

Central Barangaroo

Response to Submissions and Updated Heritage Impact Statement

October 2023



Acknowledgement of Country

We respect and acknowledge the First Nations peoples of the lands and waterways on which we live and work, their rich cultural heritage and their deep connection to Country. We acknowledge their Elders past and present and are committed to truth-telling and to engaging with First Nations peoples to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart including the concepts of voice, treaty and truth.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
19-0548AA	1	Draft Report	24 July 2023
19-0548AA	2	Draft Final Report	9 August 2023
19-0548AA	3	Final Report	23 August 2023
19-0548AA	4	Final Report	28 August 2023
19-0548AA	5	Final Report	29 August 2023
19-0548AA	6	Revised Final Report	31 October 2023

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Executive summary

This updated heritage impact statement (HIS) has been prepared to accompany a modification application for a proposed residential, commercial, community and active development at Central Barangaroo. This HIS assesses the heritage impacts that have the potential to arise from the amended proposal that has been prepared in response to submissions (RTS) following the public exhibition of modification 9 (MOD 9) from 8 July to 12 August 2022. In this report, the approved concept plan for Central Barangaroo MP06_0162 is used as the baseline against which the amended proposal is assessed.

GML previously provided a *Heritage Assessment and Impact Statement* (HAIS) (GML November 2021) for the MOD 9 project concept design. This report includes updates to Sections 6 to 9 of the HAIS (GML November 2021) in response to the amended proposal, and is structured as follows:

- Section 1—Introduction
- Section 2—Updated views and vistas
- Section 3—The amended proposal
- Section 4—Updated heritage and archaeological impact assessment
- Section 5—Revised conclusions and recommendations
- Appendix A—Heritage response to submissions

The approved concept plan MP06_0162 assumes the opportunity for urban development within Central Barangaroo, noting that a range of longer-term macro social, industrial and economic factors have contributed to the continuing process of urban renewal of Sydney’s working harbour.

Generally, and notwithstanding the proposed building envelopes for blocks 5 and 6 and selected impacts to the setting, historic visual connections, views and vistas, the amended proposal is assessed in heritage terms to be more or less consistent with the approved concept plan. Both the approved concept plan MP06_0162 and the amended proposal are assessed as giving rise to varying degrees of impact on the heritage significance of the Millers Point and Dawes Point village precinct, the Millers Point heritage conservation area, and the heritage items within these protected areas and in the vicinity. The cumulative impacts associated with the amended proposal for Central Barangaroo have also been considered in the context of the redevelopment of north and south Barangaroo.

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1 Introduction

GML Heritage Pty Ltd (GML) has been engaged by Aqualand to prepare an updated heritage impact statement and response to submissions as they relate to heritage matters for the Central Barangaroo modification application (MP06_0162 MOD 9).

GML previously provided a *Heritage Assessment and Impact Statement* (HAIS) (GML November 2021) for the MOD 9 project concept design, which was publicly exhibited from 8 July to 12 August 2022.

In response to the public submissions (RTS) to the MOD 9, the proposed concept design for Central Barangaroo has been amended. Section 3 discusses the amended design. This report includes an updated assessment of the heritage impacts for the amended proposal.

Throughout this report the following conventions are used to refer to the planning applications for Central Barangaroo:

- Approved Concept Plan (2007)
- Exhibited Proposal (MOD 9) (August 2022)
- Amended Proposal (in response to submissions (RTS) (October 2023)

1.1 Response to submissions

A response to the heritage matters raised by the public submissions is included in Appendix A of this report.

1.2 Structure

This updated heritage impact statement and response to submissions draws on background information provided in Sections 1 to 5 of the HAIS (GML November 2021). Information from the November 2021 report has not been updated where it is included in this document. For more detailed background information on Central Barangaroo, readers should refer to Sections 1 to 5 of the previous HAIS.

This report includes updates to Sections 6 to 9 of the HAIS (GML November 2021) in response to the amended design.

This document is structured as follows:

- Section 2—Updated views and vistas
- Section 3—The amended proposal
- Section 4—Updated heritage and archaeological impact assessment

- Section 5—Revised conclusions and recommendations
- Appendix A—Heritage response to submissions

1.3 Authorship

This report has been prepared by GML Heritage Pty Ltd heritage consulting staff in accordance with our quality management system and relevant professional guidelines and standards.

2 Updated views analysis

In response to public submissions and the preparation of an amended proposal the HAIS (GML November 2021) views analysis has been updated to include additional views. Views from the east and northeast in Observatory Park and High Street, and more distant views from the west have been addressed. These views respond to submissions and/or those assessed in previous heritage documentation.

The new views are listed in the table below. The numbering follows the updated View and Visual Assessment (VVIA) prepared by AECOM (October 2023).¹ Refer to Figure 2.1 for the location of the new views in this assessment compared to previously analysed views.

Table 2.1 Additional views included in the updated assessment. (Source: AECOM October 2023)

No.	Observer location
31	Darling Harbour—Pyrmont Bridge*
32	Darling Harbour—Australian National Maritime Museum*
33	Sydney Observatory Hill Park—south path
34	Sydney Observatory—southwest
35	National Trust carpark
36	High Street—north
37	High Street—south
38	Hickson Road—corner of Watermans Quay
39	James Watkinson Reserve
40	Giba Park
41	Corner of Grafton Street and Grafton Lane

*These views were included in the original VVIA but not in the HAIS (GML November 2021).

Relevant views identified in the *Darling Harbour Wharves Site Study* (Hill Thalys Architecture + Urban Projects Ltd 2006) views analysis are included, including looking west and north from High Street (see Figure 2.1 and Figure 2.2). Not all views from the study are included. Many views are west over Barangaroo Reserve or through South Barangaroo, in which Central Barangaroo is only peripheral or not captured at all. Similarly, an internal view from the Central Barangaroo site looking south is not included as it is within the building envelopes and impacted by the South Barangaroo buildings.

The Hill Thalys Study stated the following (refer to Figure 2.2):

- Retain significant views across the site to the waterfront.
- Allow for public views across the Harbour from Millers Point (the northernmost part of the site) and Observatory Hill.
- Consider the high visibility of the site from public places including the waterway, harbour edge points, Sydney Harbour Bridge and Anzac Bridge.
- Protect local views to the site and adjoining waterways from public domain areas in Millers Point and the western side of the city.
- Place higher importance on mini-views from streets to the waterfront.
- Allow views from the site and adjoining waterways to natural features including the High Street/Hickson Road and retaining walls.



Figure 2.1 Updated map observer locations prepared by AECOM and number system adopted for this updated Heritage Impact Statement. Note that not all AECOM observer locations are relevant to heritage matters or used in this assessment. (Source: AECOM VVIA 2023 with GML overlay)



Figure 2.2 An extract from *The Darling Harbour Wharves Site Study* showing significant views.
(Source: Hill Thalys Architecture + Urban Projects Pty Ltd 2006)

2.1 Updated views comparison

Refer to Table 2.2 for an updated views comparison of the amended modification proposal against the exhibited proposal and approved concept plan envelope. Views are drawn from the updated VVIA (AECOM, 2023).

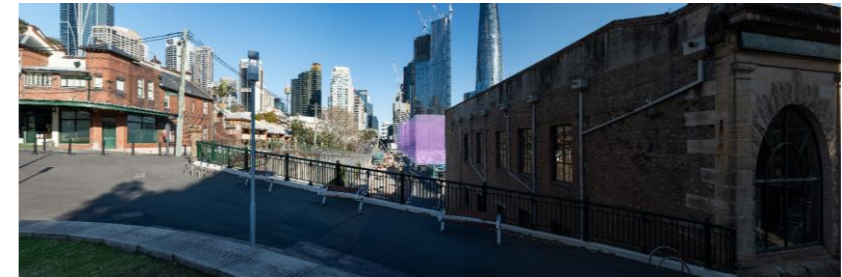
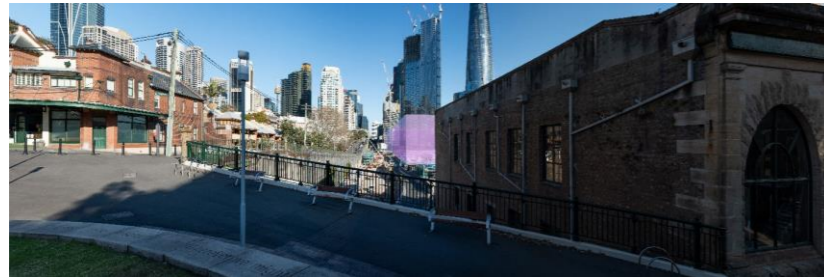
Some views included within this report show the locations of the proposed building envelopes outlined in red dashed lines, and these should be interpreted as behind the building line. These dashed lines indicate that the building envelopes are depicted assuming existing vegetation and development has been removed for the purposes of the visual impact assessment. This applies to the view from Darling Harbour looking north, the view from the National Trust car park, and from Clyne Reserve. For greater resolution of images for these locations, refer to AECOM’s VVIA report.

