

11 October 2016

Lendlease
Level 5, 405-411 Sussex Street
Sydney NSW 2000

Attention: Jessica Paterson

**Re: Addendum: Archaeological Impact Statement, North Plot and The Square
(SSD 7021 and SSD 5878 MOD 2), Darling Square, Darling Harbour Live**

This letter provides a response to submissions and assessment of the proposed amended development in relation to the State Significant Development (SSD) Development Application (DA) for the development of the North Plot and Square in Darling Square (SSD 7021).

The SSD DA was publicly exhibited for a period of 47 days from 17 March 2016 to 2 May 2016. During this time, ten (10) submissions were received from government agencies and the City of Sydney Council.

This letter should be read in conjunction with the original assessment prepared by Casey & Lowe dated February 2016 to support the development of the North Plot and Square (SSD 7021). This letter should also be read in conjunction with a concurrent s96 modification application to the North-East Plot (SSD 6626), with consequential amendments to this approval proposed in order to accommodate servicing and functions generated by the North Plot.

Proposed Amended Development

Since public exhibition of the proposal, generally minor amendments and improvements have been made to the proposed development. The final project design includes amendments made by Lend lease pursuant to Clause 55 of the Environmental Planning & Assessment Regulation, including changes to address matters raised in the submissions.

The following key amendments have been made to the proposal:

- minor increase in overall site area;
- minor increase in Gross Floor Area;
- changes to the external building design including a revision of the external stair, shifting of floor plates and resultant changes of revised internal planning;
- slight adjustment to the site boundary, increasing to accommodate the revised Darling Exchange building and public domain interface enhancements;
- revisions and enhancements to the proposed public domain treatments;

- revised loading and servicing strategy; and
- inclusion of fitout and operation of the child care facility.

The final proposal seeks approval for the following key development:

- Construction and use of a six (6) storey building (known as The Darling Exchange) containing the following uses:
 - Retail tenancies/market hall (such as market stalls, food and beverage premises and restaurant/bar operations);
 - Community uses (such as a library including IQ Hub and child care); and
 - Fitout and operation of the ground level and mezzanine market hall, the child care facility, and the food and beverage offering (restaurant/bar) within The Darling Exchange.
- Public domain improvements, including:
 - Creation of a new publically accessible square (The Square) with space for markets, outdoor events, passive and active recreation;
 - Provision of a timber canopy extending from The Darling Exchange along the western edge of The Square;
 - Provision of two kiosk-style retail pods below the canopy;
 - Creation of Little Hay Street, a new pedestrian only laneway between the North-East Plot and South-East Plot; and
 - Completion of general interface works to connect areas of new public domain with the existing public domain.
- Remediation as may be required; and
- Extension and augmentation of physical infrastructure/utilities as required.

Assessment of Proposed Amendment

Among the amendments outlined above, the key issue assessed in this report is the revised loading and servicing strategy. All others have no impact on the site's potential archaeological resource.

Casey & Lowe have assessed these issues and this amendment has no additional impacts on the State significant archaeology of the c.1815 Dam Wall. The current and proposed impacts are limited to crossing the dam wall by services within the line of the new laneway (Figure 1). This was expected as part of the original proposal and will be resolved at detail design stage. These services impacts will be refined at detail design stage and outlined in detail in the *Historical Archaeological Research Design & Management Strategy* (HARD&MS) to be written for the site. The assessment and recommendations for the services impacts are:

- Impacts are minor, mitigation in the form of monitoring, with a shift to localised salvage excavation if remains are encountered; use of geotextile and clean bedding material is required where the services cross the dam wall (approximately 10m).

The amended design does not change the general quantum of impacts on locally significant archaeology as outlined in the Archaeological Impact Statement for the site. Figures 2 and 3

show there are some minor changes which are in general agreement with the current proposal. These services impacts will be refined at detail design stage and outlined in the *Historical Archaeological Research Design & Management Strategy* (HARD&MS) to be written for the site. The assessment and recommendations for the services impacts are:

- Impacts are moderate, however, survival of archaeology is uncertain due to more substantial impacts on archaeology found during the Boulevard and North East Plot archaeological programs. The footings of the Sydney Entertainment Centre (SEC) have been more substantial than previously assessed and have had a larger impact. Proposed mitigation through monitoring with a possible shift to salvage excavation if intact cesspit deposits that reach the threshold for local significance are encountered. Monitoring/salvage is also required where the services cross through two houses and yards, and the River Shannon Hotel (approximately 12.5m).

