document Information

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3	28/01/20	Final Draft	For client review	Tatiana Barreto	Natalie Vinton
4	12/02/20	Amended Proposal - Final Report	For submission	Tatiana Barreto	Natalie Vinton
5	15/09/20	Updated Amended Proposal – Draft Report	For client review	Tatiana Barreto	Natalie Vinton
6	02/10/20	Updated Amended Proposal – Final Report	For submission	Tatiana Barreto	Natalie Vinton

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1. Introduction

1.1. The Purpose of This Report

Curio Projects Pty Ltd have been engaged by Mirvac Projects Pty Ltd to prepare a revised Heritage Impact Statement (HIS) report that addresses the Response to Submissions (RTS) (as relevant to heritage) and the assessment of the proposed amended Concept Proposal in relation to the State Significant Development (SSD) Development Application (DA) for the redevelopment of the Harbourside Shopping Centre (Harbourside) (SSD 7874).

The SSD DA was publicly exhibited for a period of 62 days from 15 December 2016 to 14 February 2017. During this time, ten (10) submissions were received from government agencies and City of Sydney Council and over 140 submissions were received from the general public. The second public exhibition of the SSD DA was from 2 April to 29 April 2020. During this time, six (6) submissions were received from government agencies and City of Sydney Council and 57 submissions were received from the general public and organisations.

This report should be read in conjunction with the original *Heritage Impact Statement—Harbourside Redevelopment*, prepared by Curio Projects, dated September 2016, as well as Appendix 2 and 3 to the original HIS: Curio Projects 2016, Redevelopment of Harbourside Shopping Centre—Aboriginal Heritage Due Diligence Assessment Report; and Curio Projects 2016, Harbourside Shopping Centre, Darling Harbour—Historical Archaeological Assessment, to support the Harbourside Concept Proposal Square (SSD 7874).

Curio Projects has prepared this HIS with reference to the following architectural drawings developed by fjmt architects:

DRAWING	DRAWING TITLE	DATE
SSDA1-299	Indicative Plan Only – Basement 4	28.09.2020
SSDA1-300	Indicative Plan Only – Basement 3	28.09.2020
SSDA1-301	Indicative Plan Only – Basement 2	28.09.2020
SSDA1-302	Indicative Plan Only – Basement 1	28.09.2020
SSDA1-303	Indicative Plan Only – Ground Floor Retail	28.09.2020
SSDA1-304	Indicative Plan Only – Level 1 Retail & Commercial	28.09.2020
SSDA1-305	Indicative Plan Only – Level 2 Retail & Commercial	28.09.2020
SSDA1-306	Indicative Plan Only – Level 3 Commercial	28.09.2020
SSDA1-307	Indicative Plan Only – Level 4 Retail, Commercial & Residential	28.09.2020
SSDA1-308	Indicative Plan Only – Level 1 Retail, Residential & Podium Roof Plan	28.09.2020
SSDA1-318	Indicative Plan Only – Section (23.1)	28.09.2020



This report also addresses all heritage-related submissions received by both government agencies and the public in response to the exhibition of the development EIS, as per the Department of Planning and Environment letter dated 9 March 2018.

1.2. Limitations

The report includes an assessment of the potential for the site to impact on Aboriginal archaeological objects and/or places but does not include an assessment of the potential Aboriginal Cultural Heritage significance (intangible values) of the site. This report addresses potential heritage impacts only.

1.3. Authorship

This report has been prepared by Sam Cooling, Senior Archaeologist and Heritage Specialist, and Tatiana Barreto, Architectural Consultant, with specialist input and review by Natalie Vinton, CEO of Curio Projects Pty Ltd.

2. Amended Proposal

2.1. Description of Amended Proposal

Since the second exhibition of the proposal in April 2020 and, given the nature and range of submissions made from agencies and the public, Mirvac has again reviewed the overall approach and elements of the Concept Proposal. This has accordingly led to developing an Amended Concept Proposal.

This further and final Concept Proposal, therefore, includes amendments made by Mirvac pursuant to Clause 55 of the *Environmental Planning & Assessment Regulation*, in the main to address matters raised in the submissions and to deliver an overall significantly improved outcome for the site and broader Darling Harbour precinct and Pyrmont Peninsula.

In addition to the further amendments made to the Concept Proposal, Mirvac is also now including detailed Stage 1 Early Works, comprising demolition of existing site improvements down to ground slab level (no ground disturbance). Revised SEARs were accordingly issued by the Department on 12 May 2020.

The following further key amendments have been made to the Concept Proposal since its April 2020 public exhibition:

Increase in Height of the Tower

The height of the tower has been increased to be consistent with the height originally proposed (from RL 153.75 to RL 166.95). The tower height has been increased in order to better align with the place outcomes identified within the Draft Pyrmont Place Strategy for Harbourside. This opportunity for additional height is supported with the provision of additional public benefit through the creation of a new significant public accessible area of open space on the northern podium rooftop.

Reduction in Height of the Northern Podium

A portion of the podium height at its northern extent has been further reduced from RL 25 to part RL 17.6 and part 13.75. The reduction in height provides for an even further improved relationship to the state heritage-listed Pyrmont Bridge, and increases view sharing when viewed from 50 Murray Street, along with providing an opportunity to create a new publicly accessible open space area.

Gross Floor Area / Land Use Mix

The amended proposal retains the same overall 87,000sqm of GFA, however, there is a minor adjustment in the split between non-residential and residential. The final proposal now includes:

- Non-residential uses floor space – 45,000sqm; and
- Residential uses floor space – 42,000sqm.

In response to market demand and the focus of local and regional strategic planning policies, it is proposed for the podium to now include predominantly commercial land uses along with supporting retail. Indicatively, comprising ~28,000sqm net lettable area of commercial office and ~8,500sqm gross lettable area of retail.

The podium enables large campus sized commercial floor plates that are favoured by large multinational tech, media, finance, and professional services companies.

Apartment numbers

No change is proposed to the indicative number of apartments (357), with the minor increase in the tower height resulting in a review of the mix and sizing of apartments. Note, this yield is on the 'Indicative Design' only and will be subject to future design development and a Stage 2 DA. This Stage 1 DA only seeks approval for land uses and the building envelope comprising a total of 87,000sqm GFA.

Car Parking

The overall footprint of the basement has been reduced, but there is proposed to be an additional basement level of parking (increase from 3 levels to 4 levels RL -13.2). There is no change to proposed indicative parking spaces, remaining at 306 spaces. As above, this is based on the 'Indicative Design' only.

Landscaped Open Space and Public Domain

The key concepts and public benefits as originally proposed are retained under the amended Concept Proposal, with the addition of a new significant area of publicly accessible open space created on the rooftop of the northern podium (referred to as "Guardian Square").

A more detailed and comprehensive description of the amended proposal is contained in the Response to Submissions and Amended Concept Proposal prepared by Ethos Urban.

Final Description of Development

The Harbourside Shopping Centre Redevelopment application will include a Concept Proposal and detailed Stage 1 Early Works.

The final Concept Proposal seeks approval for the following key components and development parameters:

- A network of open space areas and links generally as shown within the Public Domain Concept Proposal, to facilitate re-integration of the site into the wider urban context;
- Building envelopes;
- Land uses across the site, non-residential and residential uses;
- A maximum total Gross Floor Area (GFA) across the Harbourside site of 87,000sqm for mixed-use development (45,000sqm non-residential and 42,000sqm residential development);
- Basement car parking;
- Car parking rates to be utilised in subsequent detailed (Stage 2) Development Applications;
- Urban Design and Public Realm Guidelines to guide future development and the public domain; and
- Strategies for utilities and services provision, drainage and flooding, and ecologically sustainable development.

The Stage 1 Early Works comprises:

- Demolition of the existing site improvements, including the Harbourside Shopping Centre, obsolete monorail infrastructure, and associated tree removal.