Table 2.2 Updated views comparison. (Source: AECOM, 2023)

No.	Approved concept plan (2007)	Exhibited proposal (MOD 9)	Amended proposal (RTS)
1	Sydney Observatory Hill Park		
			
2	Sydney Observatory		
			
3	High Street (South) – Agar Steps		
			

No. Approved concept plan (2007) Exhibited proposal (MOD 9) Amended proposal (RTS)

4 **Munn Street Reserve**



5 **Clyne Reserve**



6 **Barangaroo Reserve—Wulugul Walk**



7 **Barangaroo Reserve—Stargazer Lawn**



No. Approved concept plan (2007) Exhibited proposal (MOD 9) Amended proposal (RTS)

8 **Hickson Road**



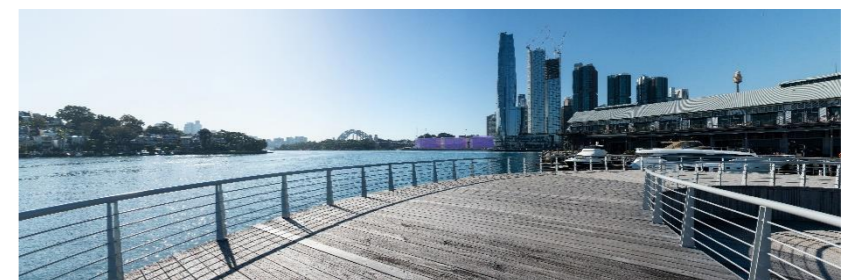
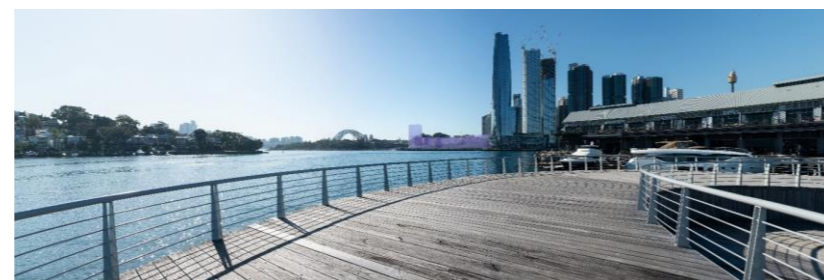
9 **Gas Lane**



10 **Ballaarat Park**



11 **Pirrama Park**



No. Approved concept plan (2007) Exhibited proposal (MOD 9) Amended proposal (RTS)

12 **Balmain East—Illoura Reserve**



13 **Balls Head Reserve**



14 **Blues Point**

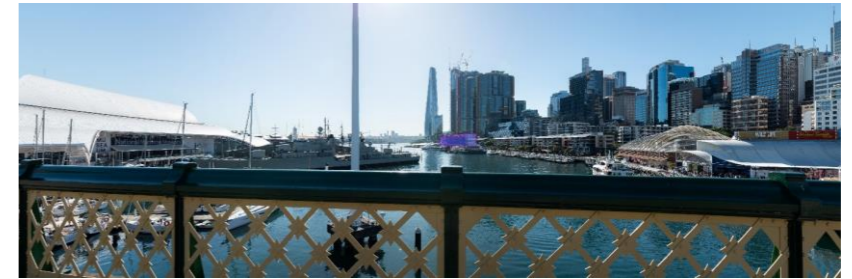
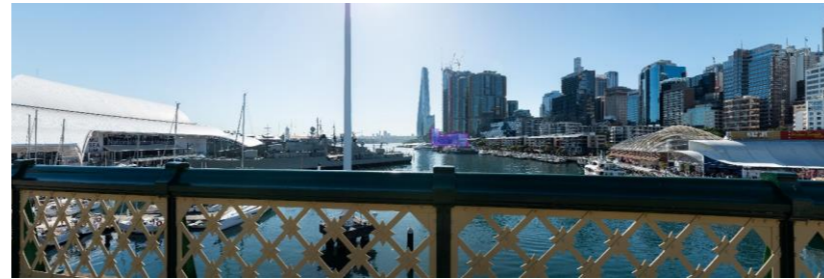
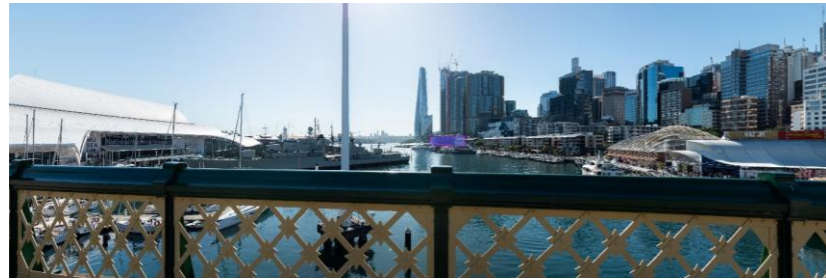


15 **Sydney Harbour Bridge**



No. Approved concept plan (2007) Exhibited proposal (MOD 9) Amended proposal (RTS)

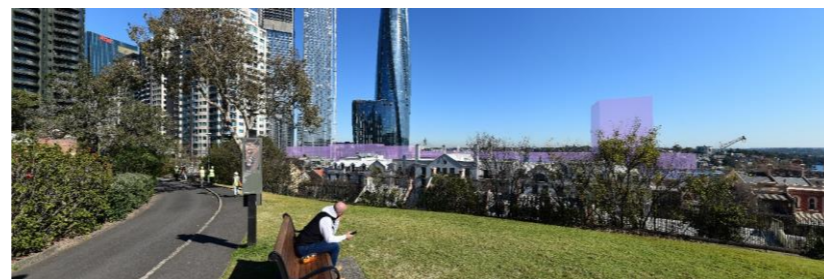
31 Darling Harbour (Pyrmont Bridge)



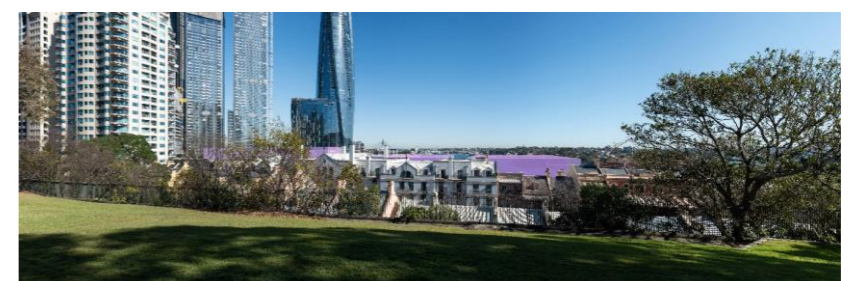
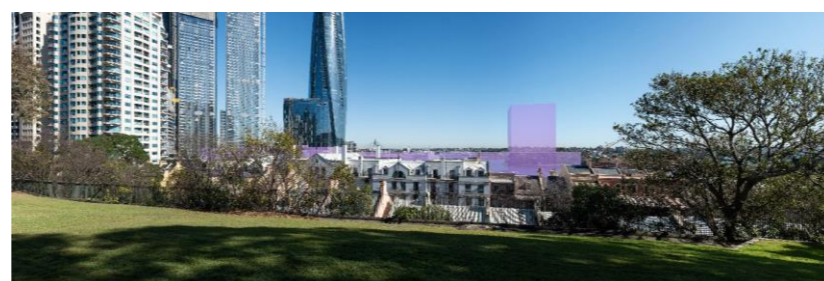
32 Darling Harbour—Australian National Maritime Museum