Yours sincerely



Dr Mary Casey
Director

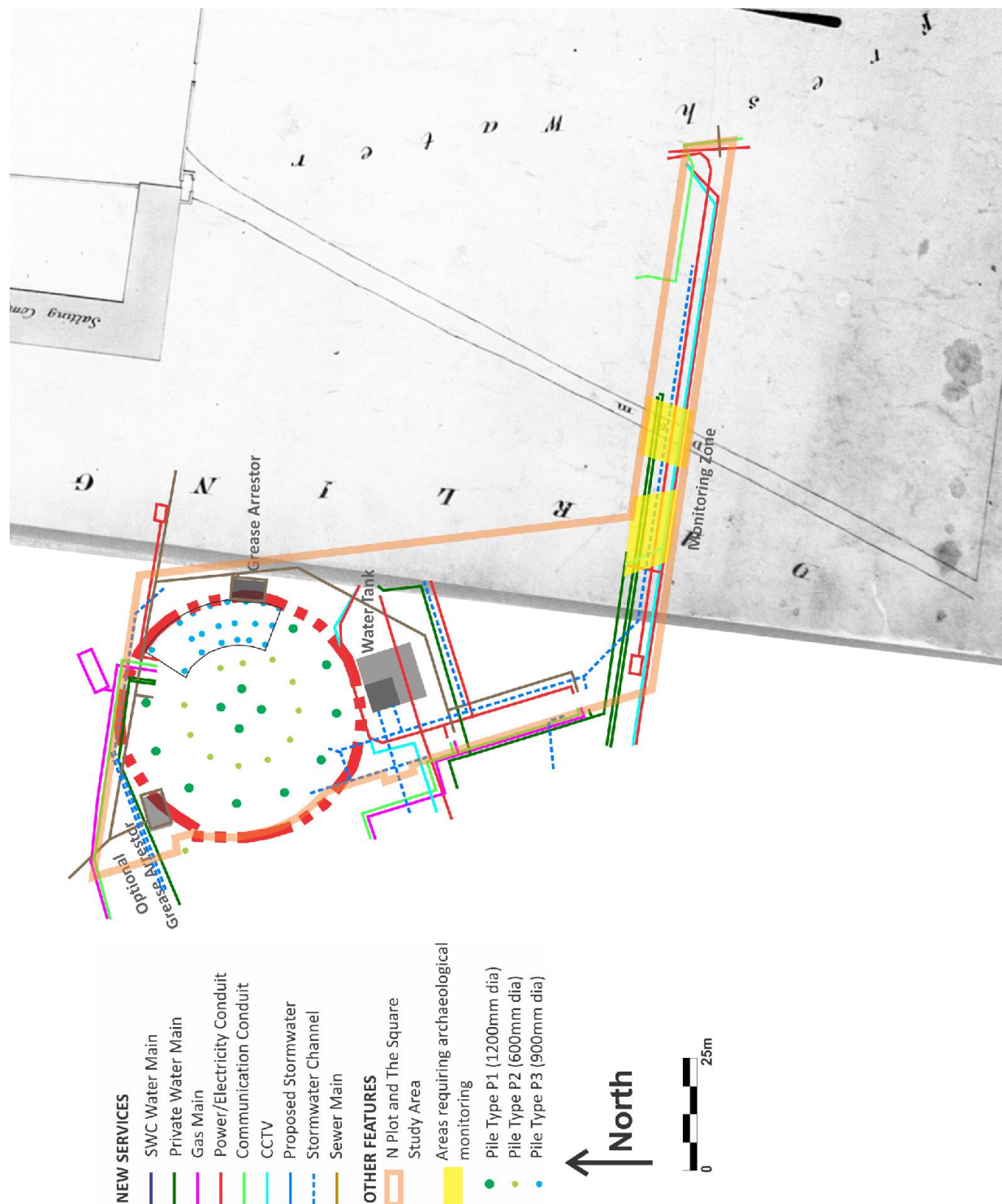


Figure 1: Overlay of impacts (see key) within the North Plot and The Square study area (outlined in orange) onto c.1844 base plan. There are likely to be impacts from six services that may impact the State significant dam wall. Base plan Knapp 1844.