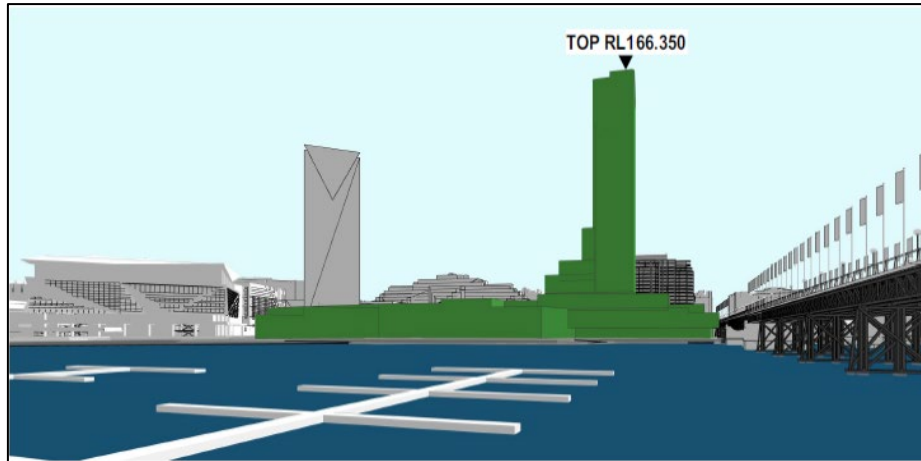


Figure 2.1: Original submitted Concept Proposal

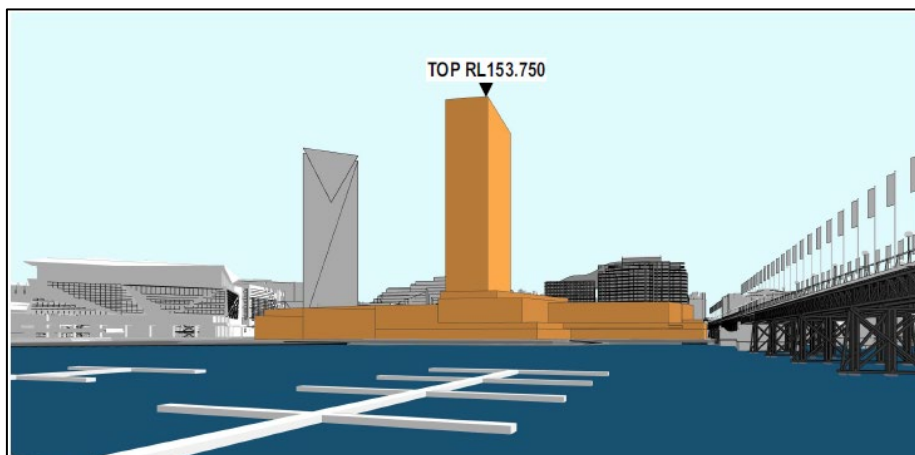


Figure 2.2: Amended Concept Proposal

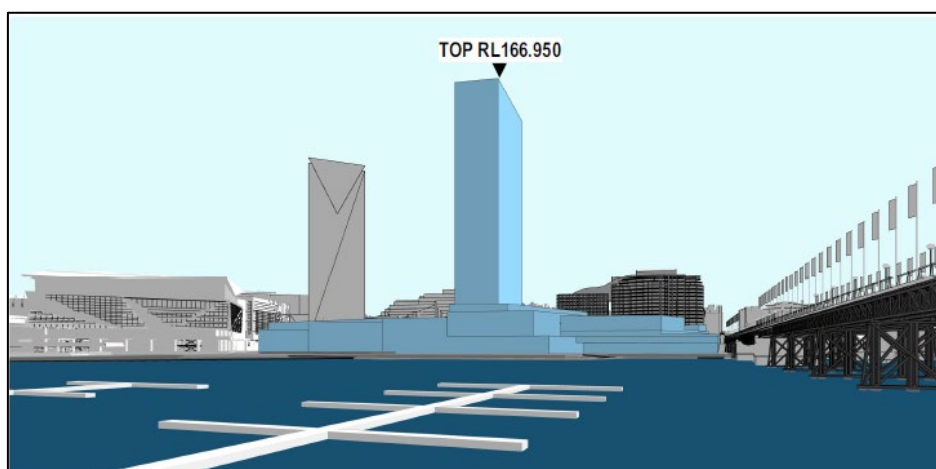


Figure 2.3: Further and Final Amended Concept Proposal

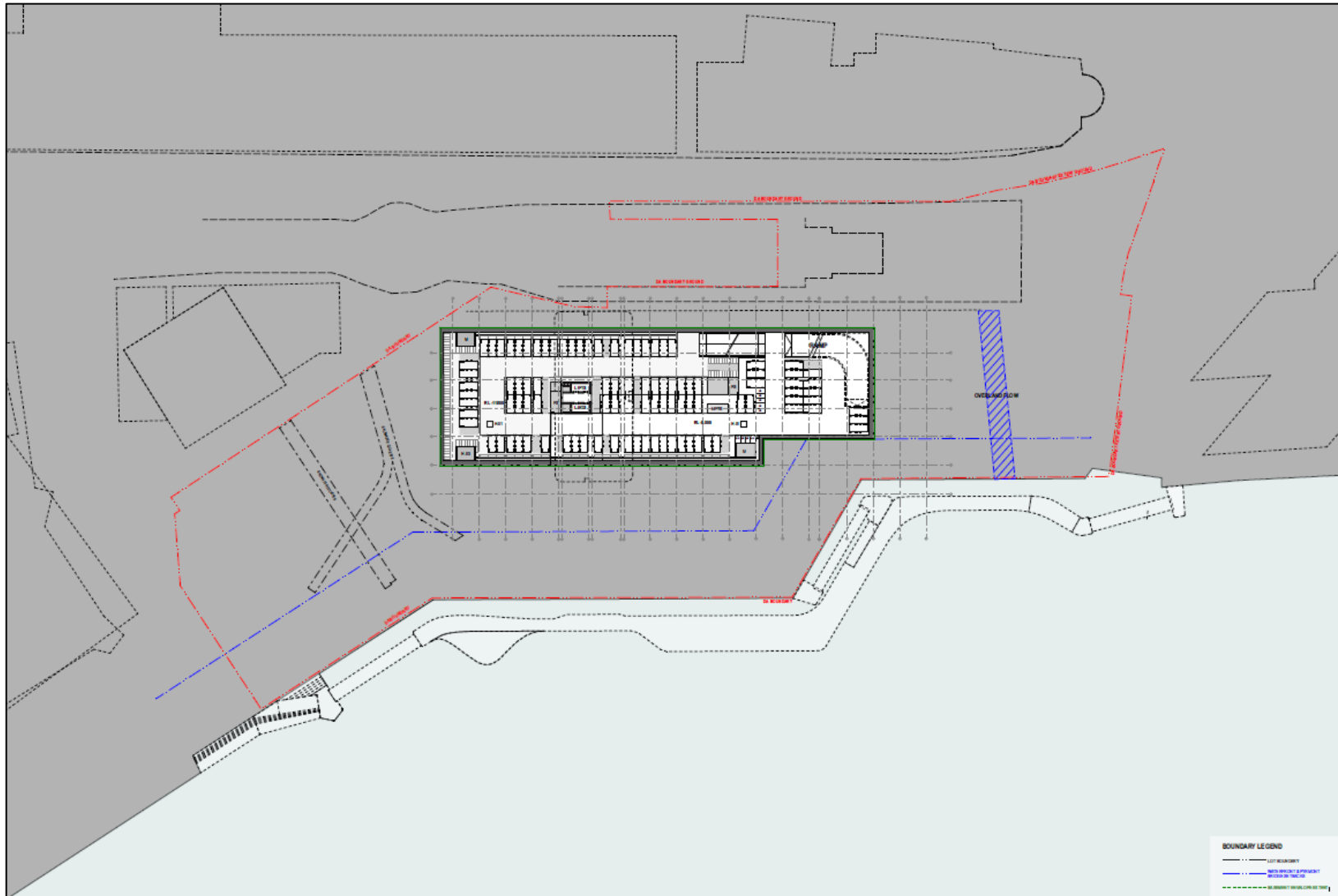


Figure 2.4: Indicative Plan Only – Basement 4 (added level) (Source: fjmt, 28/09/2020)

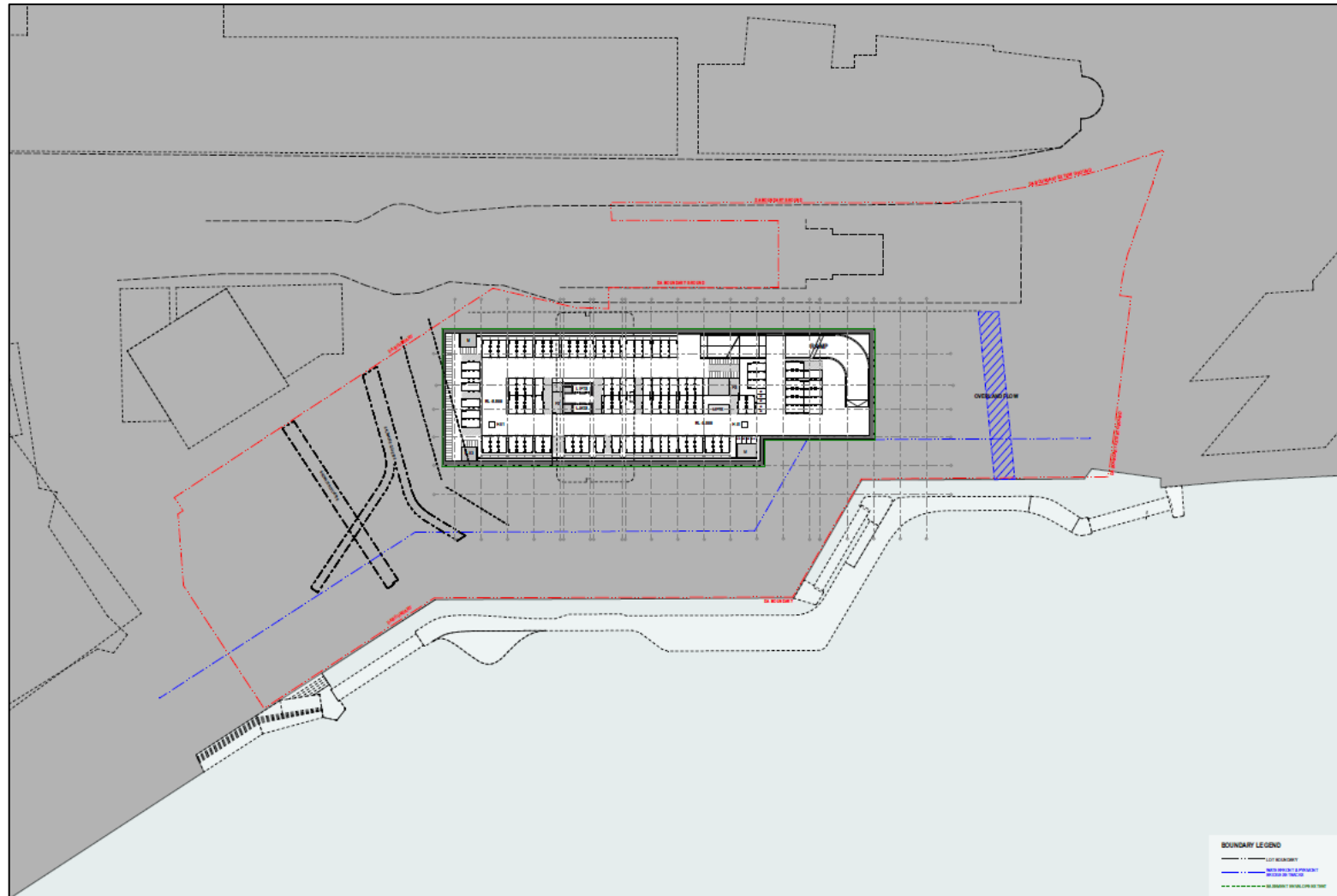


Figure 2.5: Indicative Plan Only – Basement 3 (reduced footprint) (Source: fjmt, 28/09/2020)