33 Sydney Observatory Hill Park—South Path



34 Sydney Observatory—South West



No. Approved concept plan (2007) Exhibited proposal (MOD 9) Amended proposal (RTS)

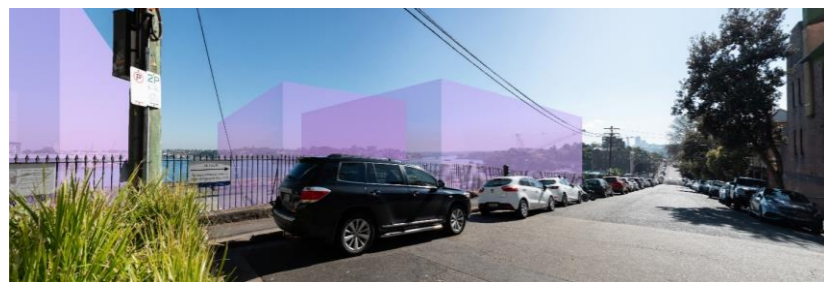
35 National Trust Car Park



36 High Street—North



37 High Street—South



38 Hickson Road—Corner of Watermans Quay



No. Approved concept plan (2007) Exhibited proposal (MOD 9) Amended proposal (RTS)

39 James Watkinson Reserve



40 Giba Park



41 Corner of Grafton Street and Grafton Lane



2.2 Endnotes

- ¹ AECOM 2023, *View and Visual Impact Assessment: Response to Submissions October 2023*, report prepared for Aqualand.

3 The amended proposal (RTS)

3.1 Amended proposal summary

3.1.1 Overview and response to submissions

Appendix A includes a response to the public submissions following the exhibition of the Central Barangaroo MOD 9 modification application in 2022. Key issues identified in the submissions included the proposal's bulk, height, scale, visual impacts, impacts to the significance of heritage items and conservation areas, and the accuracy of documentation.

Following exhibition, the design of the modification application has been amended. Responding to the public submissions, the amended proposal for Central Barangaroo redistributes the proposed heights of blocks 5, 6 and 7. The building envelopes are largely at RL35, or eight storeys. This is generally consistent with the building envelope heights in the concept plan that was approved in 2007 (refer to Figure 3.6 and Figure 3.7).

The amended proposal introduces more simplified building envelopes at a reduced scale. This includes additional public domain and removal of the previously proposed 20 storey tower at block 7. The east-west through-site links have been relocated and a new north-south extension of Scotch Row is also included. The southern edge of the building envelopes is repositioned further north to protect views from The Bond Plaza to the water and improve the development's interface with Hickson Park.

Refer to Figure 3.1, Figure 3.2 and Figure 3.3 for a diagram of the indicative massing of the new building envelopes and blocks, and their reference numbers, which will be used to refer to specific blocks in the assessment.

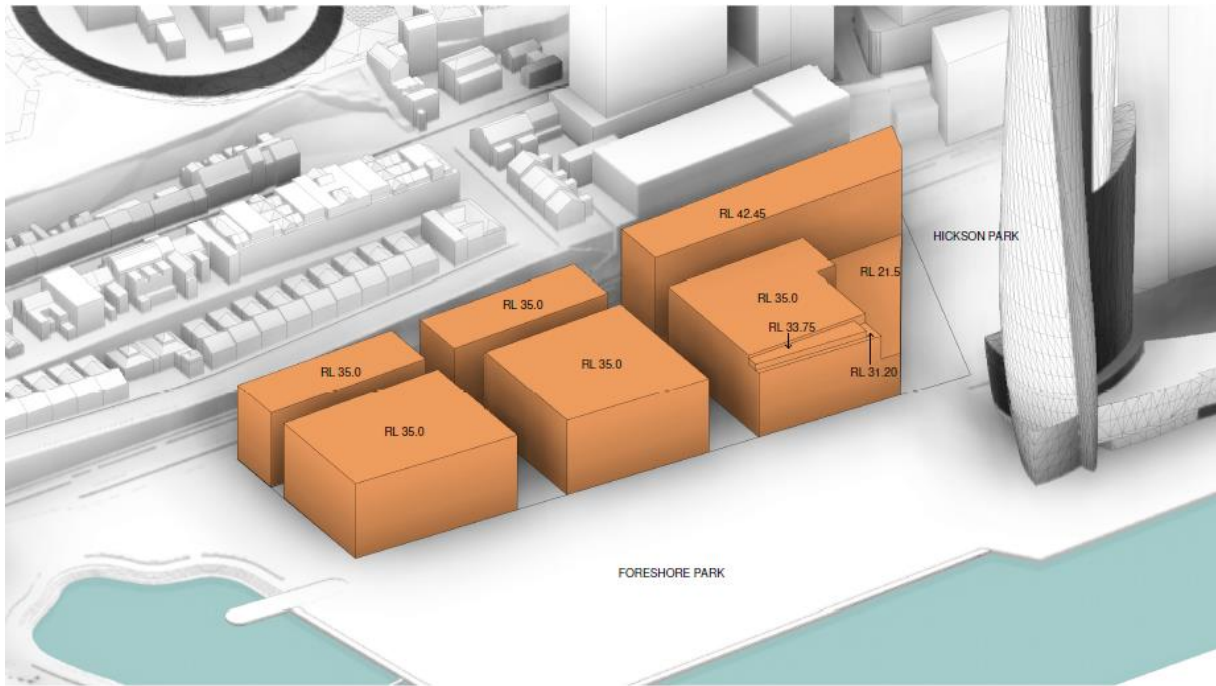


Figure 3.1 The amended proposal building envelopes, showing the proposed RLs of the blocks.
(Source: SJB 2023)

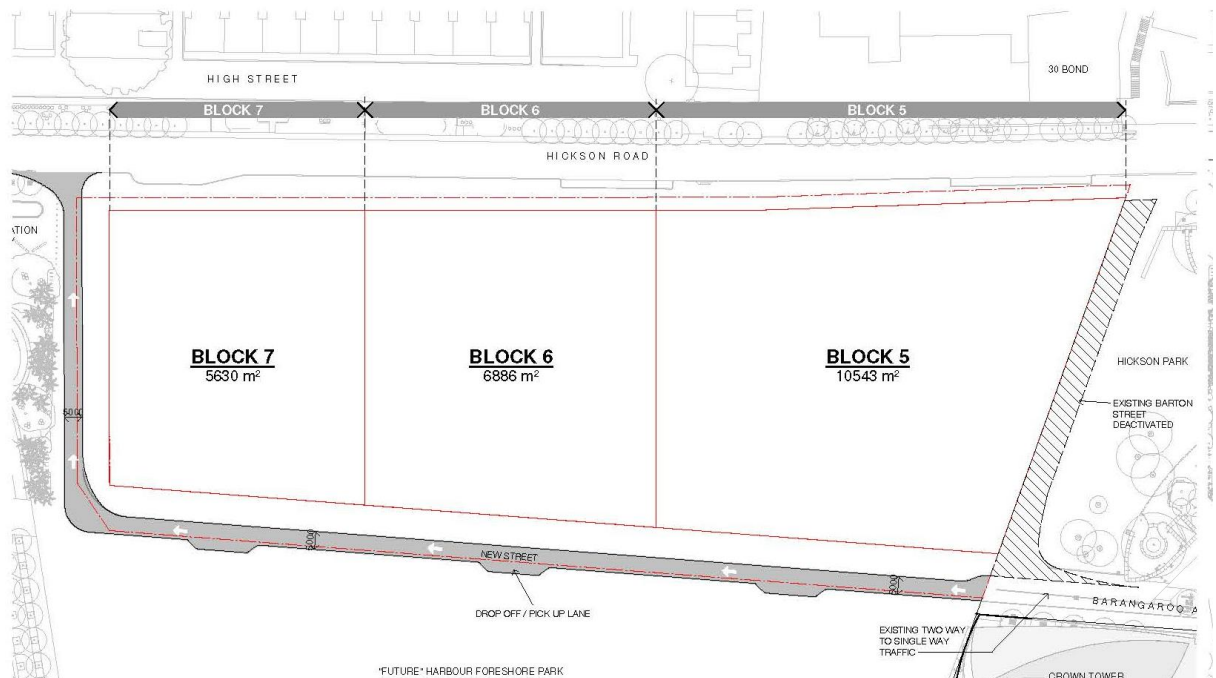


Figure 3.2 The proposed development blocks for Central Barangaroo under the amended proposal.
(Source: SJB 2023)