Figure 2: Overlay of impacts (see key) within the North Plot and The Square study area (outlined in orange) onto 1880 historic plan. Note the overlay suggests the services along Little Hay Street will not impact the pre-1880 house on the corner of Burns and Little Hay Streets but will have some limited impacts on the c.1815 Dam Wall. Base plan Dove 1880.

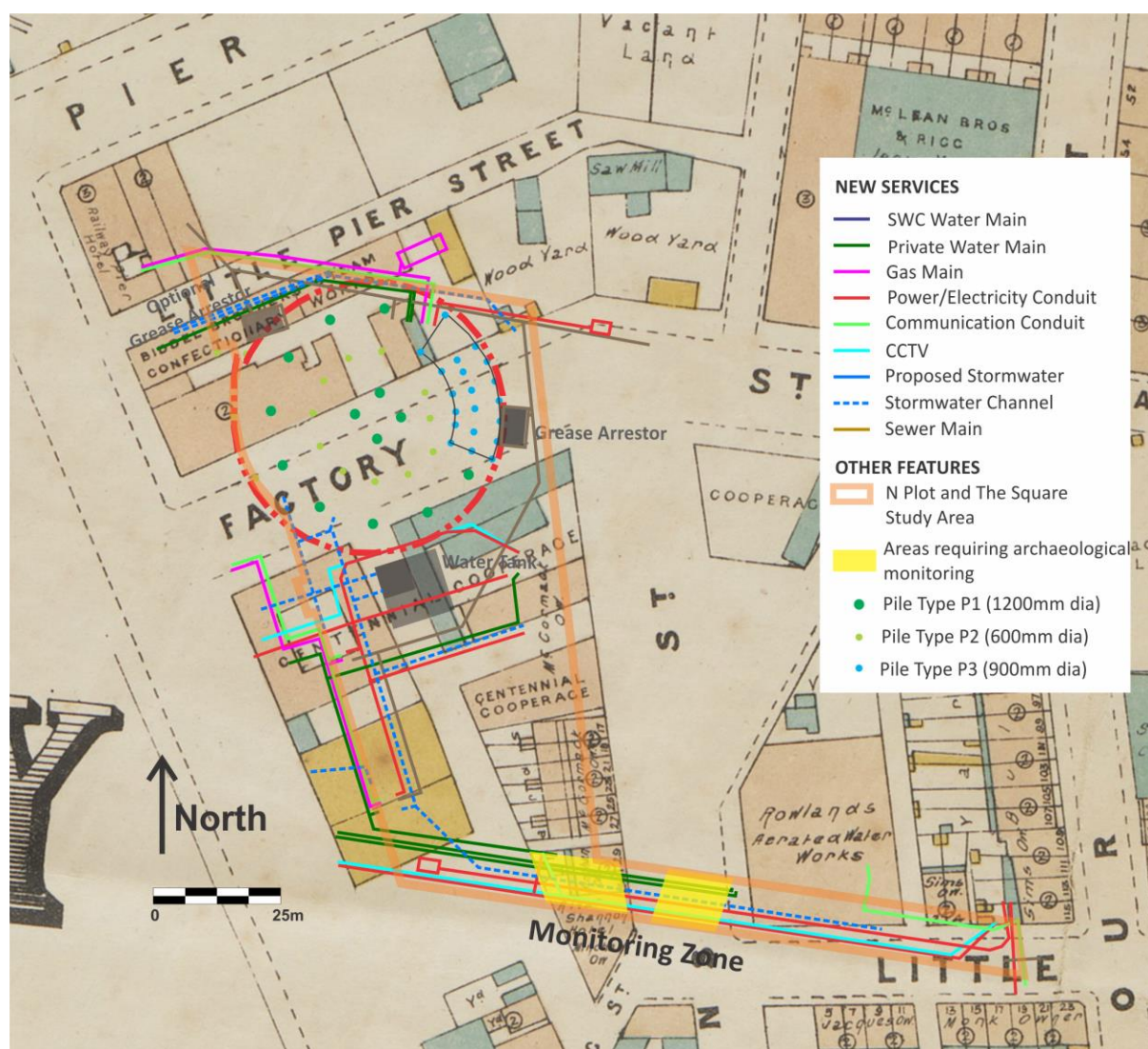


Figure 3: Overlay of impacts (see key) within the North Plot and The Square study area (outlined in orange) onto 1888 historic plan. Note the overlay indicates that only a small section in the southwest corner of the Rowlands Aerated Waterworks may be impacted by the proposed services. Base plan City of Sydney 1880.