

Indigenous and Non-Indigenous Archaeology DA Stage 2, Haymarket – SSDA5 – SW buildings

SSDA5 is within the SICEEP – Haymarket redevelopment area. The archaeological issues for the Haymarket have been identified in two key reports for Lend Lease (Haymarket) Pty Ltd. These reports are:

- *Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) Concept Plan, The Haymarket – SSDA2 Non-Indigenous Archaeological Assessment and Impact Statement*, Casey & Lowe for Lend Lease Development (March 2013), Appended.
- *Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) Concept Plan, Aboriginal Archaeological Assessment*, Comber Consultants (March 2013).

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Application (referred to as SSDA 5) follows the submission of a staged SSD DA (SSDA 2) submitted in March 2013 to the Department of Planning and Infrastructure that set out a Concept Proposal for a new mixed use residential neighbourhood at Darling Harbour known as 'The Haymarket'. The Haymarket forms part of the Sydney international convention, exhibition and entertainment precinct (SICEEP) Project, which will deliver Australia's global city with new world class convention, exhibition and entertainment facilities and support the NSW Government's goal to "make NSW number one again".

More specifically, this subsequent DA seeks approval for mixed use development within the South West development plot of The Haymarket and associated public domain works. The DA has been prepared and structured to be consistent with the Concept Proposal DA.

1.0 Aboriginal Archaeology

Comber Consultants' report, which included consultation with the Metropolitan Local Aboriginal Land Council, identified that as the southwestern corner of SSDA5 was partially within the western foreshore of Darling Harbour, there were further requirements in relation to Aboriginal archaeology. These are the subject of a separate report by Comber Consultants, April 2013, *Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP): The Haymarket: SSDA5, Report for Stage 2 State Significant Development Application, Aboriginal Archaeological Management Plan and Research Design*.

2.0 Non-Indigenous Archaeology

Figures 1 and 2 identify the location of potential and significant archaeological remains within SSDA5. This section discusses the proposed development with SSDA5 and examines the archaeological issues associated with areas of specific impacts. The recommendations in this report are the same as those identified in Casey & Lowe March 2013.

2.1 Proposed Development

Under the Concept Proposal DA, the South-West Plot will accommodate a mixed use podium and three residential buildings (SW1, SW2, and SW3) above and within the podium structure. More specifically, this SSD DA seeks approval for the following components of the development:

- Staged demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC), Entertainment car park, and part of the pedestrian footbridge connected to the Entertainment car park;
- Associated tree removal and planting;
- Construction and use of a five storey mixed use podium, including:
 - retail and IQ Hub floor space and residential lobbies on Ground Level;
 - above ground parking; and
 - residential apartments.
- Construction and use of three residential buildings above podium;
- Public domain improvements, including:
 - provision (part) of a new north-south pedestrian connection (known as the Boulevard) eventually linking Quay Street to Darling Harbour;
 - provision (part) of a new east-west pedestrian laneway (known as Dickson's Lane) linking Darling Drive to the Boulevard; and
 - upgrade of Hay Street (part) to provide for a pedestrian shareway;
 - modification of retained pedestrian footbridge and provision of lift and stair access to the Goods Line.
- provision of vehicle access to the development from Hay Street;
- Landscaping works and communal facilities to the podium roof level; and
- Extension and augmentation of physical infrastructure / utilities as required.

2.1.1 Key Issues from SSDA5

Specific issues of concern for this report are:

- A proposed culvert along Hay Street, to the west of the heritage-listed Hay Street Stormwater Channel, and turning northwards into The Boulevard where it connects with the Hay Street Stormwater Channel (Figures 1, 2, 5, 6).
- This culvert may also have impacts on the potential remains of the State significant Dickson's c1815 dam wall, although this section of the wall is assessed as being the most impacted by existing services (Figure 1, 2).
- The proposed works in the northern part of The Boulevard may have impacts on potential archaeology of local significance (Figure 2).
- There are some impacts from piling within the SW plot on potential remains of local significance (Figure 3).

- Some impacts from proposed works in Dickson's Lane on the remains of the 1870's cooperage (Figure 4).