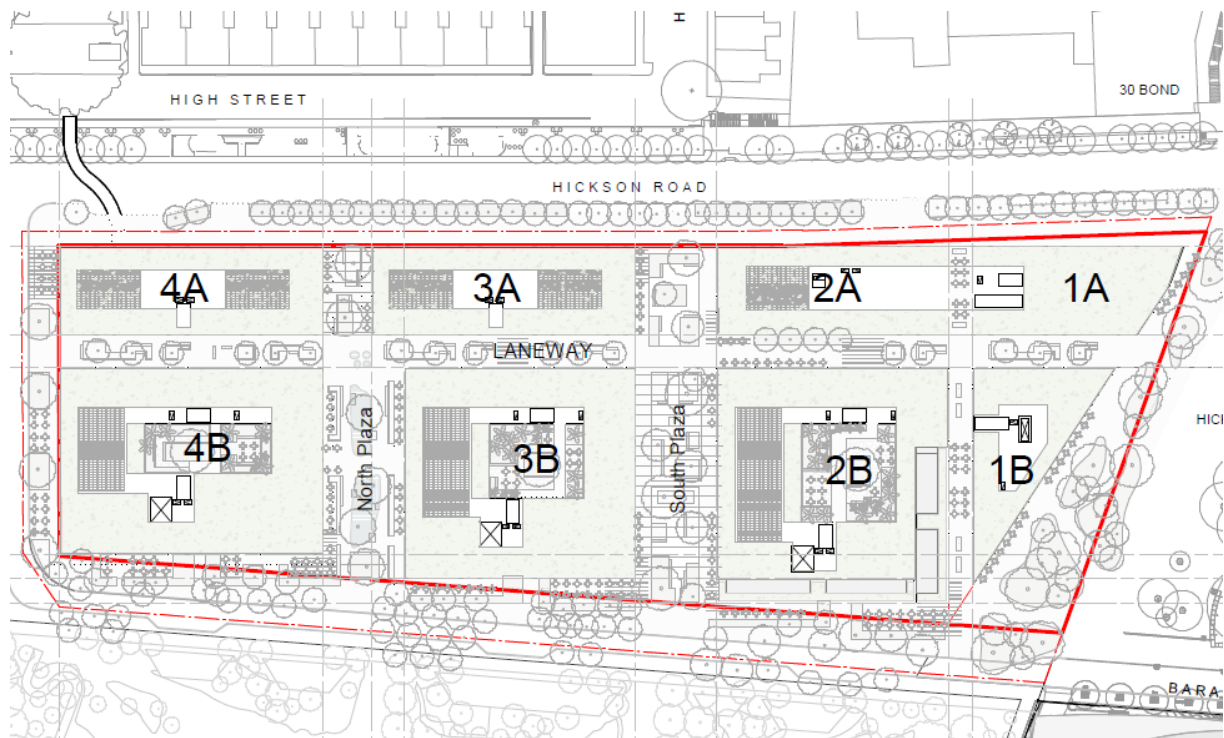


Figure 3.3 The plan of the reference scheme for the amended proposal showing reference numbers for each block. (Source: SJB 2023)

3.1.2 Height and massing

The building heights in this amended proposal for Central Barangaroo blocks are more consistent with the 2007 approved concept plan, which was predominantly RL34-35.

The amended concept proposes six building blocks, predominantly at RL35. The southeast blocks 2A and 1A are at RL42.45. Block 1B, a wedge-shaped block at the southern boundary overlooking Hickson Park, is at RL21.5. Block 2B, directly north of Block 1B has an irregular form with a range of heights, from RL35 at its maximum to RL21.5 at its lowest, with intermediary heights of RL31.2 and RL33.75. In general, the RLs for the blocks have been reduced from MOD 9. Only Blocks 2A and 1A are the same height as they were in the MOD 9 proposal at RL42.45

GFA in the approved concept plan was 47,688 square metres. MOD 9 was at 144,355sqm. This amended proposal is at 104,000 sqm. The increase in GFA will influence the massing of built form. Under the proposal, buildings are likely to fill the envelope. Indicative massing diagrams in the *Central Barangaroo Urban Design Report and Guidelines* (SJB Architecture 2023) acknowledge this, while demonstrating the flexibility in the final arrangement of built form (Figure 3.4)

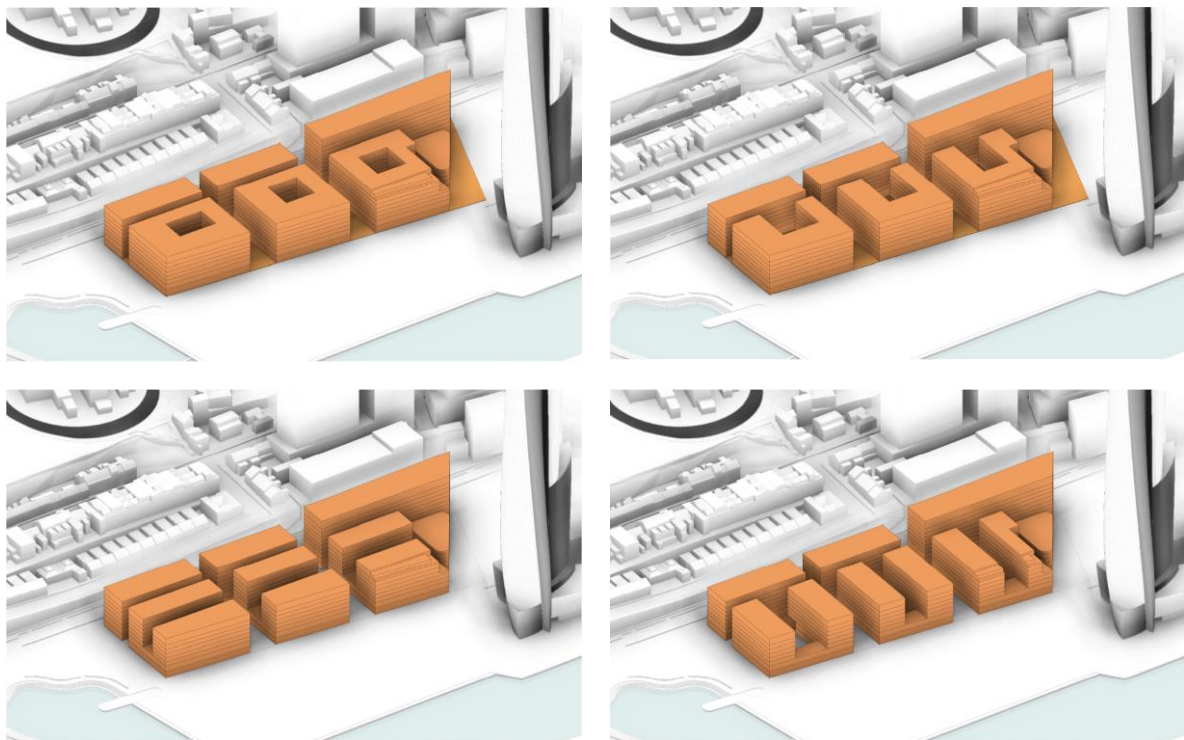


Figure 3.4 Indicative examples of built form configurations within the proposed building envelopes. (Source: SJB 2023)

3.1.3 Cantilevers

The cantilevers of the exhibited proposal have been removed, creating a consistent building envelope face to match the High Street wall.

3.1.4 Hickson Road Bridge

The amended proposal locates the bridge link from High Street to Central Barangaroo in the vicinity of its original historical location at the lowest point of the street, beside the Lance Kindergarten. The bridge will be reinstated as a pedestrian footbridge to block 4A.