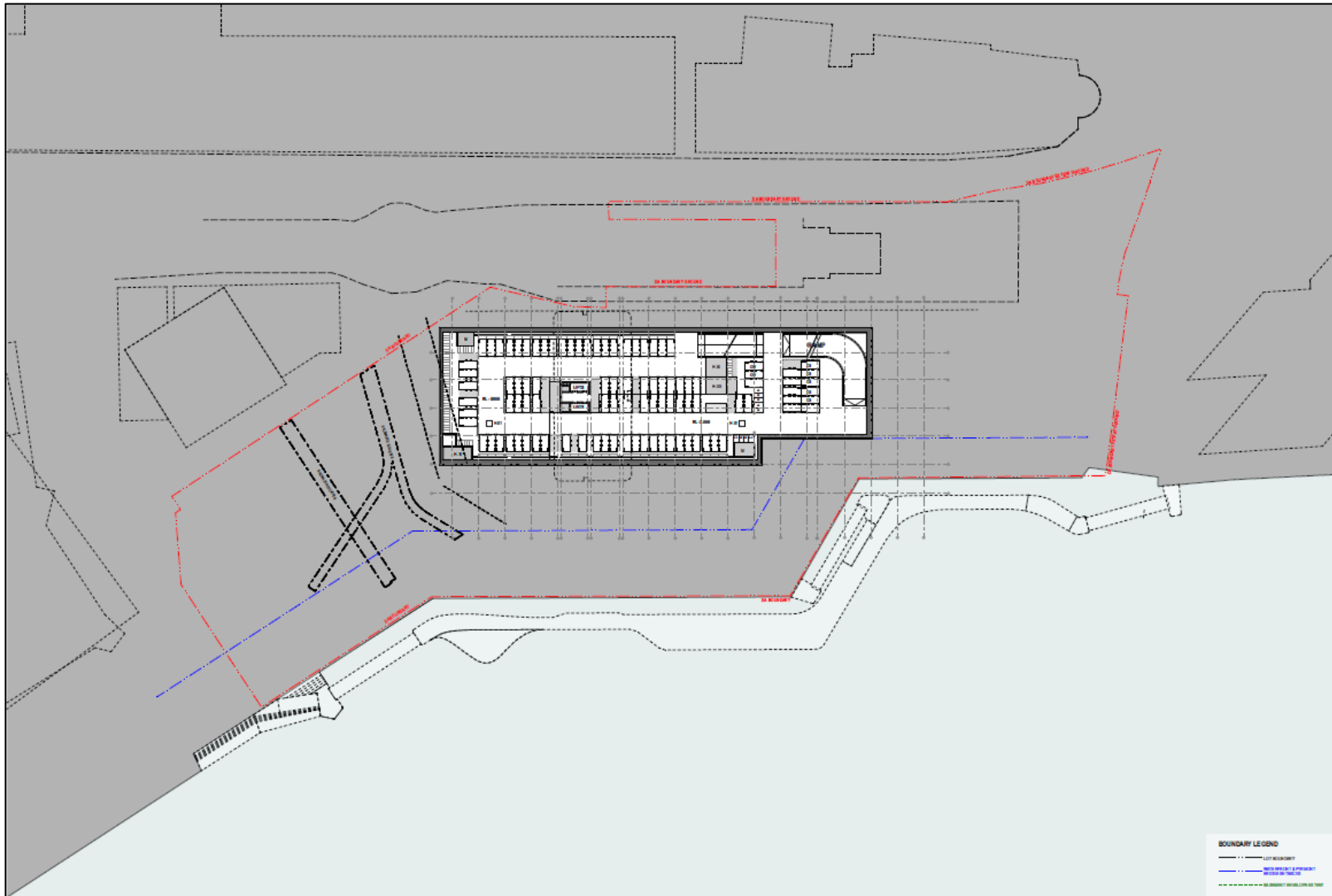


Figure 2.6: Indicative Plan Only – Basement 2 (reduced footprint) (Source: fjmt, 28/09/2020)

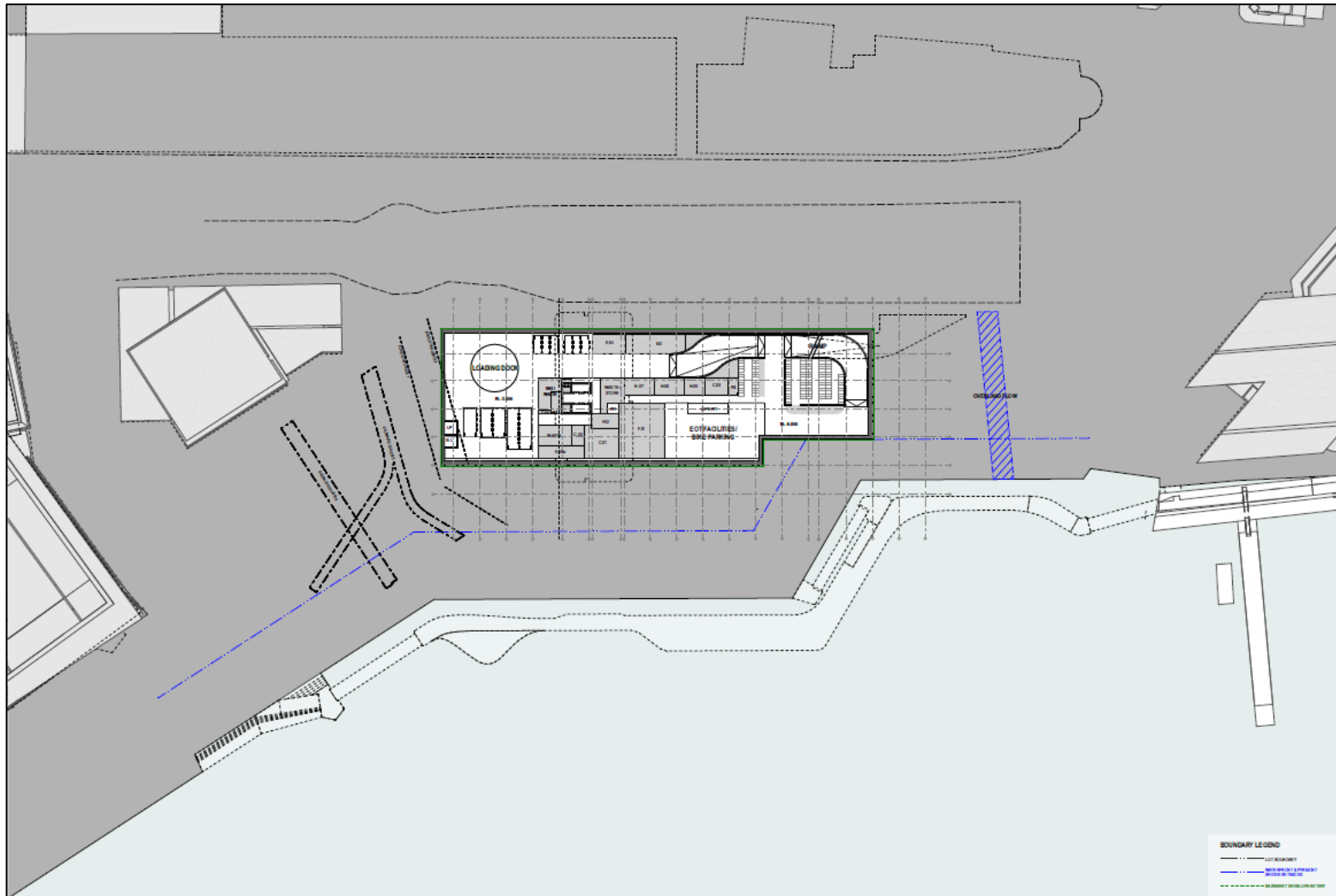


Figure 2.7: Indicative Plan Only – Basement 1 (reduced footprint) (Source: fjmt, 28/09/2020)

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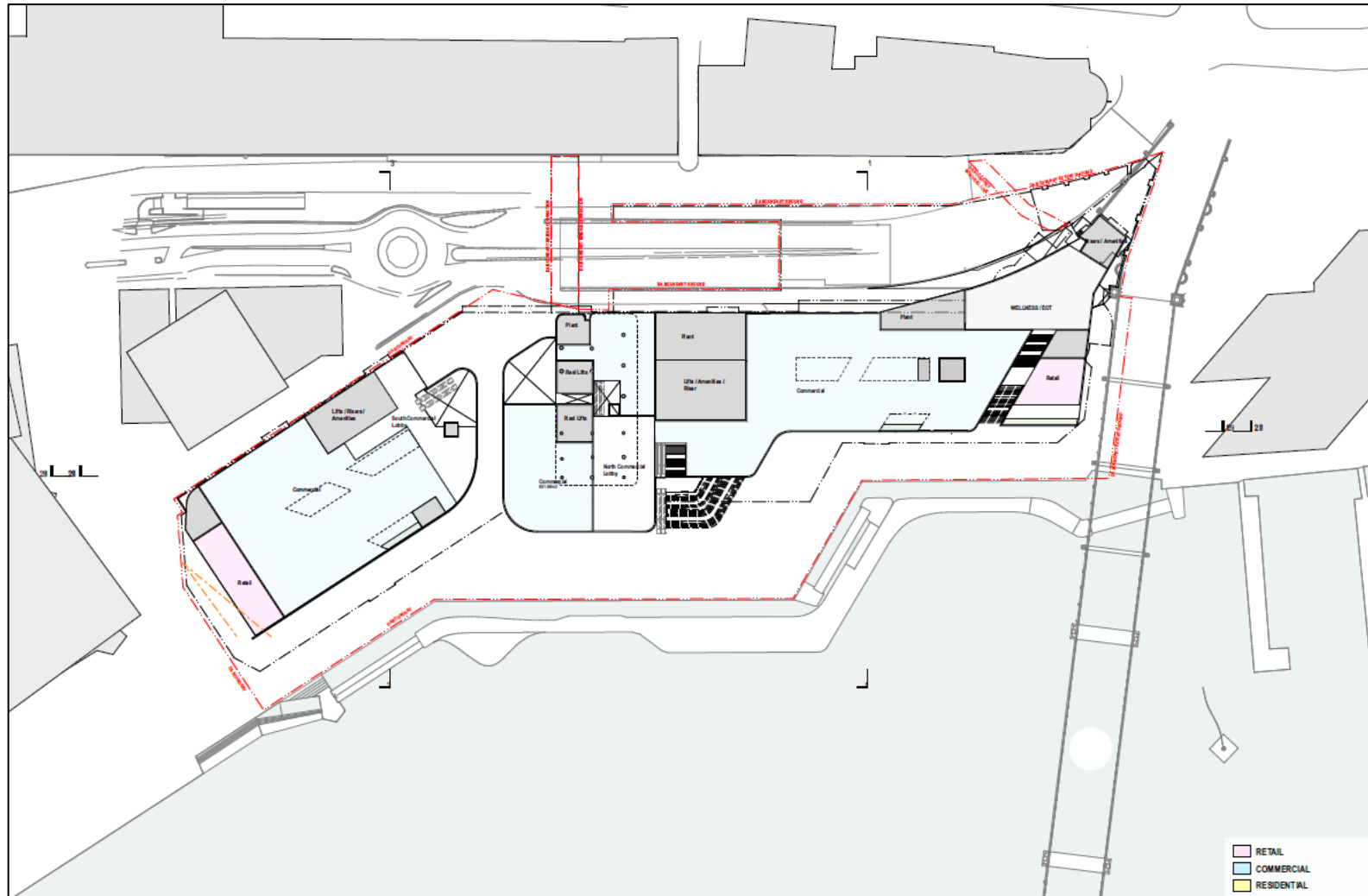


