

1 ALFRED STREET, SYDNEY - STAGE 1 SSD S96 MODIFICATION (D/2015/1049)

HERITAGE IMPACT STATEMENT (LETTER)

Introduction

This Report has been prepared by Urbis on behalf of the Wanda Group (Wanda) to accompany an application under Section 96(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify D/2015/1049, as amended.

The purpose of this modification to the Stage 1 State Significant Development (SSD) Development Application (DA) is to make amendments to the approved building envelopes across the site to reflect the proposed Kengo Kuma and Associates (KKA) and Crone winning design for Tower B, make minor changes to the building envelope of Tower A, and make housekeeping amendments to other conditions of consent.

The Site

This modification application applies to the 1 Alfred Street, 19-31 Pitt Street, and 31A Pitt Street, Sydney (the site). Following the determination of the Stage 1 SSD DA applying to the site, a plan of consolidation was lodged with the NSW LPI to consolidate the former four allotments of the site. Since the finalisation of this plan, the site is now legally described as Lot 8 in Deposited Plan (DP) 1224258.

Heritage Listing

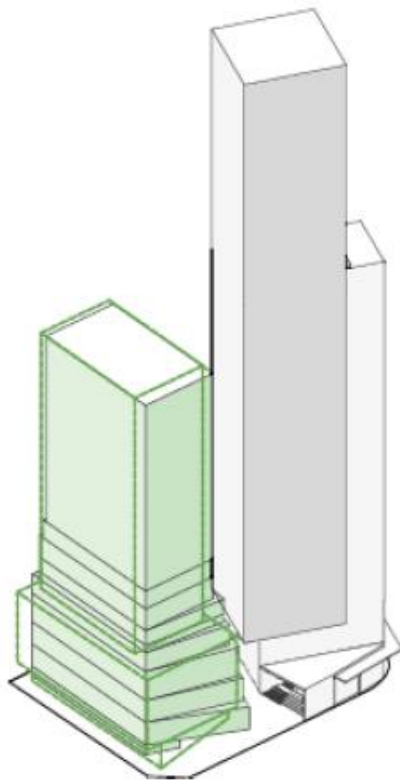
The site itself is not a listed heritage item. It is, however, located in the vicinity of several heritage items listed on one or more of the following:

- The state heritage register (SHR);
- Schedule 5 of the Sydney Local Environmental Plan (LEP) 2012;
- The National Heritage List; and
- The World Heritage List.

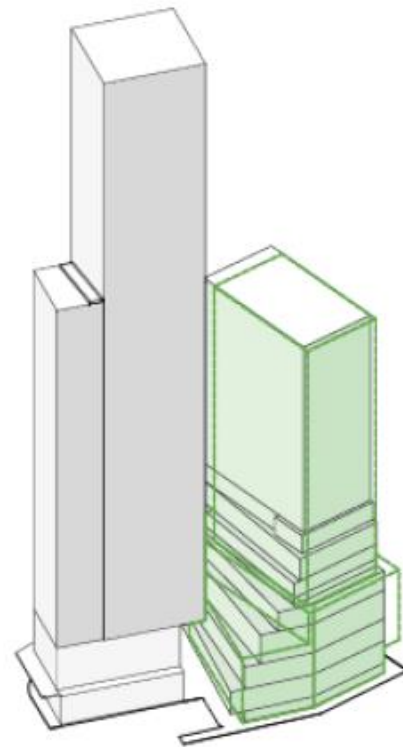
Figure 2 shows the location of the subject site and the heritage items in its vicinity.

The Tank Stream Fountain in Herald Square is listed as a heritage item on Schedule 5 of the Sydney LEP 2012 (Item No.11807). Although only the fountain is listed, it cannot be assessed without a consideration of its wider setting, being Herald Square.

Figure 1 – Massing form comparison



Picture 1 – Massing envelope changes proposed, NE View



Picture 2 – Massing envelope changes proposed, SW view

Source: Crone 2016

The Tank Stream (an archaeological feature dating from the earliest days of the city's European settlement) is located below the western pavement of Pitt Street, approximately two metres from the eastern boundary of the site. The Tank Stream is listed on the SHR (Listing No.00636), and also on Schedule 5 of the Sydney LEP 2012 (Item No.I1656). The SHR listing form notes that 'The Tank Stream has a curtilage of three metres from all surfaces'.

Other heritage items in the vicinity of the subject site listed on Schedule 5 of the Sydney LEP 2012 are:

- The Former Ship Inn facade (10–18 Pitt Street) (Item No.I1858);
- The Paragon Hotel facades (27–29 Alfred Street) (Item No.I1857);
- The Former Customs House (Item No.I1661);
- The AMP Building (Item No.1662);

The Sydney Opera House and the Sydney Harbour Bridge are listed on the National Heritage List, and the Sydney Opera House is listed on the World Heritage List. The site is not located within the identified buffer or curtilage of these items, nor does it form part of any identified significant view lines.

Impact Assessment

The Heritage Impact Statement prepared by GML Heritage for the Stage 1 SSD determined that the Stage 1 proposal would not result in any identified adverse impacts to heritage items in the vicinity. It found that:

- The proposed new development will not obscure or impact any existing views from or to heritage items in the vicinity. With regards to Herald Square, the proposal seeks to replace existing built form within a substantially similar envelope, though at a greater height than currently exists; however, the new tower buildings will be set back further from Herald Square than Gold Fields House currently does, and this will ultimately result in a more successful integration with and enlarging of Herald Square. Similarly, this greater setback at the ground plane will positively impact the Ship Inn and Paragon Hotel, located to the east, by enhancing views available to these items along Alfred Street from Herald Square and George Street.
- There is a greater degree of spatial and visual separation between the proposed Tower A and other heritage items in the vicinity. In addition to this, the site and surrounding heritage items are located in an area of intensive and high density development featuring a range of architectural styles and built forms, which is typical of central business districts. These two points collectively mean that the increase in scale at the site will not impede or detract from an appreciation of nearby heritage items or their existing settings/contexts.
- Similarly, this physical and visual separation means that there will be no identified physical impacts associated with the redevelopment of the site.”

As the current proposal, as modified, is substantially the same development as was approved under the original Stage 1 SSD DA (D/2015/1049), there are similarly no identified heritage impacts associated with the current s96 modification.

The s96 modification varies only slightly to the Stage 1 SSDA concept envelope in terms of specific siting, and this very minor change will not result in any greater degree of impact to heritage items in the vicinity.

The overall positive impact to Herald Square is maintained; the proposed siting of the ground and first floor levels of the development (being those levels that interact with Herald Square to the north) continue to respond to and enhance the public space formed by Herald Square and Alfred Street.

The increase in setbacks to the north, as originally proposed in the Stage 1 SSDA concept scheme, has been maintained, and as previously noted by GML this will ultimately provide ‘*greater opportunities for outdoor dining, sitting and other pedestrian utilization of the space*’ and an ‘*enhanced connection with Herald Square*’.

Conclusion

In summary the proposed concept plan, as modified, is considered to be substantially the same development as was approved under the original Stage 1 SSD DA (D/2015/1049), as amended.



Consequently, it is similarly assessed to be appropriate in terms of heritage, and will not result in any adverse heritage impacts.

If you have any questions please don't hesitate to contact me on 02 8233 7604.

Yours sincerely,

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line.

Karyn Virgin
Senior Heritage Consultant