The reference design plan for the amended proposal indicates the footbridge will be constructed at the historical location of the former bridge. The historical location of the bridge is indicated by the sandstone posts in the palisade fence which contains infill panels that were installed after the bridge was removed in the 1960s. It is proposed that any new bridge would be narrower than the historic bridge and installed in the location of the infill panels; as such, no significant historic fabric would be removed.

The proposed design of the bridge will be subject to a future development application.

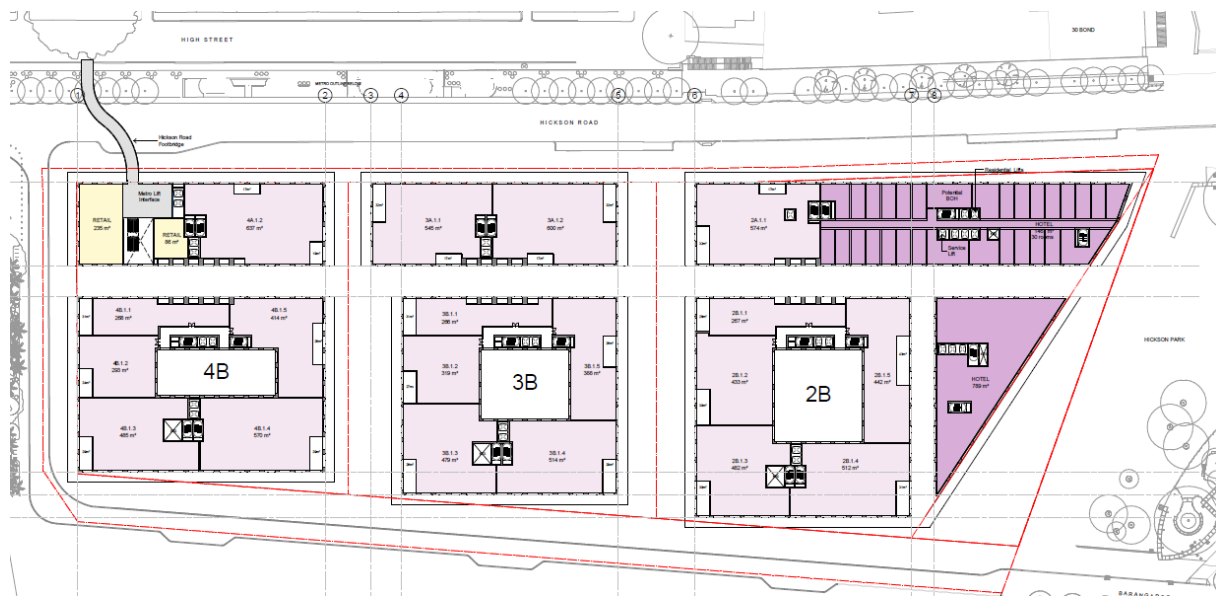


Figure 3.5 Detail of the reference design level 1 plan showing the indicative location of the footbridge from High Street to Hickson Road. (Source: SJB 2023)


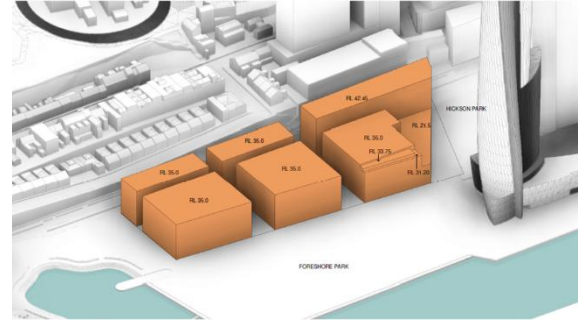
3.2 Comparison to approved concept plan

The amended proposal for Central Barangaroo is generally more consistent in height to the approved concept plan.

The approved concept plan comprised three building envelope blocks divided by two east-west through-site links (Figure 3.6 and Figure 3.7). Allowable heights are RL34 (Block 5, south), RL29 (Block 6, centre) and RL35 (Block 7, north). The maximum permissible gross floor area (GFA) was 47,688 square metres. Blocks 5 and 7 have frontages of 110 and 111 metres respectively to Hickson Road. A 20-metre opening between Blocks 5 and 6 aligns with High Street south to maintain views to the west.

Key differences between the approved concept plan and the amended proposal are the block distribution, maximum envelope heights to blocks 5 and 6, basement levels and the GFA. Refer to Table 3.1 for a comparison between the approved concept plan and the amended proposal.

Table 3.1 Comparison between the approved concept plan and the amended proposal.

Approved concept plan	Amended proposal
Block distribution	
	 <p data-bbox="805 840 1385 929">NB: The southern boundary of Block 5 extends further south into the Hickson Reserve in the amended proposal</p>
Maximum block envelope heights	
<ul style="list-style-type: none"> • Block 5—RL34 • Block 6—RL29 • Block 7—RL35 	<ul style="list-style-type: none"> • Block 5—RL42.45 (increase of 8.45m) • Block 6—RL35 (increase of 6m) • Block 7—RL35 (no increase)
GFA	
<p>Residential—191,031sqm</p> <p>Tourist—76,000sqm</p> <p>Retail—34,000sqm</p> <p>Active—5,000sqm</p> <p>Community—12,000sqm</p>	<p>Residential—237,031sqm</p> <p>Tourist—76,000sqm</p> <p>Retail—44,766sqm</p> <p>Active—5,000sqm</p> <p>Community—14,800sqm</p>

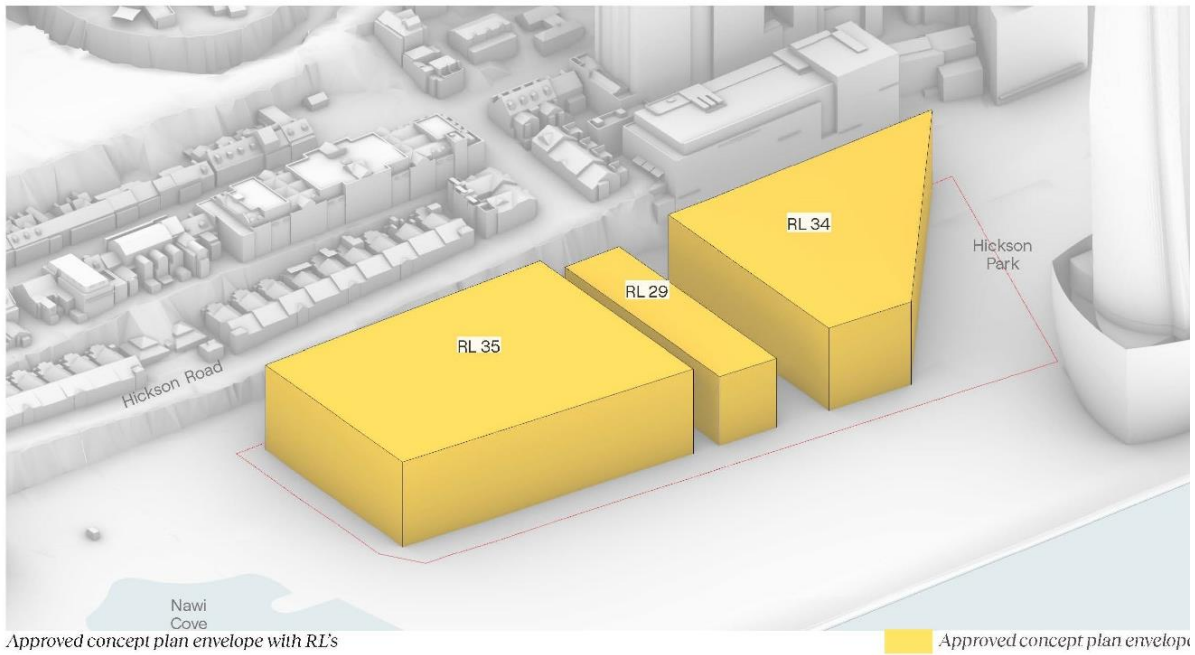


Figure 3.6 The 2007 approved concept plan showing building envelope and RLs. The design principles for the concept plan stipulated height modulation within the block envelopes. (Source: SJB 2023)