Figure 2.9: Indicative Plan Only – Level 1 Retail & Commercial (Source: fjmt, 28/09/2020)

RESPONSE TO SUBMISSION – HERITAGE IMPACT STATEMENT HARBOURSIDE REDEVELOPMENT | MIRVAC

October 2020

Curio Projects Pty Ltd

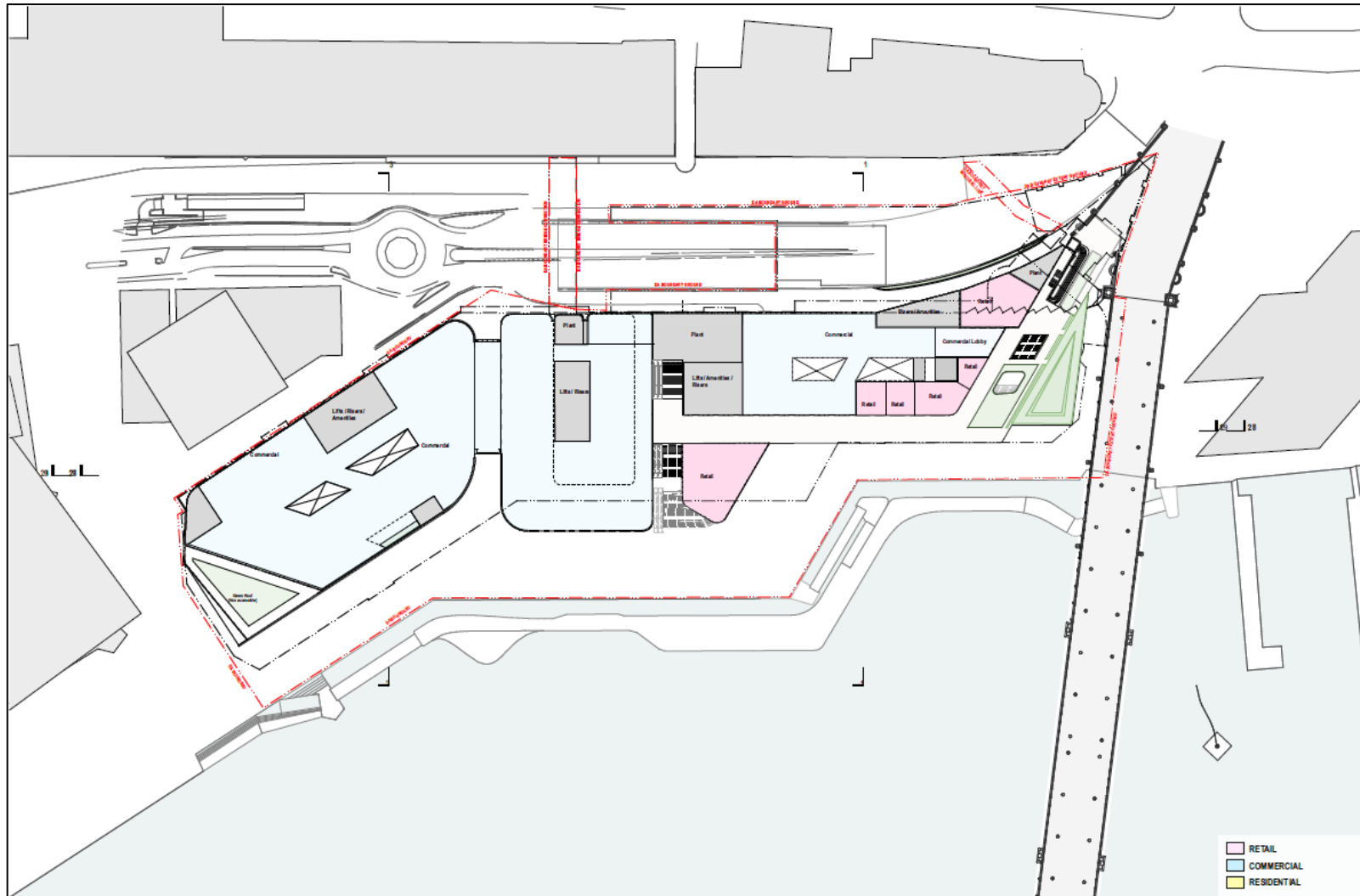


Figure 2.10: Indicative Plan Only – Level 2 Retail & Commercial (Source: fjmt, 28/09/2020)

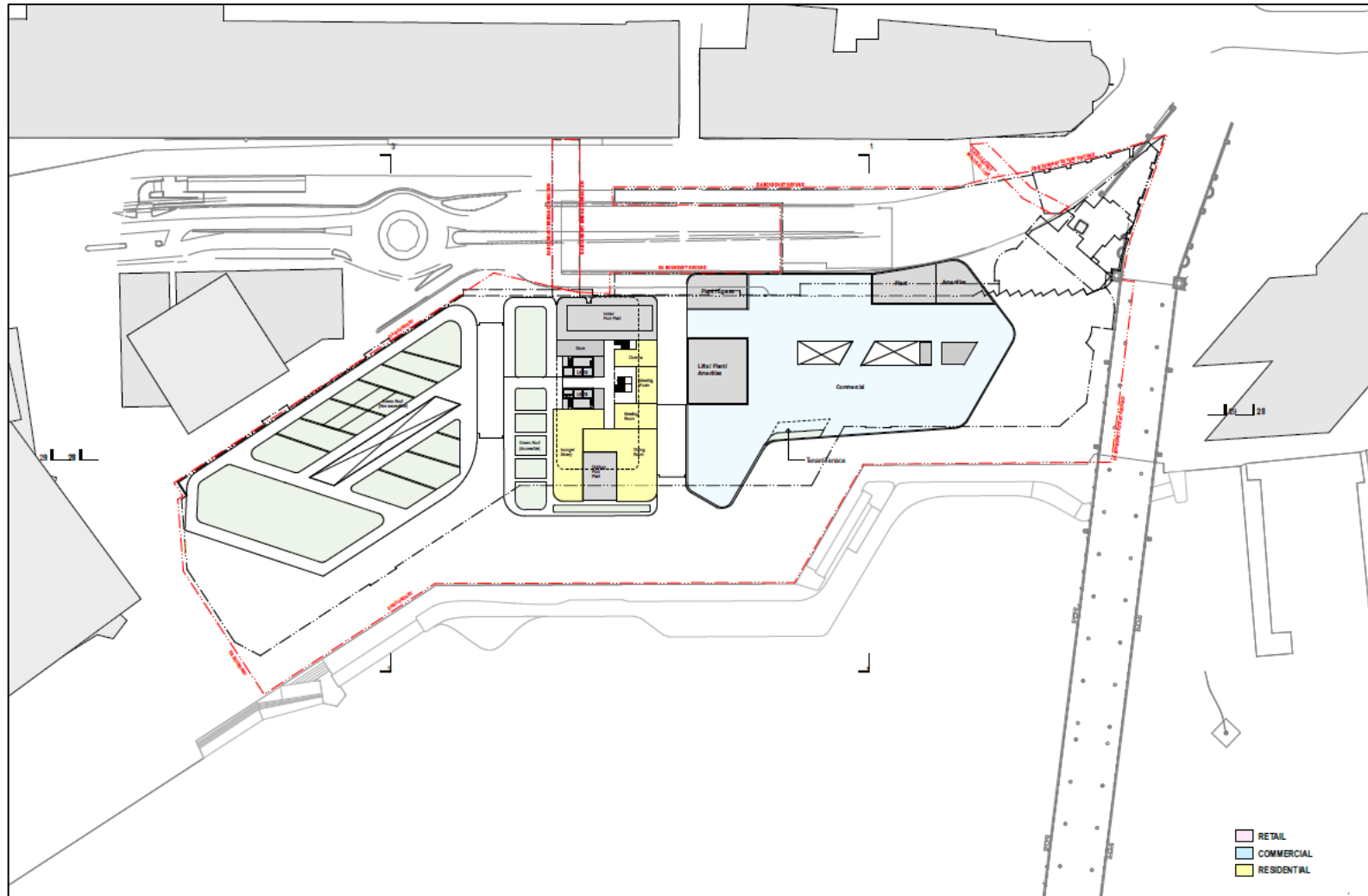


Figure 2.12: Indicative Plan Only – Level 4 Retail, Commercial & Residential (Source: fjmt, 28/09/2020)