2.2 SW Plot and Dickson's Lane

Within the footprint of the proposed SW plot are the remains of:

- The 1860's reclaimed land within the footprint of this building includes only one structure on the 1880 plan, the Cormack cooperage work shed and yard (Figures 1, 3). The archaeology of this complex is considered to be of local significance (Figure 2).
- Potential archaeological remains of a Chinese-owned store built in the twentieth century (Figures 1, 3).

2.2.1 Cooperage

The proposed design in the vicinity of the cooperage involves a low level building, beams in the ground and four piles (Figure 3). The piles are 1m x 1m with the capping beam 0.8m deep. As these piles are the second set of piles to be excavated into this area the impact on the archaeology of the cooperage is considered to be quite limited. The proposed design of Dickson's Lane (Figure 4) involves the excavation of holes for trees and possibly for services. These proposed impacts within the laneway will require further archaeological input. The specific requirements will be identified as part of a detailed Research Design and Management Strategy report.

2.2.2 Chinese Store

The proposed design of the SW plot above the Chinese store will have larger impacts than identified for the cooperage (Figure 3). These impacts involve 4m x 4m pile and 1.8m deep beam as well as 2.5m x 1.5m piling with 1.6m deep beam. These proposed impacts within the laneway will require further archaeological input, such as archaeological recording prior to boring of piles. This will be identified as part of a detailed Research Design and Management Strategy.

2.3 Public Domain - The Boulevard

Proposed works within The Boulevard include planting of trees (Figure 3), reduction of existing ground levels in relation to overland flow, new services, and new paving. The main proposed deeper excavation in this area relates to a new culvert to the south of the SW building and then the amplification of it within the southern part of The Boulevard (Figure 4).

The potential archaeological remains within The Boulevard include (Figure 2):

- Railway Hotel (local)
- Biddell Bros Confectionery (local)
- Cooperage buildings (local)
- Southern section of Dickson's c1815 dam wall (State).

There is likely to be some limited impacts on the locally significant heritage items from the reduction of levels and tree planting. The culvert-related works within the Boulevard may impact on the State significant remains of Dickson's c1815 dam wall and the heritage culvert.

2.4 Darling Drive

There are no non-indigenous archaeological issues associated with Darling Drive. It is noted that works in this area are limited to shifting the road to the east and some remaking of the road, no deeper than approximately 0.5m. There is no significant potential non-indigenous archaeology within this area.

2.5 Hay Street Stormwater Channel

The western end of the Hay Street stormwater channel, which is listed on the Sydney Water S170 register and is assessed as being of local significance (Figure 4), projects into the southern end of The Boulevard from Hay Street. It is therefore within SSDA5. While there is likely to be a new culvert built within the ground near the existing stormwater channel, some of the culverts will need to connect into the stone culvert. It is currently proposed to resolve the exact location, extent, depth and width of this heritage channel by normal services location methods. Given that the channel is an operational heritage asset on Sydney Water S170 register Lend Lease will liaise with Sydney Water to undertake any investigative works necessary to fulfil their requirements in relation to this asset and establish management protocol to manage any impacts on the channel.

3.0 Recommendations

3.1 Recommendations

The following recommendations are taken from the SSDA2 *Archaeological Assessment & Impact Statement* (March 2013). These need to be implemented prior to the undertaking of proposed works for SSDA5. The proposed archaeological testing (Recommendation 2) should be implemented to inform the Research Design & Management Strategy report. A preliminary research design needs to be completed for the archaeological testing.