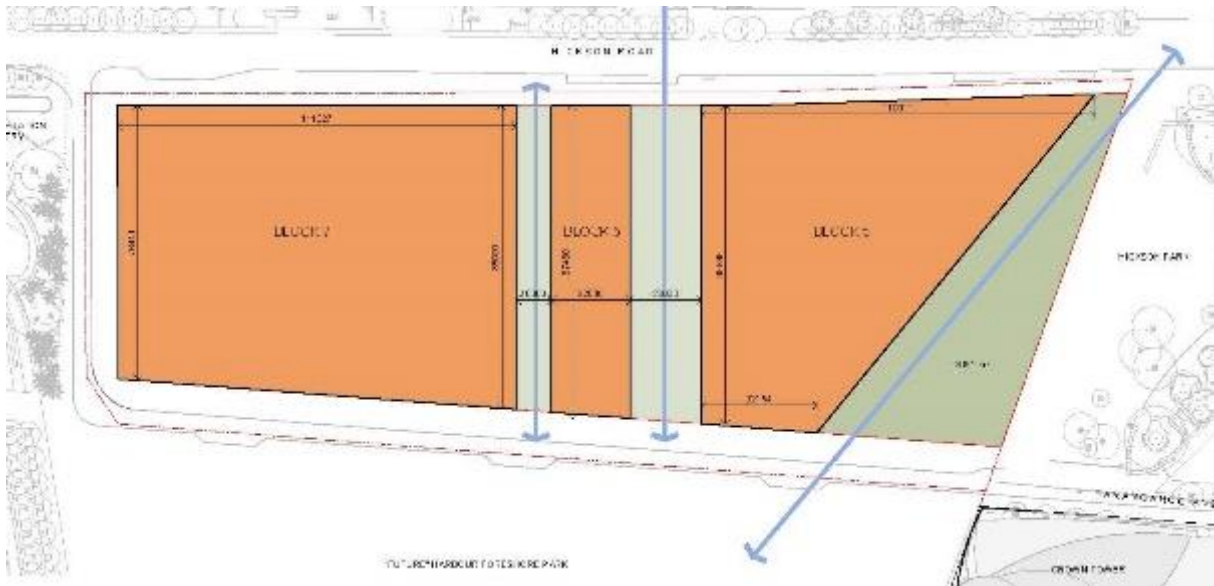


Figure 3.7 The approved concept plan building envelopes. (Source: SJB 2023)

3.3 Amended proposal compared to exhibited MOD 9

The amended proposal for Central Barangaroo has simplified and reduced the height of the building envelopes across the precinct when compared to MOD 9 (see Figure 3.8). For a visual comparison, refer to Figure 3.9 for an overlay of the MOD 9 building envelopes against the amended proposal (RTS).

In general, the RLs for the blocks have been reduced, with only block 2A and 1A remaining at the height of the exhibited proposal (MOD 9) (RL 42.45). The blocks are now mostly consistent in height with the 2007 approved concept plan.

The Block 7 tower has been removed. A short summary overview is included below.

Table 3.2 Summary of key elements of the amended proposal.¹

Element	Description of amended proposal	Changes between exhibited MOD 9 proposal and amended MOD 9 proposal
GFA		
Total	Maximum 104,000m ² (with a maximum 75,000m ² for residential)	Reduced by 40,355m ²
Heights		
Block 5	RL 21.5, RL 31.2, RL 33.75, RL 35 and RL 42.45	Reduced by 2.05m
Block 6	RL 35	Reduced by 3.7m
Block 7	RL 35	Reduced by 38.7m

A summary of the amended proposal, prepared by Mecone, is provided below:

GFA Amendments

- Reduced total GFA permissible within Blocks 5, 6 and 7 from 144,355m² to 104,000m²,
- Reduced below ground GFA from 28,166m² to 11,092m², and
- Increased maximum residential component from 28,000m² to 75,000m².

Building Envelope Amendments

- Removal of the tower element at Block 7 at RL 73.7,
- Reduced building height with the tallest element located on Block 5 at RL 42.45,
- Amendments to the overall dimension and footprint of Blocks 5, 6 and 7 including new pedestrian connections open to the sky,
- Deletion of building cantilever elements into public domain,

- Refinements to the interface of Block 5 and Hickson Park, and
- Simplified building height and massing across the entire site with only three heights proposed to minimise visual impacts from Observatory Hill and Millers Point.

Open Space and Public Domain Amendments

- Increased provision of publicly accessible open space when compared to the approved Concept Plan;
- New north-south pedestrian link with a minimum width of 8m and open to the sky to facilitate visual links from Hickson Park to Nawi Cove;
- Expanded east-west pedestrian connections, known as Plaza North and Plaza South up to 20m wide and open to the sky;
- New east-west arcade within Blocks 5 and 6 with a minimum width of 6m; and
- Additional allowance for deep soil zones across the site.

Traffic and Access Amendments

- Retain Barangaroo Avenue as a one-way shared street; and
- Deletion of Barton Street as a proposed permanent street.

Statutory and Development Control Amendments

- Amendments to the SEPP mapping and provisions to align with amended building envelope GFA, building heights and land uses;
- Removal of proposed SEPP amendment to allow GFA to extend 25m into the RE1 Public Recreation zone below ground level;
- Removal of proposed SEPP amendment to allow building facades to extend by an additional 3m above ground and the 650mm façade articulation zone; and
- Amended Urban Design Guidelines to reflect amended building envelope outcomes.



Figure 3.8 The MOD 9 envelopes showing the varying heights within the envelopes and the now removed tower in Block 7. (Source: SJB 2023)

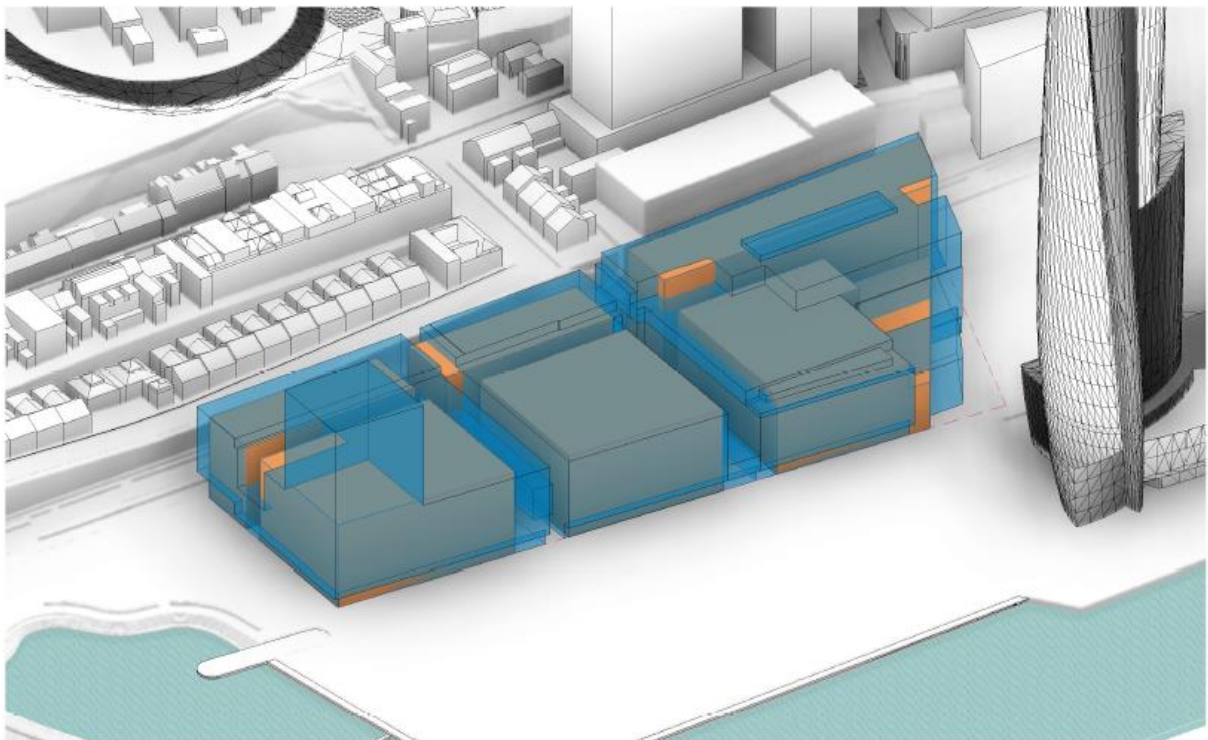


Figure 3.9 A comparison showing simplification of the blocks and the reduction in height of the amended proposal building envelopes (orange) against the exhibited MOD 9 envelopes (blue). (Source: SJB 2023)

3.4 Endnotes

- ¹ Mecone 2023, *Response to Submissions Report, Concept Plan MP06_0162 Modification 9*, report prepared for Infrastructure NSW.