RESPONSE TO SUBMISSION – HERITAGE IMPACT STATEMENT HARBOURSIDE REDEVELOPMENT | MIRVAC

Curio Projects Pty Ltd

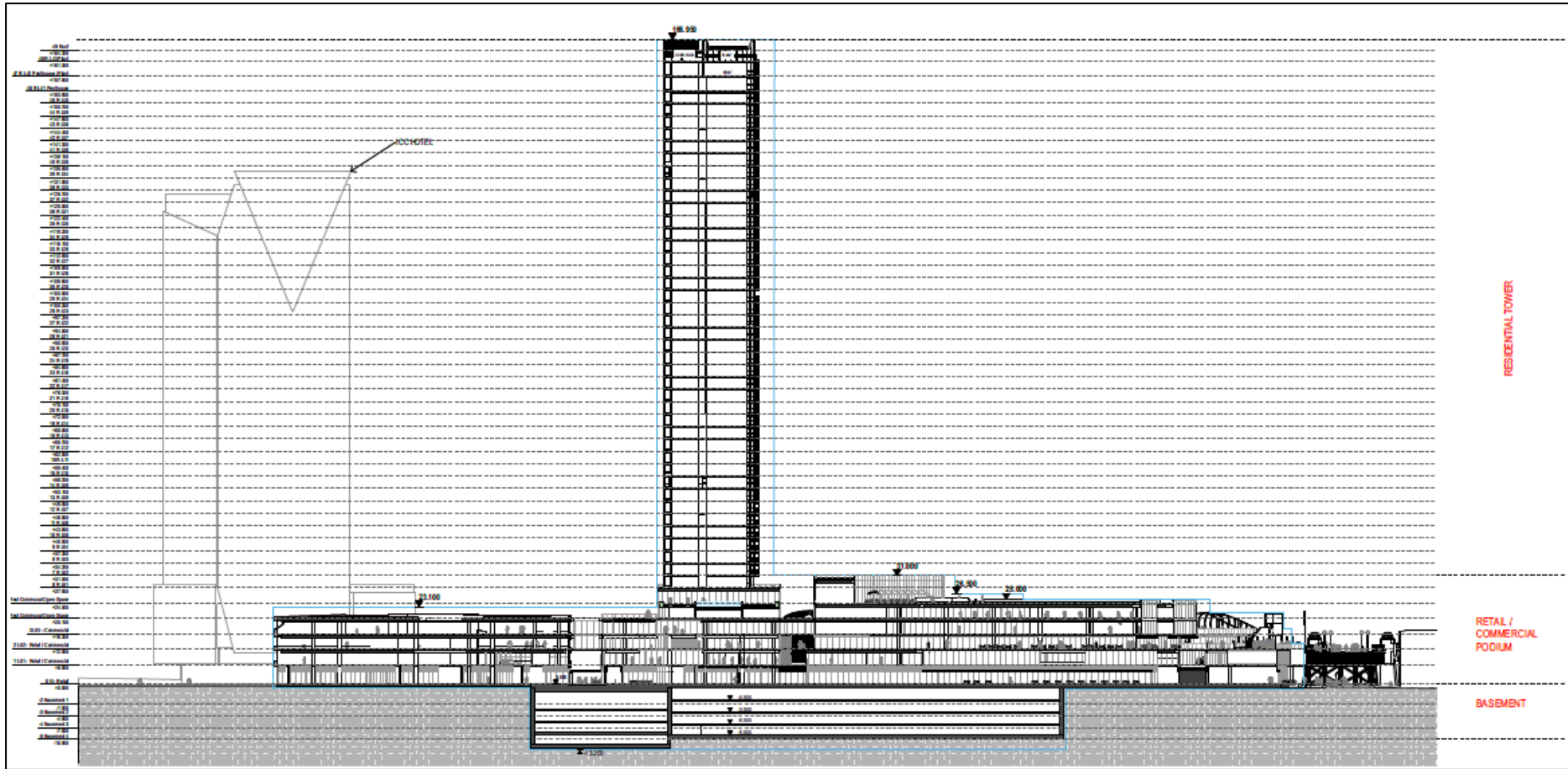


Figure 2.14: Indicative Plan Only – Section (23.1) (Source: fjmt, 28/09/2020)

3. Assessment of Impacts

3.1. Physical Impacts

As the previous amended proposal removed the linking bridge between the redevelopment and the State-listed Pyrmont Bridge, the potential physical impacts of the current amended proposal relate only to the addition of a fourth basement level (RL -13.2) to the Harbourside complex.

3.1.1. Aboriginal Archaeological Impacts

The Curio Projects 2016 report *Redevelopment of Harbourside Shopping Centre—Aboriginal Heritage Due Diligence Assessment Report*, stated with regards to potential Aboriginal archaeology within the study area that:

Aboriginal archaeological deposits, should they be present within the vicinity of the study area, would most likely be either stone artefact sites, shell middens, or a combination of both. In order for these archaeological deposits to be present in situ, they would require the retention of natural soil profiles in the area that would be extant from 1788. The historical development at the study area including the large area of land reclamation within the study area itself, as well as the use of the area and surrounds for railway lines and the Darling Harbour Railway Goods Yards, indicates that there is low to nil potential for natural intact soil profiles to be retained in this area. The soil landscape mapping of the region is consistent with this assessment, as the study area is mapped to lie within 'Disturbed Terrain'. It should be noted that the western study area boundary is immediately adjacent to a mapped area of the 'Deep Creek' soil profile, however it is also highly unlikely that any natural soil profiles are retained in this location due to the nature of the industrial development along the western shoreline of Darling Harbour from the 1850s to the 1970s.

Based on the assessment of environmental and archaeological context, as well as in consideration of the historical background for the site, previous land use and disturbance, and in the current statutory context (SSD development application), the following conclusions are made with respect to potential Aboriginal archaeology within the curtilage of the Harbourside redevelopment:

- *The study area does not contain any previously registered sites.*
- *The study area is located predominantly on reclaimed land along the western shoreline of Darling Harbour/Cockle Bay.*
- *The study area and surrounds were historically an integral part of the industrial use of Darling Harbour from the 1850s through to the 1970s, and were part of/adjacent to the Darling Harbour Railway Goods Yard and Railway tracks.*
- *The study area is located wholly across the soil profile of 'Disturbed Terrain', associated with the extensive land reclamation of the area in the 1870s and 1910s, and no natural soil profiles are likely to have been retained in this area.*

- *There is low to no potential for in situ Aboriginal archaeological deposits to be present within the study area.*
- *There is a low potential for Aboriginal archaeological deposits such as stone artefacts or shell middens to be located at the study area in a disturbed context.*

As the proposed fourth basement level is located within the same curtilage as the original proposal, the additional (basement) level of excavation will have no further impact on potential Aboriginal archaeology. The Aboriginal archaeological potential in this area is currently assessed as low to nil potential.

The proposed basement levels in this proposal are a positive outcome as they reduce the basement's excavation footprint, consequently reducing the possible impacts to any below-ground areas that may hold some low potential for Aboriginal archaeology.

Should any unexpected Aboriginal objects be discovered through the course of development works, these would be managed in accordance with an Unexpected Finds Protocol for Aboriginal Objects, to be developed through the Stage 2 SSDA process.

3.1.2. Historical Archaeological Impacts

The amended proposal involves the addition of a fourth basement level (RL -13.2) and the consequent reduction of the overall basement footprint area.

As this report relates to the amended concept design (Stage 1 of the SSDA process), information regarding the detailed design of the development and the scope of site works, including construction methodologies (such as exact details of the depth and extent of proposed subsurface impacts), were not available for consideration as part of this impact assessment and will be addressed in detail through Stage 2 of the development application process.

However, relevant to the Amended Concept Plan, the following activities are considered to have the potential to impact on remnant archaeological resources, should they be present within the study area:

- Demolition of the existing Harbourside Shopping Centre;
- Construction of the proposed new building, including the construction of new subsurface footings; and
- Bulk excavation below the existing ground surface for the construction of a four-level basement subsurface carpark (Figure 2.4 to Figure 2.7 and Figure 2.14).

These activities are likely to result in a range of large scale and localised impacts to the identified historical archaeological resource. Bulk excavation for the proposed subsurface carpark would be likely to entirely remove the surviving historical archaeological resource within the basement footprint.

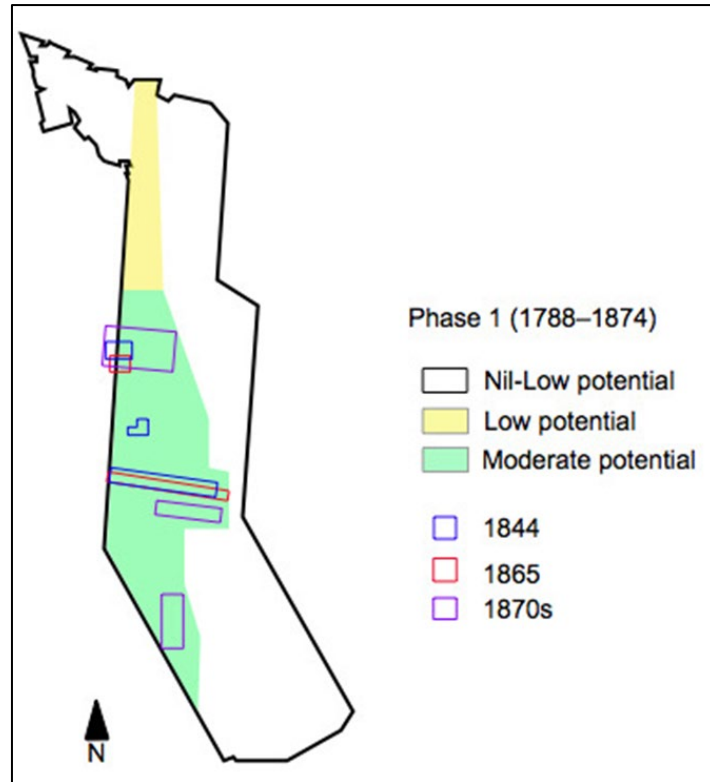


Figure 3.1: Historical Archaeological Potential relating to Phase 1, showing probable locations of structures shown on maps and photographs. (Source: Curio, 2016)

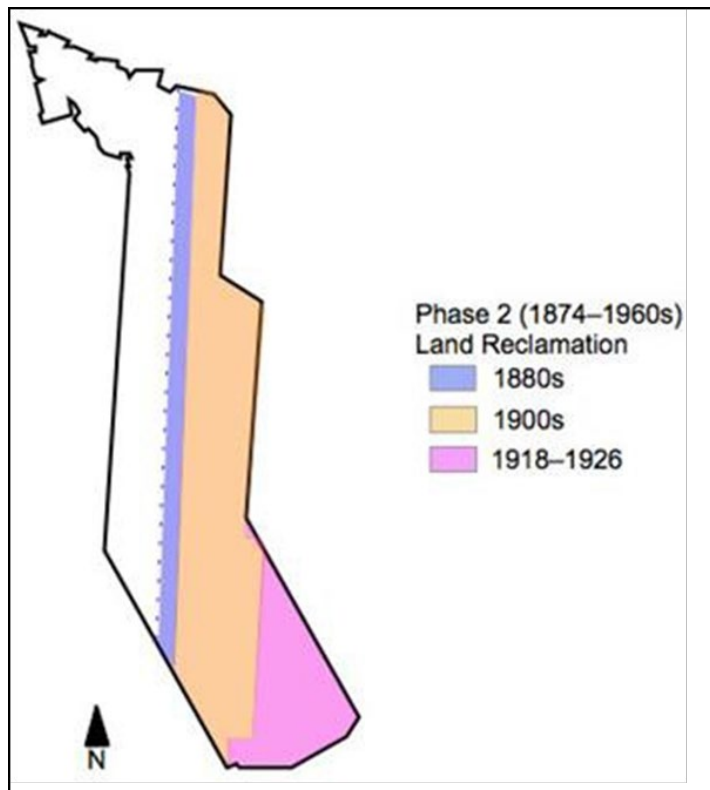


Figure 3.2: Areas of land reclamation undertaken in Phase 2. Evidence of land reclamation has high potential to survive. (Source: Curio, 2016)