3.1.1 State Significant Archaeology

Dickson's c1815 dam wall

The *Archaeological Assessment and Impact Statement* (March 2013) identified requirements for the management of Dickson's dam wall:

Mitigation strategies have been identified to minimise impacts on State-significant archaeology. In relation to Dickson's c1815 dam wall it is proposed:

- To design a building complex with bridging piers to minimise impact on the dam wall.
- Undertake archaeological testing to clarify the nature, extent and degree of survival of the dam wall prior to refining the design for the NE and SE complexes.¹

3.1.2 General Recommendations²

The relevant recommendations for the management of potential impacts arising from SSDA5 are:

1. Archaeological remains of State significance within The Haymarket Concept Proposal area should be retained *in situ*. Strategies to mitigate development impacts to include:
 - Reduce the number of crossing points along the line of the dam wall for new infrastructure services, diversion and augmentation, at the north and south of the NE and SE buildings.
 - Archaeological testing to provide information about the archaeology, notably RLs so as to appropriately manage the State-significant archaeological remains.
 - Develop protocols to manage issues during the demolition, regrading and construction stages of redevelopment so as to minimise intended or unintended impacts.
 - Include site heritage and archaeology information during workers' induction.

¹ Casey & Lowe 2013:166.

² As identified in Casey & Lowe 2013:167.

2. Archaeological testing needs to be undertaken so as to:
 - Inform the detailed design process.
 - Refine our knowledge of the location, nature and degree to which the predicted archaeology survives within the Concept Proposal area.
 - Write a specific research design for testing identifying areas requiring further assessment.
 - Integrate the results of the testing in relation to State-significant heritage into the detailed design of the buildings, site regrading for flood mitigation, infrastructure services and landscaping.
3. Where there are impacts on archaeological remains, either local or State, archaeological recording will need to be undertaken in accordance with Heritage Council and Heritage Branch guidelines and best practice methodologies.
4. Write a Non-indigenous Archaeological Research Design and Management Strategy to refine impacts, identify appropriate archaeological methodologies and research questions and guide the archaeological program. This is to be written once the detailed design for buildings has been prepared.
5. Produce site protocols to manage and minimise intended and unintended impacts.
6. Any proposed development in the vicinity of the Hay Street stormwater channel needs to be undertaken in accordance with engineering and heritage advice and agreements with Sydney Water.
7. SHFA will need to provide a repository for artefacts following the completion of the archaeological program.
8. Public interpretation of the archaeology of State and locally significant archaeology should be undertaken within the proposed redevelopment. This may include a mixture of opportunities for:
 - Public open days for engagement of the public with the significant archaeology within the site.
 - Exposure of surviving archaeology within the redevelopment and acknowledging the environmental constraints of such projects.
 - Interpretation of artefacts through site display.
 - Interpretation of the results of the archaeology program throughout the precinct.
9. Write an excavation report in accordance with Heritage Council guidelines and standard conditions of consent. This is to include:
 - detailed trench or area reports
 - overall excavation report
 - catalogue of artefacts and artefact reports
 - conservation of important artefacts
 - response to research questions
 - photo archive.
10. Consultation with SHFA and Heritage Branch archaeologists about the archaeological issues of the site, approaches to *in situ* retention of the State-significant archaeology, and the Non-indigenous Archaeological Research Design and Management Strategy.