4 Updated heritage and archaeological impact assessment

This section provides an updated heritage impact assessment for the amended proposed concept plan in response to submissions for Central Barangaroo. The format of the previous HAIS (GML November 2021) has been adopted with minor amendments. This assessment is benchmarked against the original heritage impact assessment of the approved concept plan. For note, this section assesses heritage impacts only. Mitigative measures are provided in the recommendations section 5.2.

Table 4.1 indicates the ratings applied when assessing the heritage impacts associated with the amended proposed concept design.

Table 4.1 Heritage impact rating definitions.

Rating	Definition
Major adverse	<p>Actions which will have a severe, long-term and possibly irreversible impact on the heritage item.</p> <p>Actions in this category would include partial or complete demolition of a heritage item or addition of a new structure in its vicinity that destroys the visual setting of the item. These actions cannot be fully mitigated.</p>
Moderate adverse	<p>Actions which will have an adverse impact on a heritage item. Actions in this category would include removal of an important aspect of a heritage item’s setting or temporary removal of significant elements or fabric. The impact of these actions could be reduced through appropriate mitigation measures.</p>
Minor adverse	<p>Actions which will have a minor adverse impact on a heritage item. This may be the result of the action affecting only a distant/small part of the setting of a heritage place.</p> <p>The action may also be temporary and/or reversible.</p>
Neutral	<p>Actions which will have no heritage impact.</p>
Minor positive	<p>Actions which will bring a minor benefit to a heritage item, such as an improvement in the item’s visual setting.</p>
Moderate positive	<p>Actions which will bring a moderate benefit to a heritage item, such as removal of intrusive elements or fabric, or a substantial improvement to the item’s visual setting.</p>
Major positive	<p>Actions which will bring a major benefit to a heritage item, such as reconstruction of significant fabric, removal of substantial intrusive elements/fabric or reinstatement of an item’s visual setting or curtilage.</p>

4.1 Heritage assessment of the 2007 approved concept plan

The heritage impacts arising from the 2007 approved concept plan were assessed in the *East Darling Harbour Concept Plan Heritage Impact Statement* prepared by City Plan Heritage in 2006. The assessment was based on an indicative scheme using development controls in Section 13 of the *East Darling Harbour State Significant Site Proposal, Concept Plan & Environmental Assessment* (JBA Urban Planning Consultants, 2006). The development controls modulated the permissible built form within the building envelopes.¹ The controls restricted the percentage of the building envelopes with the blocks that could achieve the maximum allowable height.

City Plan's assessment refers to this in the assessment of the impacts and the 3D visualisations included in its report. Regarding the Millers Point Conservation Area/Millers Point and Dawes Point Village Precinct, the assessment stated:

The East Darling Harbour Concept Plan has been developed with a number of principles in mind and the protection of key views from the historic precincts is one of these principles.

Densities have been determined in accordance with development factors whilst maintaining the principle of lowering heights towards the north, providing interpretation of the landform features and allowing key vistas to and from Millers Point and Observatory Hill. The overall concept is aimed to ensure that the historic precinct of Millers Point can be viewed from key vantage points across the harbour and that the harbour form and the relationship to suburbs within the view shed can be viewed and understood from Millers point. The Concept Plan does not maintain the status quo as it accepts that there is opportunity for development on the northern end of EDH whilst still maintaining many of the views gained in more recent times. The concept of view change over time is complex but it has never been static in the history of the EDH area.²

Since the Central Barangaroo concept plan was approved in 2007, several modifications have been approved. These modifications are summarised in Section 3 of the Response to Submissions report by Mecone.³ GML has been advised that the modifications to the approval have superseded requirements to satisfy the Section 13 development controls. Accordingly, this modification application responds to the building envelopes as defined in the Terms of Approval, which are now considered to constitute the approved concept plan.

Given the circumstances, GML has assessed the impacts based on the amended proposal and building envelopes and compared these with City Plan's assessment of the approved concept plan scheme as it was in 2007. Where relevant, the existing assessed view impacts of the approved concept plan were used as a basis for the assessment.

4.2 State government requirements

4.2.1 Director-General's requirements

The Director-General's requirement for heritage for the Central Barangaroo modification application (MP06_0162 MOD 9) is as follows:

Undertake an assessment of the likely impacts of the modification on heritage and archaeological items and proposed conservation and mitigation measures, including the Millers Point Conservation Special Area, Observatory Hill and Walsh Bay.⁴

The following sections of this updated heritage impact assessment assess the likely impacts of the amended proposal in response to the requirements.

4.3 Aboriginal archaeology

The preliminary Aboriginal archaeological assessment (Section 4.0 of the 2021 HAIS) determined that Central Barangaroo has nil to very low potential to contain in situ Aboriginal archaeological evidence. This is due to the area's natural topography, comprised of foreshore with a headland and coves, and the likely high disturbance impacts to any Aboriginal archaeological evidence from development and industrialisation. Therefore, the amended proposal, including excavation for the proposed three level basement, would be unlikely to result in any impacts to Aboriginal archaeology.

The amended proposal would not result in any changes in potential impacts to Aboriginal archaeological evidence within Central Barangaroo from the approved Concept Plan and amended proposal.

4.4 Historical archaeology

The historical archaeological assessment of the study area (Section 5.0 of the 2021 HAIS) identifies that parts of the site have potential to contain historical archaeological remains. Remains would be most likely associated with maritime and industrial development and occupation during the late nineteenth century, and redevelopment of the site during the early to mid-twentieth century. Most of this evidence, if it survives, would likely be located along the eastern side of the study area, and concentrated in the northern and southern ends of the site (Figure 4.1). The potential historical archaeological remains at the site would likely be of local significance and limited research potential.

Geotechnical and archaeological information collected from other parts of the Barangaroo site indicates that much of this area is covered by extensive fill deposits above any

surviving cultural material. Potential archaeological remains are therefore likely to be at least 0.5–4 metres below the existing surface of the concrete apron.

The amended proposal includes three basement levels that coincide with areas of potential archaeological remains associated with former finger wharves, minor late nineteenth-century wharves, and wharves associated with the former gasworks in this area. Disturbance or removal of evidence of former finger wharves or minor late-nineteenth century wharves would have little or no historical archaeological impact. Any remains in the southeastern corner of the site, including any remains associated with the former gasworks, have likely been entirely removed as part of the remediation of this area. As such, excavation for the proposed basement footprint would have no direct impact on any surviving remains of the former gasworks or any other remains in the declared area of contamination (DECCW Declaration Area N21122).

The amended proposal would not result in any changes to the previously assessed level of potential impacts on historical archaeological evidence within Central Barangaroo from the approved concept plan.



Figure 4.1 Plan showing the location of potential historical archaeological features within the footprint of the amended proposal. (Source: Google Earth Pro with GML overlay)

4.5 Setting, views and vistas

Existing views updated heritage impact assessment

The HAIS (GML November 2021) assessed the impacts of MOD 9 on 15 views to and from heritage items and heritage conservation areas in the vicinity of Central Barangaroo. The table below provides an updated impact assessment for the amended proposal on the same 15 views. City Plan's 2006 assessment of the concept plan's potential impacts on similar views is included in the table where they exist for comparative purposes. For clarity, the observer location numbers in the updated VVIA (AECOM 2023) have been used. Note that not all observer locations in the VVIA have been assessed, as not all are relevant to heritage matters. Refer to Section 2.1 for 3D renders of the approved concept plan, MOD 9 and the amended proposal.