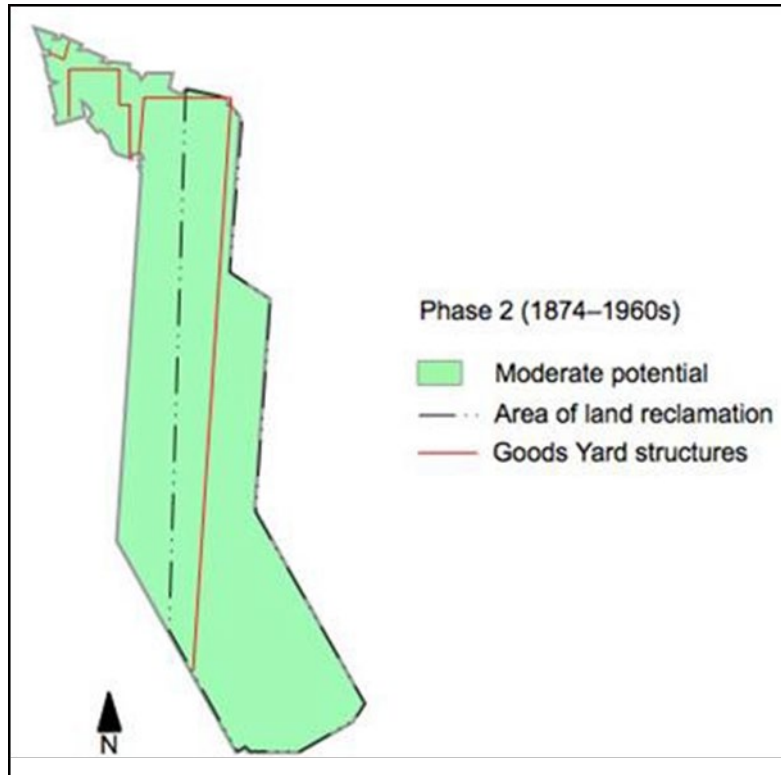


Figure 3.3: Historical archaeological potential relating to Phase 2. The area of Phase 2 land reclamation is indicated by a dotted line. These remains have high potential to survive. The probable location of Goods Yard structures as shown on maps is indicated in red. (Source: Curio, 2016)

Other activities, such as the demolition of the existing Harbourside Shopping Centre and the construction of new subsurface foundations for the proposed redevelopment, are likely to result in localised impacts to archaeological remains. Historical archaeological remains in the vicinity of elements of the existing structure, particularly the structure's foundations, would be likely to be disturbed by their demolition and removal. The construction of the proposed new structure, particularly the installation of subsurface footings, would also result in disturbances to nearby surviving historical archaeological remains.

While the specific depths, nature and extent of ground penetration will be finalised as part of the Stage 2 Development Application, the amended concept design indicates that the existing structure and the proposed new development extend across much of the subject site. As a result, activities associated with demolition and construction are likely to disturb and/or remove much of the historical archaeological resource across the site, except in the southern portion of the site where no impact to the Water-Cooling System and Manifold is proposed.

The proposed development will likely result in the removal of or disturbance to large areas of the subject site's potential historical archaeological resource through both large-scale impacts (e.g. bulk excavation for the car park) and localised impacts (removal/construction of footings, installation of below-ground infrastructure, lift cores etc), however, the reduction in the overall footprint of the proposed basement parking from the most recent scheme is a positive outcome.

This statement of archaeological impact will be refined and updated for the Stage 2 development as more information about existing site conditions (including detailed geotechnical data, service plans) and the proposed development (e.g. detailed design and final, detailed sub-surface impacts) become available.

At this point, any potential impacts to possible State Significant archaeology will be considered in terms of possible mitigation through avoidance, where possible, and/or a combination of avoidance, investigation and interpretation offsets.

3.2. Visual Impacts

3.2.1. Tower, Northern Podium and Public Domain

The primary topic of heritage-related submissions related to concerns about the proposed redevelopment's potential physical and visual impact to Pyrmont Bridge, within its Darling Harbour setting.

The amended concept proposes a key height increase of the tower envelope from RL 153.75 to RL 166.95 to create the needed flexibility in the lower ground floorplates to allow for the creation of additional, significant publicly accessible areas in and around the Pyrmont Bridge and its Harbourside Foreshore setting. This includes the establishment of the Guardian Square, a new significant public accessible open space on the rooftop of the north podium. The new height better aligns with the place outcomes identified within the Draft Pyrmont Place Strategy for Harbourside and does not impact on the existing key views and vistas between the Heritage Conservation Area or other key heritage items in close vicinity, such as the highly significant Pyrmont Bridge, whilst still maintaining a dialogue with the new ICC Hotel tower. The overall height increase will not have any significant additional visual impact on the Darling Harbour skyline, especially when in comparison with the major positive outcome resulted from the creation of Guardian Square.

The square is a major positive outcome for the public domain area along the Darling Harbour, especially due to the northern podium height reduction from RL 25 to part RL 17.6 and part 13.75. The lower height creates a sensitive visual interaction between the Pyrmont Bridge and the redevelopment as the podium height respects the proportion and scale of the bridge. The addition of Guardian Square visually softens the relationship between the proposed new development and Pyrmont Bridge at the same time that it creates a clear, yet sympathetic distinction between modern and heritage fabrics. The open publicly accessible area will activate the rooftop level, encouraging users to view, explore and appreciate the aesthetic significance of the bridge and the Darling Harbour foreshore without visually overwhelming the State heritage-listed item (the bridge). The new space landscaping will introduce a potential opportunity for meaningful heritage interpretive elements and public art installations, transforming the square into one of Darling Harbour's most engaging public lookouts. Furthermore, the podium height reduction in and around the ground plane improves the sightlines from 50 Murray Street, opening the views and vistas to and from the harbour.

Overall, the amended concept proposal will ensure that the redevelopment does not compete visually with, nor detract from, the aesthetics and significance of Pyrmont Bridge and the Darling Harbour foreshore through its further reduction in height, scale and setback at the lower levels of the development, and through the creation of the rooftop Guardian Square which not only functions as a key public space but also provides a key lookout and potential interpretation location for the appreciation of the historic bridge within its iconic harbourside setting. The alterations have been designed to be a sympathetic and respectful response that celebrates the significance of the Pyrmont Bridge within its harbourside setting and its relationship with key heritage items within the vicinity. The redesign, including Guardian Square, will attract visitors, locals and workers to the precinct to appreciate and celebrate the area, including its significant history and heritage.

3.3. Heritage Interpretation

Several submissions raised concerns about the need for the preparation of a Heritage Interpretation Plan for the Harbourside Redevelopment project, specific to the built heritage and heritage items, as well as Aboriginal and historical archaeological values of the site.

This was recommended in the original Heritage Impact Statement for the original concept plan (Curio Projects 2016: Section 9.2.4) and is still proposed for the amended concept plan. The Heritage Interpretation Plan for the site will be prepared in accordance with the relevant heritage guidelines issued by the NSW Heritage Division and is proposed to be undertaken as part of the Stage 2 DA, once the specific design and impacts of the development have been confirmed. This will ensure that the interpretation opportunities are maximised and tailored to work within the final detailed design options for the site.

The addition of the Guardian Square creates an excellent potential opportunity for the celebration of the historic background of the Darling Harbour and of its heritage items through a carefully designed interpretation plan. The redevelopment, including its beautifully design public spaces, will attract users and visitors to admire the harbour views and the Pyrmont Bridge and creates a strategic location for unique and engaging storytelling. Therefore, the Heritage Interpretation Plan will include heritage interpretation products that celebrate the significance of the site's former uses, the significance of the harbourside precinct in the development of Sydney, from pre-European through to the present day. Within the development, there would be a variety of opportunities to interpret and incorporate potential archaeological resources, if found, similarly to the interpretation initiatives undertaken by Mirvac at 200 George Street, 275 Kent Street (Westpac Site) and currently being implemented at the Former Eveleigh Workshops – South Eveleigh Precinct. Mirvac has become a leader in innovative interpretation that creates integrated, meaningful engagements with the histories and stories that connect people and place.

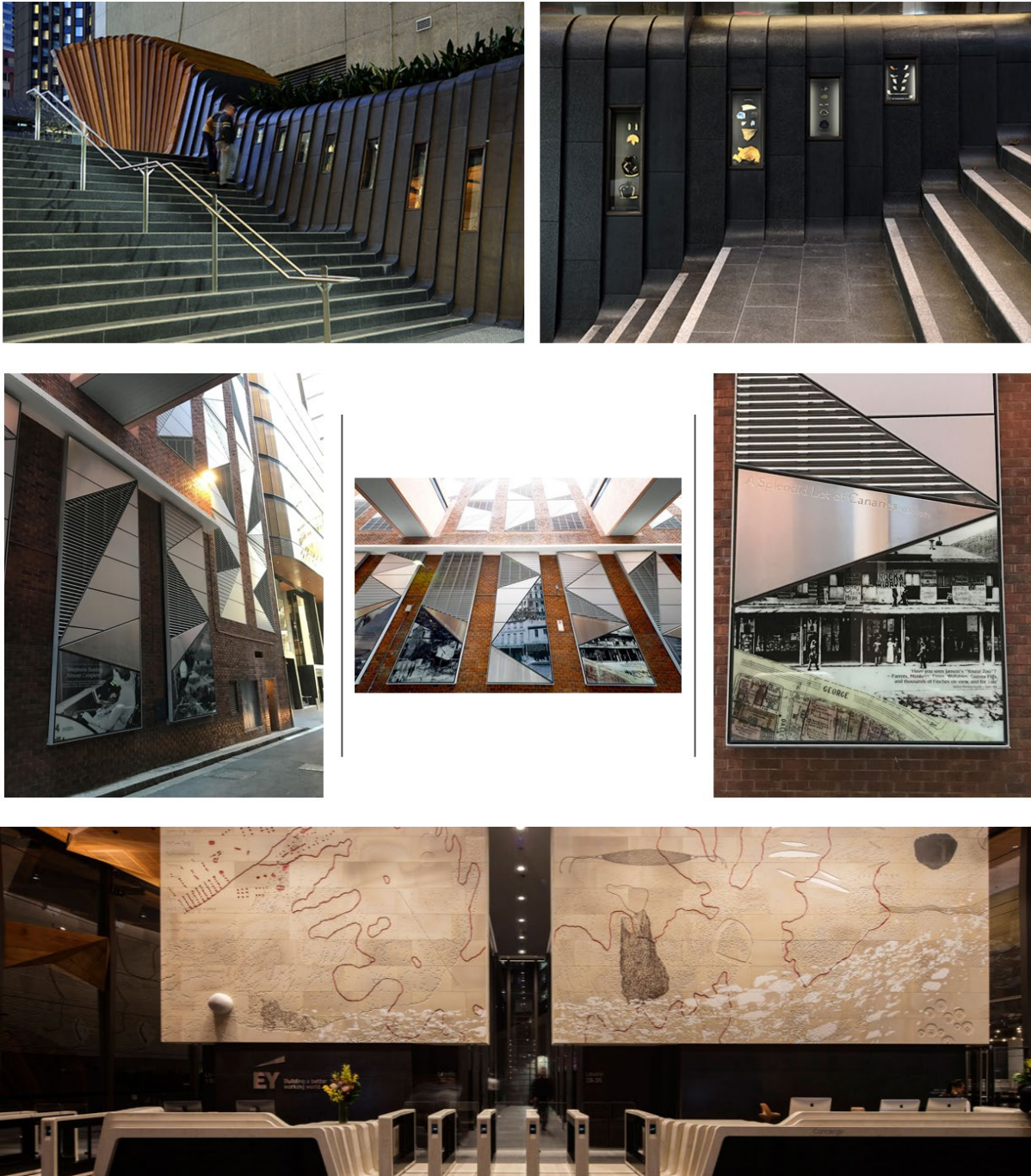


Figure 3.4: Award-winning heritage interpretation products for the Mirvac redevelopment located at 200 George Street, including the artwork by Aboriginal artist Judy Watson, titled 'NGARUNGA NANGAMA', which means "calm water dream".