Dr Mary Casey
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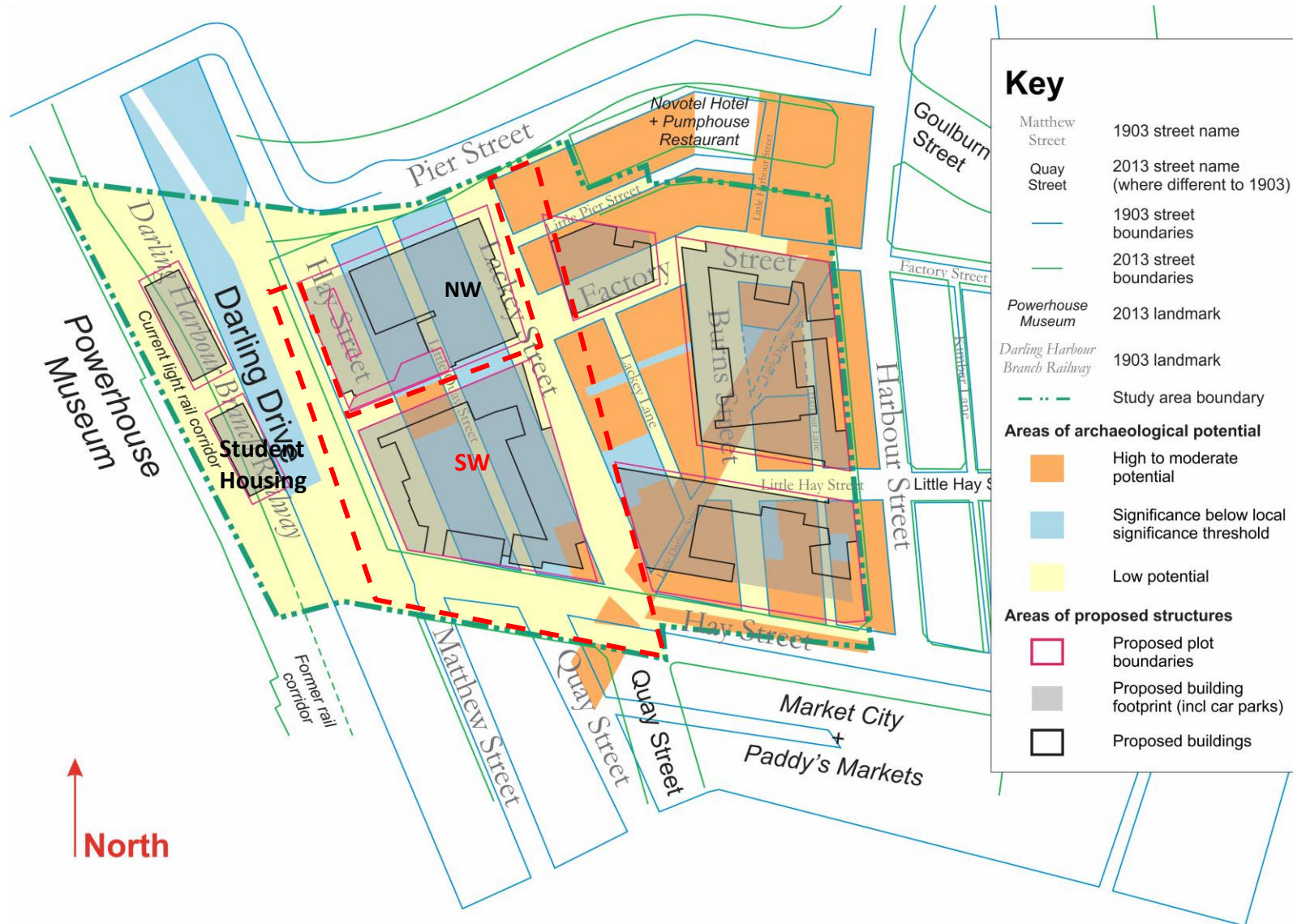


Figure 1: Plan of archaeological potential within the Concept Proposal and the outline (red dashed line) of SSDA5. The subject area of SSDA5, which includes the SW plot, the public domain of The Boulevard and Dickson's Lane has archaeological potential in two areas beneath the footprint of the SW building, along the northeastern section of The Boulevard. It also includes the southern end of Dickson's c1815 dam wall. In addition, the western end of the Hay Street Stormwater Channel is within the subject area. Casey & Lowe

Figure 2: Plan showing areas with potential archaeological remains assessed as being of State and local heritage significance. The subject area of SSDA5 (blue dashed line), which includes the SW plot, the public domain of The Boulevard and Dickson's Lane, has potential for locally significant archaeological remains in two areas beneath the footprint of the SW building. Other locally significant archaeology is within the northeastern section of The Boulevard. The southern section of the Boulevard includes the end of Dickson's c1815 dam wall (pink dotted square). In addition, the western end of the Hay Street Stormwater Channel is within the subject area (Figure 4). Casey & Lowe

