

Sara Roach

From: Gary Estcourt <Gary.Estcourt@environment.nsw.gov.au>
Sent: Thursday, 14 May 2015 9:46 AM
To: Sara Roach
Cc: Ed Beebe; Katrina Stankowski; Siobhan Lavelle; Stuart Read; Tracey Avery
Subject: MP06_0162 MOD 8

Sara,

Please find below Heritage Division comments on MP06_0162 MOD 8

Regards

Gary

Positive impacts

- Relocation of Block Y Hotel site onshore, it was on a projecting promontory, in response to stakeholder concern.
- New public pier and Community/Retail Building with approximately 2000m2 for community uses.
- Approximately 50% of Barangaroo South will be either public domain/publicly accessible open space.
- New Northern Park, waterfront promenade in Barangaroo South.

Heritage

SHR Items

- No listed heritage items are within the site.

Aboriginal Archaeology

- Significant potential Aboriginal archaeology recording took place during excavation to construct the already-approved basement in Stage 1A Barangaroo South. This has been recorded and the relevant areas are considered to have no further Aboriginal archaeological potential.
- Further archaeological testing is to occur on land not yet substantially excavated. All potential Aboriginal archaeology in Blocks 2-4 has been recorded and these are considered to have no further potential.

Historical Archaeology

- All significant potential historical archaeology in Blocks 1-3 has been recorded per Casey & Lowe's research design and management strategy (5/2010).
- Potential archaeology within the EPA remediation zone will be subject of a separate research design following the conclusions of the SISCO trial.
- The eastern 70m zone of Barangaroo South has some historical archaeological potential. The Casey & Lowe report concludes no significant remains were considered to survive west of this eastern 70m zone as it was previously under water until wharfage was added in the 1960s.
- 2010 archaeological testing refined this 70m zone within Blocks 1 & 4 to only within the eastern-most 40m of Barangaroo South. Further assessment of Block 4 (now Blocks 4A-B and Block Y) identified that while Australia's first gas works had potential to have high significance, extensive contamination meant it was extremely difficult to recover its significant resource.
- DECCW Remediation and Excavation application sets out alternative remediation based on the outcomes of testing proposed. Thus Casey & Lowe make recommendations that will be the subject of the outcomes of this testing. Significant non-Aboriginal archaeology has been recorded in this zone.
- There are no archaeological issues with the Landmark Hotel site – it is completely within modern reclamation zones for the former container terminal wharf and raises no archaeological issues.
- Sites of the proposed Block 4 towers are within the EPA remediation zone and impacts in this area have been already-approved as part of Mod.4. The currently-approved development impacts will remove all

archaeological remains in Blocks 1-4, so there are no changes to impacts on archaeological resources as a result of Mod 8.

Landscape

- Existing mature fig trees in Observatory Park especially south-west of the Observatory complex (planted by the then State Astronomer and thus of heritage value themselves) screen some of existing urban towers from a number of Millers Point & Dawes Point SHR item views and setting. These trees will do the same for Barangaroo South.

Negative impacts

- Increased height in Block 4 and relocated Block Y (the Landmark Hotel).
- Increased density (some 70,000m² over previously-approved amount).
- Podium of the Landmark Hotel is very close to the shore line, constricting public promenade access.

Heritage

SHR Items

- There are no listed heritage items within the site. There is likely to be adverse visual impacts on the settings of a number of adjacent or in-the-vicinity heritage items and conservation areas (Millers Point & Dawes Point Precinct (SHR item); The Rocks, Walsh Bay), being dominated by Barangaroo South tower blocks with no stepping or graduation of heights.
- The applicant asserts that Barangaroo South's modified heights and locations of towers are mostly a long way away (south) of these heritage items and only compound what already is an urban 'edge' of the city. What is not addressed is that the Landmark Tower site and other towers to its south-east will all be further north, i.e. closer than the existing northern-most towers on Lower Fort Street, i.e. have more visual impacts on settings than is existing.
- Impacts on specific items as follows:
 - SHR item Grafton Bond Store – Applicant deems minimal impact due to revised footprints/envelopes of buildings. Already-approved Mod 8 will dramatically alter its outlook/setting – these works compounds those impacts.
 - SHR item Walsh Bay Wharves Precinct - Impacts on setting, although the distance away will ameliorate much of this.
 - SHR item MSB Stores Complex & MSB Stores Building 1: Adverse visual impact on western setting of group. Scale of surroundings dramatically altered by already-approved Mod 7, Mod 8 will compound this.
 - SHR item Sydney Observatory – impacts on setting. Impacts on Observatory's available views of four target objects (stars/constellations) including the Southern Cross, Jewel Box cluster, Omega-Centauri globular cluster and The Pointers will all be obstructed annually for 9 weeks during night-viewing hours between August and October – the Observatory now operates as a museum and for some public night sky viewing, but not as an astronomical observatory, due to constraints (light levels, air pollution etc). The modification will impact part of the significance although the applicant deems this impact acceptable and minimal. The use of this site as an Observatory is identified in the Statement of Significance for this site.
- SHR item National Trust Centre/S.H.Ervin Gallery (former. Fort Street Primary School) - Impacts on setting – compounds existing urban impacts of nearby towers (which are closer).

LEP Heritage Items

- LEP item Observatory Park - Impacts on setting – compounds existing urban impacts of nearby towers (which are closer). This park could arguably be added to the SHR listing and is essential curtilage to allow the visual outlooks and thus core function of Sydney Observatory.
- LEP item Bureau of Meteorology/Fort St. Primary School site – Impacts on setting – compounds existing urban impacts of nearby towers (which are closer).

A number of LEP items (terraces, warehouses, cottages on the western 'edge' of Millers Point all have similar adverse visual impacts that are greater than existing Concept Plan Mod. 7 impacts (due to increased heights and

proximity)), losing expansive western and south-western outlooks and will be visually dominated by the Landmark Hotel and three tower blocks to its south-east which are very close to some and highly visible from most.



Figure 42 View to the south west from Observatory Park. Existing development on Kent Street and trees are part of its setting. The montage below indicates how proposed development associated with Concept Plan Modification 8 will appear from the Park.

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