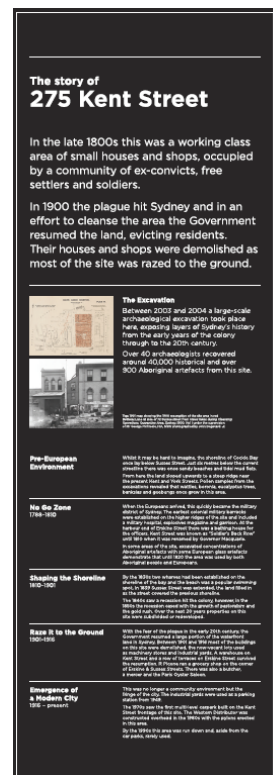


Figure 3.5: Recently completed heritage interpretation products for the Mirvac redevelopment located at 275 Kent Street (Source: Curio, 2020).

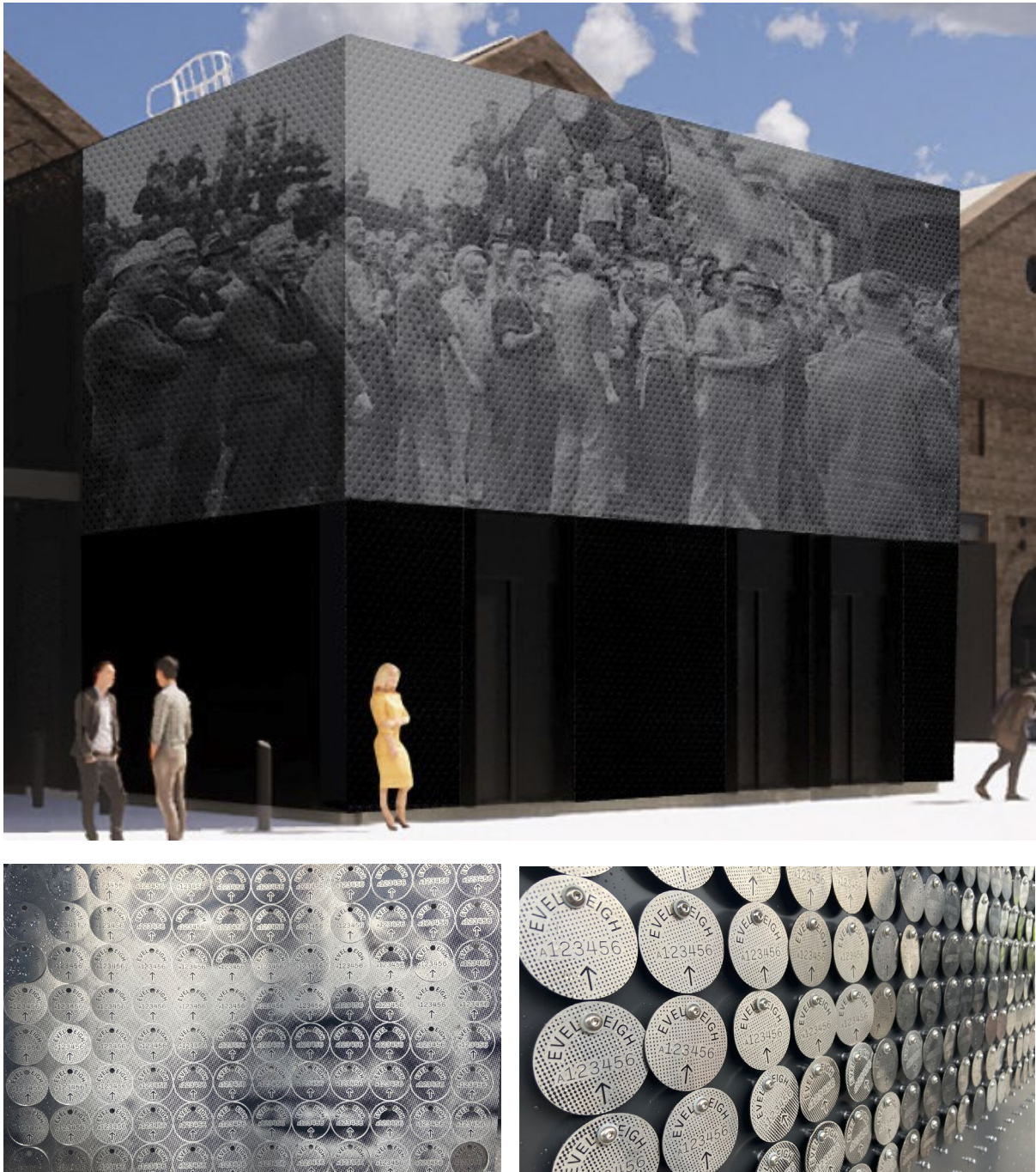


Figure 3.6: The 'Workers' Wall Memorial' located at the South Eveleigh precinct (former Australian Technology Park) prepared for the Locomotive Workshops Heritage Interpretation Plan. (Source: Curio, 2020)

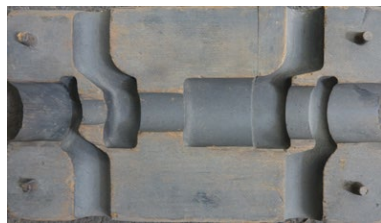


Figure 3.7: The 'Travelator' located at the South Eveleigh precinct (former Australian Technology Park) prepared for the Locomotive Workshops Heritage Interpretation Plan. (Source: Curio, 2020)

4. Response to Submissions—Heritage

The following Response to Submissions (RTS) has been prepared in order to address heritage issues raised as part of the SSDA assessment process for the Harbourside Redevelopment project. The following subsections of the report respond to the specific issues raised. A summary of all submissions with respect to heritage has been provided in Table 1, noting how the amended development addresses or responds to each submission, and where the relevant information has been provided within this report (if relevant).

Table 4.1: Summary of Heritage Response to submissions

TOPIC	COMMENT	CURIO RESPONSE	RELEVANT SECTION
City of Sydney Council (7 May 2020)			
Setback	Whilst the amended design provides increased setbacks to the Bridge and a rationalised northern edge/sightline, the modifications to the podium and underbridge stairs are tokenistic and does nothing to ameliorate the unacceptable visual impact and curtilage to the Pyrmont Bridge.	<p>The proposed modifications provide an extremely generous setback between the Pyrmont Bridge and the redevelopment. It allows for the complete removal of the intrusive elements that currently exist on-site and create major physical and visual impacts between the existing shopping centre and the bridge. The new design creates beautiful, low-scale public spaces from which the Pyrmont Bridge can be viewed, interpreted and celebrated. As stated by the Heritage NSW (HNSW), the <i>amended proposal will reduce the visual and physical impacts to the Pyrmont Bridge.</i></p> <p>The height reduction of the northern podium and creation of the Guardian Square reinforces the dialogue between modern and heritage fabrics and encourages people to occupy the publicly accessible plaza while admiring the Darling Harbour setting and the Pyrmont Bridge historic features.</p>	Section 3.2.1

Northern Podium Height	It is noted that the previous Goods Line Workshop Shed located at the southern side of the Bridge was only slightly higher than the Bridge surface. The extant Harbourside Shopping Centre height of RL 17.4 largely reflects the former Shed's height. The visual prominence of the Bridge as viewed from the west are not significantly affected. The proposed podium has a height of RL 24, which is 7.5m taller than the extent structure and approximately 13-14m taller than the Bridge surface at RL 11.5. The significant increase of the new structure's height warrants a larger setback from the Bridge to reduce its imposing impact.	<p>The proposed amended proposal has reduced the height of the northern podium to RL 17.6/13.75, restoring a similar height proportion from the previous relationship between the Goods Line Workshop Shed and the Pyrmont Bridge.</p> <p>This alteration preserves the significant viewlines towards and from the bridge and improves the view sharing from 50 Murray Street, along with the creation of a new publicly accessible open space area, the Guardian Square.</p>	Section 3.2.1
Northern Podium Height and Setback	Following a 30-degree vertical visual angle, a RL25 structure needs to have a 25m setback from the southern edge of the Bridge. The portions of the northern end of the podium whose RL is lower than RL 25 may have a reduced setback less than 25m. A tiered form of the podium has the benefit to make the green roofs of the lowered podium visible from the Bridge. If a universal 25m setback is not made to the RL25 podium, the setbacks and a 30-degree slant sightline should be adopted as previously recommended.	The northern podium height has been reduced from RL 25 to part RL 17.6 and part 13.75. The amended concept scale and proportions of the podium create a clear separation, both physical and visual, between the Pyrmont Bridge and the redevelopment.	Section 3.2.1
Northern Podium Design	The podium design should make reference to the northern side of the Maritime Museum with respect to its separation, height and lightweight form. The southwest edge of the Bridge could be better defined than the existing from the top of the Bridge and the promenade under the Bridge.	The amended concept proposal creates a clear distinction between modern and heritage fabric, introducing a sympathetic design to the overall context of the Darling Harbour foreshore, including the Pyrmont Bridge. The proposed design, heights, form and scale of the redevelopment do not detract visually or physically from any heritage item in the vicinity and will contribute significantly for the activation and celebration of the area. The new design	

		neither impacts nor detracts from the modern c.1988 Maritime Museum.	
Pymont Bridge balustrades	<p>The introduction of the monorail stop and Harbourside centre in the 1980s were intrusive to the Bridge. The integrity of the Bridge was unduly affected. This occurred at the junction of the Bridge and the centre at the south-west corner of the Bridge. The work resulted in a location of a portion of the Bridge balustrades at the south-west to the edge of Darling Drive and obscuring the south-west pylon.</p> <p>The development and design of the north podium should consider reinstating the relocated south-west balustrades. Consideration should also be made to improving and enhancing the south-west edge of the Bridge as being viewed from the harbour promenade from the Bridge top. Whilst a large separation of the new podium from the Bridge is to be introduced the connection of the podium to the Bridge should be light and rigorous. The south-west pylon should be fully exposed.</p>	The proposal does not involve any amendments to the Pymont Bridge and, therefore, the south-west balustrades will not be reinstated.	
Heritage NSW (29 February 2020)			
Historical Archaeological Assessment	The site, as with other parts of the former foreshore of Darling Harbour has archaeological potential for intensive harbour use. This includes for State significant remains of pre-1844 shoreline zone use and 1844-1880s industrial/commercial and domestic uses of the site, remains which may survive under reclamation works and underwater. It is likely that archaeological evidence (layout, footings, and relics) of	Agreed that the site has archaeological potential for intensive harbour use, as noted in the archaeological assessment previously prepared by Curio. It is considered that as part of the Stage 2 DA assessment once all potential impacts are finalised, Curio will be able to revisit the possible level of potential impact to archaeological remains of local and/or State significance.	Section 3.1.2

