



Our File No: SF17/38691
Our Ref: DOC17/411021
Your ref: SSD 8671

Cameron Sargent
Team Leader Key Site Assessments
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Sent by e-mail to: Andrew Hartcher <andrew.hartcher@planning.nsw.gov.au>

Dear Mr Sargent

Request for Secretary's Environmental Assessment Requirements (SEARs) for The Walsh Bay Arts and Cultural Precinct, The Walsh Bay Wharves Precinct. (SSD 8671)

Reference is made to your correspondence received on 8 August 2017 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal.

It is noted that the proposed State Significant Development (SSD 8671) is located within the Walsh Bay Wharves Precinct which is listed on the State Heritage Register (SHR no. 00559).

It is understood the development application for the Walsh Bay Arts and Cultural Precinct (SSD 8671) includes the following.

Pier 2/3

- Redevelopment of the pier, including internal alterations, for new arts facilities.
- Series of new stairs, external lift and balconies and modification to the pier's roof.
- Inclusion of flexible and adaptive spaces for arts and cultural activities.

Pier 4/5

- Refurbishment of the pier for arts facilities;
- Series of new stairs, external lift and balconies and modification to the pier's roof.
- Provision of new commercial retail spaces.

The Precinct

- The use of the precinct for arts festivals, events and pop ups.

It is also understood that the Waterfront Square component of the 2013 masterplan is not subject to this application.

It is recommended that the following modifications to the SEARs (***bold, italic***) are adopted for SSD 8671.

The EIS must be accompanied by a Heritage Impact Assessment that:

- describes the heritage significance of all heritage items on the site (including external, internal and moveable heritage features) and those surrounding the site including submerged maritime heritage and all ***archaeology (historical, maritime and Aboriginal)***;

- **clearly identify on plans, the significance of fabric, building components and spaces that will be impacted by the proposed works;**
- describes the potential impact of the proposal on the significance of the site, its components, **significant views** and values, **and includes measures to mitigate any impacts;**
- **provides a visual analysis, including before and after images/perspectives of the proposed works area, to provide a better understanding of any visual impacts;**
- assesses potential impacts of the proposal on Aboriginal cultural heritage values, and where Aboriginal cultural heritage values are identified, includes measures to avoid, conserve or mitigate against the impact and consult with the Aboriginal people to identify the significance of the cultural heritage values;
- **clearly assesses the proposed works cumulative impacts to the Precinct and its setting, and includes measures to mitigate any impacts;**
- addresses the proposal against the policies of the endorsed Conservation Management Plans for the Wharves Precinct and specific buildings, addressing the proposed adaptive reuse measures to minimise impacts on the buildings, moveable heritage items, and any archaeology;
- proposes opportunities to interpret the site's heritage significance, and archaeology, maritime use, and historical association;
- includes a framework to manage **and fund** the maintenance of public domain/common areas through a committee of owners to maintain a consistent visual character throughout the Walsh Bay Precinct.

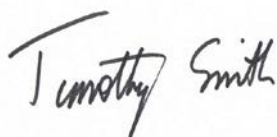
Should any below ground works occur, an Archaeological Assessment and Management Plan **must be prepared** that:

- is carried out by suitably qualified archaeologist; and
- discusses the likelihood of significant historical, maritime and Aboriginal archaeology on the site, how this may be impacted by the project; and
- includes measures to mitigate any impacts.

If you have any questions, please contact David Nix, Heritage Assets Officer, at the Heritage Division, Office of Environment and Heritage on (02) 9895 6523 or at david.nix@environment.nsw.gov.au.

Thank you for the opportunity to provide comment on the SEARs.

Yours sincerely



Tim Smith OAM
 Director Heritage Operations
 Heritage Division
 Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
 22 / 8 / 2017