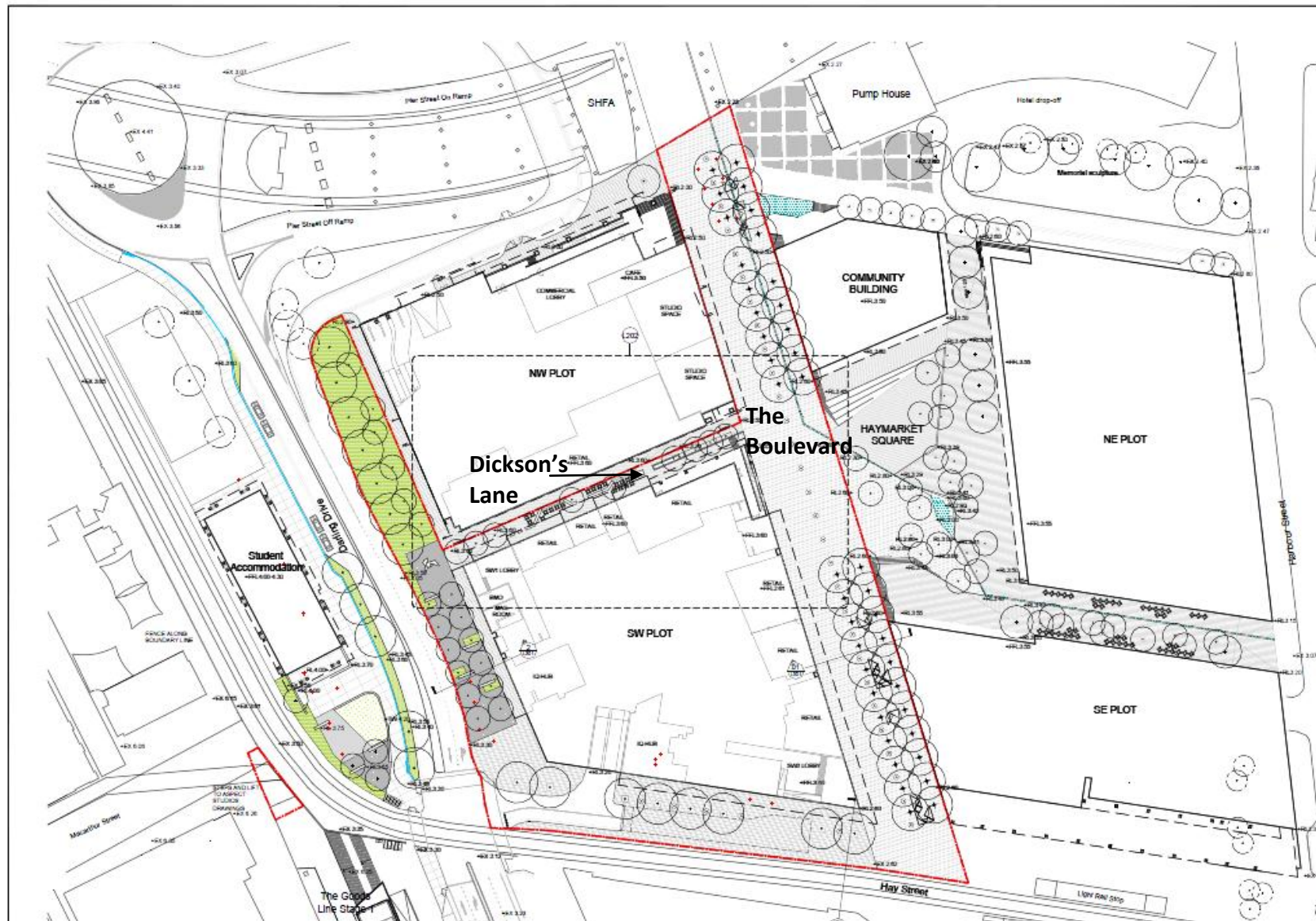


Figure 4: Plan showing the plantings along the eastern public domain, The Boulevard. Plantings are both at the northern and southern ends of this area. The tree plantings are above the potential remains of an 1870s cooperage (Figures 1, 2). Hassell, for Darling Harbour Live.