	<p>elaborate shipping-related activities remain on parts of the subject site under layers of later fill.</p> <p>Evidence of this nature has previously been identified on both sides of Darling Harbour, including surviving original foreshore which was again revealed in 2018 by the Sydney Metro project at Barangaroo. To resolve this, additional assessment is recommended now as conditions of the concept approval.</p> <p>HNSW notes that the Sydney Metro discovery has implications for the subject site's archaeological potential and the proposed redevelopment, there new basements and associated excavation are proposed without adequate maritime and revised historical archaeological assessment. The RTS submission argues these elements will be 'managed' at the Stage 2 phase when the detailed design of the project will be known.</p> <p>Where the RTS has not re-assessed the archaeological potential and its heritage values for the concept approval, it has also not considered how the project would manage the presence/discovery of State significant archaeological fabric (above and below water). This will likely include early seawalls. HNSW recommends that there is a need for the Concept approval to include a condition of consent with clear guidance on how to manage State significant archaeological fabric during the SSDA.</p>	<p>It is considered that as part of the Stage 2 DA submission, an Archaeological Impact Statement must be prepared and submitted for review and approval.</p> <p>This report should include an updated assessment of historical archaeological potential (including an assessment of recent archaeological evidence from the past 4 years, since the first assessment was prepared, and proposed recommendations/conclusions regarding the proposed management and mitigation of any potential local/State archaeological resources likely to be disturbed within the finalised development.</p>	
	<p>As commented for this project, Heritage NSW recommends the DPIE should require the Proponent to undertake</p>	<p>Curio agree that early archaeological testing works would benefit the overall project design and archaeological</p>	

	archaeological early physical investigation (through testing) to inform the Stage 2 detailed design for the project and its approval. This could be undertaken following concept approval or to inform the EIS assessment documents. This should be used to guide the final design of the project and best manage significant finds during the project.	outcomes if early testing works were able to be undertaken (noting the constraints/restrictions of the existing operational environment) in accordance with an approved research design and methodology (using a State Significant Archaeological Director). It is proposed that this would be appropriate only once a concept approval has been issued.	
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5. Conclusions and Recommendations

5.1. Conclusions

Since the second exhibition of the Harbourside Redevelopment Stage 1 SSDA proposal, given the nature and range of submissions made from agencies and the public, Mirvac has reviewed the overall approach and elements of the Amended Concept Proposal for the project. This has led to the development of an updated Amended Concept Proposal, in order to address matters raised in the submissions and to deliver an overall significantly improved outcome for the site and its key users, including visitors, locals, and everyday workers, with the heritage-listed Pyrmont Bridge, front and centre within the significant broader Darling Harbour precinct setting.

The main modifications as relevant to heritage, proposed through the amended concept plan include:

- Increase in height of the tower envelope from RL 153.75 to RL 166.95;
- Reduction in height of the northern podium from RL 25 to part RL 17.6 and part RL 13.75;
- Creation of the Guardian Square, a publicly accessible open space on the rooftop of the northern podium;
- Addition of a fourth level basement and consequent reduction of the basement footprint.

Overall, the amended concept plan is assessed to present no adverse physical or visual impact to any identified local or State heritage-listed items. The proposed modifications provide an extremely generous setback between the Pyrmont Bridge and the redevelopment. It allows for the complete removal of the intrusive elements that currently exist on-site and results in a major negative physical and visual impact between the existing shopping centre and the bridge.

The new design creates beautiful, low-scale public spaces from which the Pyrmont Bridge can be viewed, interpreted and celebrated. As stated by the Heritage NSW (HNSW), the *amended proposal will reduce the visual and physical impacts to the Pyrmont Bridge*.

The height reduction of the northern podium and creation of the Guardian Square reinforces the dialogue between modern and heritage fabrics and encourages people to occupy the publicly accessible plaza while admiring the Darling Harbour setting and the Pyrmont Bridge historic features. The proposed amended proposal has reduced the height of the northern podium to RL 17.6/13.75, restoring a similar height proportion from the previous relationship between the Goods Line Workshop Shed and the Pyrmont Bridge.

This alteration preserves the significant viewlines towards and from the bridge and improves the view sharing from 50 Murray Street, along with the creation of a new publicly accessible open space area, the Guardian Square.

The Heritage Interpretation Plan for the site is proposed to be prepared as part of the Stage 2 DA submission, once the specific design and impacts of the development have been confirmed. This

will ensure that the interpretation opportunities are maximised and tailored to the final site design options.

The addition of the Guardian Square creates an excellent potential opportunity for the celebration of the historic background of the Darling Harbour and of its heritage items through a carefully designed interpretation plan.

The redevelopment, including its beautifully design public spaces will attract users and visitors to admire the harbour views and the Pyrmont Bridge and creates a strategic location for unique and engaging storytelling. Therefore, the Heritage Interpretation Plan will include heritage interpretation products that celebrate the significance of the site's former uses, the significance of the harbourside precinct in the development of Sydney, from pre-European through to the present day. Pyrmont Bridge. The potential impacts to historical archaeological resources will require further assessment It is considered that early archaeological testing works (prior to lodgement of the Stage 2 DA) would benefit the overall project design and archaeological outcomes (noting the constraints/restrictions of the existing operational environment) in accordance with an approved research design and methodology (using a State Significant Archaeological Director). It is proposed that this would be appropriate only once a concept approval has been issued.

An Archaeological Impact Statement should be prepared as part of the Stage 2 DA process, once specific, final development impacts are known to ensure that any potential impacts to local or State-significant archaeological resources are appropriately ameliorated, where possible, and/or managed to best practice standards, where specific excavation impacts may be unavoidable.

Within the development, there would be a variety of opportunities to interpret and incorporate potential archaeological resources, if found, similarly to the interpretation initiatives undertaken by Mirvac at 200 George Street, 275 Kent Street (Westpac Site) and currently being implemented at the Former Eveleigh Workshops – South Eveleigh Precinct. Mirvac has become a leader in innovative interpretation that creates integrated, meaningful engagements with the histories and stories that connect people and place.

5.2. Recommendations

The following recommendations are made for the proposed Harbourside Development, revised from the 2016 HIS report, to address the amended concept proposal and the response to submissions relating to heritage.

5.2.1. Built Heritage

The proposal to design the new shopping centre with many public domain spaces that open up views to the harbour, Pyrmont Bridge, the city and its surrounds, should continue to form the basis of future detailed design.

The relocation of the tower envelope has removed any significant visual relationship between the tower and Pyrmont Bridge, and therefore should be supported on heritage grounds. While

the development will present no physical or visual impact to the State heritage-listed Pyrmont Bridge, the final tower design should still seek to provide sensitive design solutions in consideration of the final form and materiality of the tower, in order to ensure that the tower does not detract from views from the east towards, and along the eastern approach to the Pyrmont Bridge.

The proposal to improve the spaces in and around the Pyrmont Bridge approach, and possible bridge surface works (i.e. conservation of Pyrmont Bridge) is an extremely positive impact and further development, including heritage interpretation opportunities, should be encouraged as part of the future detailed design phases of work for Stage 2. In particular, the proposal to improve the intrusive interface between the existing Harbourside Shopping Complex and Pyrmont Bridge is an extremely positive heritage outcome and should be supported on heritage grounds, as it greatly improves the readability, context and curtilage of the bridge from the western foreshore below the bridge, as well as along the eastern approach.

5.2.2. Aboriginal Archaeology

While it is assessed that there is low to nil potential for Aboriginal objects to be present within the study area, nor impacted through the proposed redevelopment, the potential for unexpected relics and/or Aboriginal objects to be discovered will be managed through the inclusion of an Unexpected Finds Protocol for Aboriginal Objects for the site during development works and as part of the Construction Management Plan, and onsite heritage inductions (to be developed through the Stage 2 SSDA) This would be managed via the appointment of an overseeing project archaeologist for the site who will ensure that any unexpected finds are managed appropriately in accordance with the Unexpected Finds Protocol, and reported to the statutory authorities in accordance with the provisions of the NSW National Parks and Wildlife Act, as required.

5.2.3. Historical Archaeology

The following recommendations are made for the Harbourside Redevelopment project, with reference to historical archaeology:

- Where possible, it would be beneficial to undertake historical archaeological test excavation once Stage 1 Concept Design has been approved and prior to finalisation of the Stage 2 DA in order to inform potential design outcomes, where required. This work should be undertaken using a qualified State Significant Excavation Director.
- A historical Archaeological Research Design (ARD) and Excavation Methodology, prepared in accordance with Heritage Council Guidelines, should be developed for the site as part of any future historical archaeological test excavation program or Stage 2 DA archaeological works proposed.
- An Archaeological Impact Statement should be submitted with the Stage 2 DA application.

- Should the items be assessed as of local significance then they will be recorded using standard archaeological recording techniques and they will be removed to allow the work to proceed. The final project report for the archaeological work would include information from this recording process.

5.2.4. Heritage Interpretation

A Heritage Interpretation Plan for the subject site should be prepared as part of the Stage 2 DA submission, in accordance with the relevant heritage guidelines issued by the NSW Heritage Division, to address the significant history, heritage elements and values of the site and its surrounds, including built heritage items, historical archaeology and Aboriginal cultural heritage.



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