

10 September 2015



Urbanest Darling Harbour No.2 Pty Ltd
Suite 102, Level 1
Australia Square, Plaza Building
95 Pitt Street
SYDNEY 2000 NSW

Attention: Andy Stubbs, Regional Director Development

Dear Andy,

**RE: THE HAYMARKET – DARLING SQUARE - BUILDING W1 WITHIN WESTERN PLOT
STATEMENT OF HERITAGE IMPACT FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA12)**

This letter sets out the Statement of Heritage Impact for the State Significant Development Application (SSDA12) to be submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). SSDA 12 seeks approval for a residential building (student accommodation) W1 within the Western development plot (Darling Drive) of Darling Square and associated public domain works. This Statement of Heritage Impact was prepared by Dr Roy Lumby, Senior Heritage Specialist and Megan Jones, Practice Director.

BACKGROUND

“Darling Square”, previously known as “The Haymarket” is to be developed for a mix of residential and non-residential uses, including but not limited to residential buildings, commercial, retail, community and open space. The Haymarket Concept Proposal SSD DA (SSDA2) approved in December 2013 established the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Haymarket Site. SSDA 2 sets out a Concept Proposal for a new mixed use residential neighbourhood at Haymarket referred to as “Darling Square”, previously known as “The Haymarket”. Darling Square 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”. The Stage 1 Concept Proposal approved the following key components and development parameters:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area (non-residential and residential GFA);
- Above ground car parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

Tanner Kibble Denton Architects Pty Ltd | ABN 77 001 209 392 | www.tkda.com.au

Sydney Level 1, 19 Foster Street, Surry Hills NSW 2010 Australia | T+61 2 9281 4399

Brisbane Suite 9A, Level 7, 141 Queen Street, Brisbane QLD 4000 Australia | T+61 7 3087 0160

Principals Alex Kibble, Robert Denton, Megan Jones, John Rose | **Practice Directors** George Phillips, Jocelyn Jackson

Senior Associates Ian Burgher, Angelo Casado, David Earp, Emma Lee, Scott MacArthur | **Team Leader, Interior Design** Melanie Mackenzie

Associates Paul Dyson, Renata Ratcliffe, Lachlan Rowe

NSW Nominated Architects Robert Denton Registration No 5782 | Alex Kibble Registration No 6015

In addition to the approval of SSDA2, the following approvals have been granted for various stages of the Darling Square site:

- Darling Drive (part) development plot (SSDA3) for the construction and use of a residential building/W2 (student accommodation) and the provision of associated public domain works approved on 7 May 2014;
- North-West development plot (SSDA4) for the construction and use of a mixed use commercial development and public car park building and associated public domain works approved on 7 May 2014; and
- South-West development plot (SSDA5) – construction and use of a mixed use residential development and associated public domain works approved on 21 May 2014.
- North-East development plot (SSDA7) – construction and use of a mixed use residential development and associated public domain works approved on 16 April 2014.

This report has been prepared to support a detailed Stage 2 SSD DA for a residential building/W1 (student accommodation) and associated public domain works within Darling Square (SSDA 12), consistent with the Concept Proposal (SSDA 2).

Tanner Kibble Denton Architects Pty Ltd prepared the Statement of Heritage Impact for the Concept Proposal Development Application for the redevelopment of the Darling Square at Darling Harbour for a new mixed use residential neighbourhood as part of the whole SICEEP redevelopment and accordingly assessed the heritage impacts of all elements of the proposed redevelopment.

The Statement of Heritage Impact dated June 2013 concluded:

The proposed PPP, Haymarket Precinct and Hotel development are supportable in heritage terms for several reasons:

- *There will be no impact on heritage items located either within the development site or in its vicinity through modification to building fabric or demolition;*
- *The settings of the Chinese Garden of Friendship, Darling Harbour Water Feature and the Carousel will be enhanced by the developments;*
- *The Haymarket Precinct development has been structured through interpretation of historic street patterns in this locality;*
- *Although there will be some impact on views to heritage items in the vicinity of the Haymarket Precinct, this will not affect interpretation of these items or their heritage significance;*
- *There will be some impact on the Darling Harbour Rail Corridor resulting from the loading dock associated with the Exhibition Centre. The impact of the loading dock is, however, limited and will not affect interpretation of the Rail Corridor or its heritage significance. The impact will be ameliorated by the removal of monorail infrastructure by others;*
- *Views to the Powerhouse Museum will be affected by the two residential blocks in the Haymarket Precinct situated within the Rail Corridor, which will also be impacted. However, the principal views to the Powerhouse Museum are available from Harris Street and will not be affected by the proposed development, while views to the building are of secondary importance. Also, the presence of the residential blocks will have no impact on the physical fabric of the Darling Harbour Rail Corridor because the area of the Corridor on which they stand was modified in the recent past with the formation of Darling Drive. There will be little impact on appreciation of the Corridor or interpreting it – apart from the loading dock associated with the proposed Exhibition Centre (see above), there are other no impacts on the Rail Corridor resulting from development on the SICEEP site.*

WESTERN PLOT AND BUILDING W1

The Western Plot (Darling Drive) is one of six development plots identified in the Concept Proposal DA. This Development Application (SSDA12) seeks approval for a residential building (student accommodation) building W1 within the Western development plot (Darling Drive) of Darling Square and associated public domain works. The DA has been prepared to be consistent with the Concept Proposal DA.

More specifically, this SSD DA seeks approval for the following components of the development:

- Demolition of existing site improvements;
- Associated tree removal and planting;
- Construction and use of one residential building within the Darling Drive Plot, to be used for student accommodation purposes;
- Public domain improvements, including provision of a new urban courtyard space between student accommodation buildings W1 and W2; and



- Extension and augmentation of physical infrastructure/utilities as required.

ASSESSMENT OF HERITAGE IMPACT

We have reviewed the SSDA12 Development Application Documentation for building W1 within the Western Plot (Darling Drive) prepared by AJ+C Architects and have compared it with the relevant Concept Proposal SSD DA (SSDA2) documentation for Darling Square and can advise:

- The overall form of the proposed development (height, floor plate, envelope etc) in the northern half of the Western Plot is consistent with the Stage 1 Development Application Documentation;
- The external design of the building has been developed and refined, thus enhancing its appearance and responding to its context including the adjacent heritage items;
- Some secondary views to the Powerhouse Museum from The Haymarket area will be affected by the two residential blocks (student accommodation) in Darling Square situated next to the Rail Corridor. However, the principal views to the Powerhouse Museum are available from Harris Street and will not be affected by the proposed development. Also, the presence of the residential blocks will have no impact on the physical fabric of the Darling Harbour Rail Corridor. There will be little impact on appreciation or interpretation of the Corridor.
- The assessment of the proposed development against the NSW Heritage Branch Model Questions in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA12;
- The assessment of the proposed development against SEPP (State and Regional Development) 2011 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA12;
- The assessment of the proposed development against SREP (Sydney Harbour Catchment) 2005 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA12;
- The assessment of the proposed development against the Sydney LEP 2012 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA12; and
- The assessment of the proposed development against the Sydney DCP 2012 in the Statement of Heritage Impact for the Concept Proposal Development Application is still applicable to SSDA12.

CONCLUSION

As the SSDA12 proposal is consistent with the Concept Proposal DA the assessment of potential heritage impact is also consistent.

Yours sincerely

TANNER KIBBLE DENTON ARCHITECTS PTY LTD



Megan Jones
Practice Director
NSW Registration No. 4148
QLD Registration No: 4357