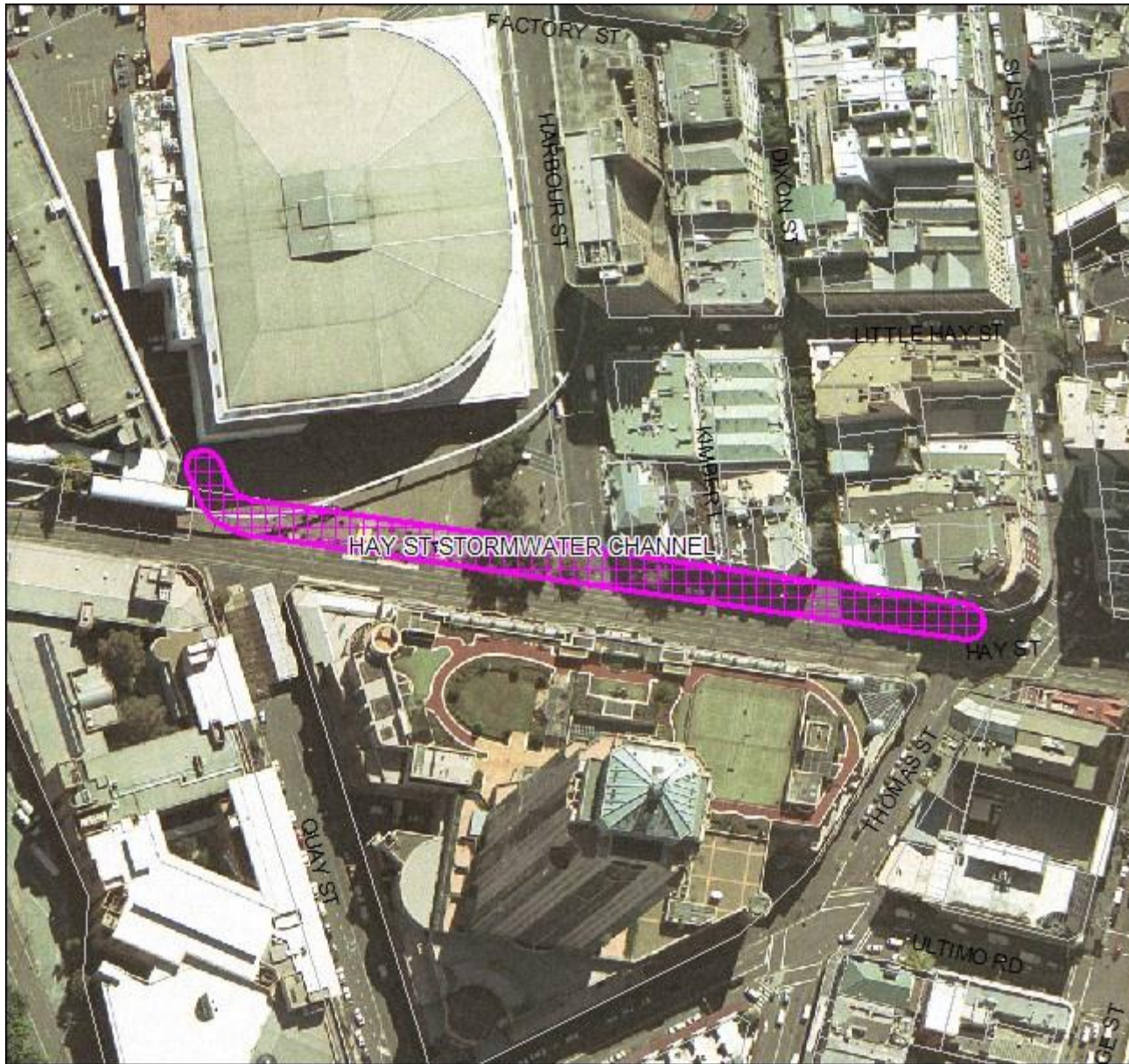


Figure 5: S170 curtilage identified for the Hay Street Stormwater Channel. This is an indicative location rather than an accurately surveyed plan. The location needs to be confirmed by archaeological testing.



Figure 6: Plan showing works associated with new proposed culverts (blue) and adjustments to the heritage Hay Street Stormwater Channel. The green dashed line shows the location of the heritage listed Hay Street stormwater channel. The pink box indicates the proposed location of new culverts which are part of SSDA5.