Some views included within this report show the locations of the proposed building envelopes outlined in red dashed lines. These dashed lines indicate that the proposed building envelopes are depicted assuming existing vegetation and development has been removed for the purposes of the visual impact assessment. This applies to the view from Darling Harbour looking north, the view from the National Trust car park, and from Clyde Reserve. For greater resolution of images for these locations, refer to AECOM's VVIA report.



Figure 4.2 Updated map observer locations prepared by AECOM and number system adopted for this updated Heritage Impact Statement. (Source: AECOM VVIA 2023)

Table 4.2 Updated heritage impact assessment for views assessed in the previous HAIS (GML November 2021).

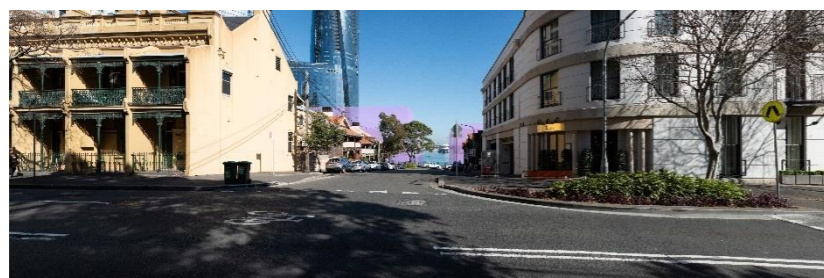
No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
<p>1 Observer Location 01—Sydney Observatory Park, to the western part of Sydney Harbour (image: from park western boundary).</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934)</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>View H4</p> <p>Views from Observatory Hill Park to the west and northwest (H4): The photomontages and cross sections demonstrate that the tower elements will be visible within existing views; however, they will not detract from the quality of the view because the majority of the harbour will remain visible and legible, and the opposite foreshore (Peacock Point) will remain visible. The issue here relates, as discussed above, to the opportunity to create a new active precinct along the former wharf areas, and to allow residential and recreation uses that will enhance the city and the water's edge.</p>	<p>Moderate adverse</p> <p>The approved concept plan and the amended proposal are assessed as giving rise to a moderate adverse impact on the ability to appreciate the significance of Observatory Hill Park and the historic visual relationships that are part of its importance as a prominent observation point affording panoramic views of the harbour and surrounding landforms.</p> <p>Noting existing development at South Barangaroo has previously contributed to impacts on historic visual connections, southwest views to Pyrmont Bay and the mouth of Darling Harbour will be impeded from this viewpoint.</p> <p>Views from the higher areas of Pyrmont would still be visible, although moderately impacted as the important historical visual connection between the park and nearby sites of former maritime industrial activity will be impeded.</p> <p>Views to the Anzac Bridge, White Bay and Balmain East will be preserved. Notably, the approved concept plan and amended proposal will maintain a continuous view of the horizon.</p> <p>The visual impact of the building envelopes will have a moderate adverse impact to Observatory Hill Park and the Sydney Observatory, blocking the view to the water to the southwest, and vice versa. Much of the harbour will not be visible when looking southwest, this is consistent with the approved concept plan. While this is a small part of the overall panorama from Observatory Hill, it contributes to the cumulative loss of harbour views and the significance associated with the locational prominence of the observatory.</p> <p>The building envelopes will also affect some of the visual appreciation and legibility of the historical roofline of built form within the Millers Point heritage conservation area facing west. This will affect glimpse views to the water and the appreciation of the area as an intact Victorian period residential and maritime precinct. Any built form within the envelopes has the potential to affect the low-rise, village-like character of the area. Taking the amended proposal envelope as a worst-case scenario, this would have a moderate adverse impact when viewed from this location.</p> <p>The amended proposal will fill more of the building envelopes if approved, increasing the level of impact to Observatory Hill Park and Sydney Observatory.</p> <p>Views from Sydney Observatory Park will be impacted by the reduction in appreciation of historic Kent Street terrace rooflines. Distant views of the Balmain foreshore are reduced, though ridgeline views will remain discernible.</p> <p>The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at moderate adverse.</p>	<p>No change</p>

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
<p>2 Observer Location 01—Sydney Observatory, view from Sydney Observatory North Telescope looking west across Millers Point, the harbour and Western Sydney.</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934)</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>See No.1 in this table</p>	<p>Moderate adverse</p> <p>The impacts arising from the amended proposal on the panoramic view from Sydney Observatory are comparable to those of View 1.</p> <p>Historical views to and from Darling Harbour, the waterfront of Pyrmont, and areas of the water in the foreground will be visually impacted or significantly obscured and this is consistent with the approved concept plan.</p> <p>The proposed built form at Central Barangaroo will not exceed the height of Sydney Observatory's dome for either the approved concept plan or the amended proposal. This will conserve the Observatory's significance and ensure uninterrupted panoramic views of the horizon.</p> <p>When looking to the west the proposed building envelopes of both the approved concept plan and the amended proposal will limit the visual appreciation of the form and pattern of the historical rooflines of the Victorian terraces which evidences the character of the Millers Point heritage conservation area. The terrace form is currently read against the harbour and this will be impeded by a line of new built form in the immediate background. Dynamic views and glimpses of terrace facades between significant plantings along the western boundary of Sydney Observatory Park, as well as the appreciation of Millers Point as an historical residential precinct in relation to a maritime setting will be lost. Both the approved concept plan and the amended proposal potentially impact the low-rise village character of the southwest area of Millers Point.</p> <p>As with View 1, this is assessed to have a moderate adverse impact on Sydney Observatory, Observatory Park Hill and the Millers Point conservation area.</p> <p>The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at moderate adverse.</p>	<p>No change</p>
<p>3 Observer Location 03—High Street South</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Terrace Group 115-121 Kent Street (I885)</p>	<p>View H3, View H5</p> <p>To and from the High Street cutting and terraces (View H1, H2, H3 and H5, as well as section H10): This view has had an evolving history. Originally, the cutting and the terraces were obscured by the wharf buildings on the western side of Hickson Road (Figure 31, shown below) and it is only relatively recently that these views have become available. The impact on the views has been mitigated as:</p> <ul style="list-style-type: none"> • building heights are lower in this section of the site, retaining visual access to the Millers Point roofscape; • the heights of the towers interpret the V-shape profile of High Street; 	<p>Major adverse</p> <p>It is noted that when looking west along High Street, from the Millers Point and Dawes Point Village Precinct and Millers Point heritage conservation area, that the southern side of the view that formerly demonstrated the historic visual setting, notably the connection between the Victorian workers dwellings/streetscape and the industrial waterfront, has been impacted by the height and design of the Crown Casino development.</p> <p>The approved concept plan building envelopes and the amended proposal enclose areas of the westerly view to the harbour looking along High Street at both the southern and northern edges, this affects several heritage items along this view corridor from various viewpoints such as the Agar Steps, Carlson Terraces and High Street Terrace Duplexes.</p>	<p>Major adverse</p> <p>The degree of change has increased and is assessed to be major adverse.</p>

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
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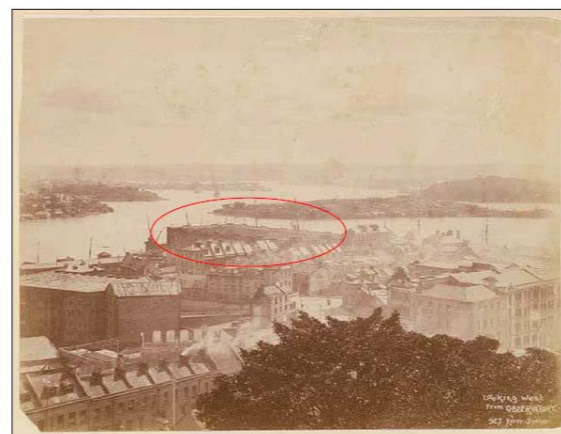


View analysis: Approved concept plan



View analysis: Amended proposal

- the separate towers are articulated, providing filtered and framed views to the area; and
- a specific view corridor is provided from the proposed walkway at the lowest point in High Street to the harbour's edge.



HIAS 2006 Figure 31: Looking west from [Sydney] Observatory, Kerry & Co., undated (c. 1905-1910), Mitchell Library SPF/924

The approved concept plan and the amended proposal impacts the glimpse views from and to the listed precinct and conservation area to the water which demonstrates the historical visual connection to the harbour to the west.

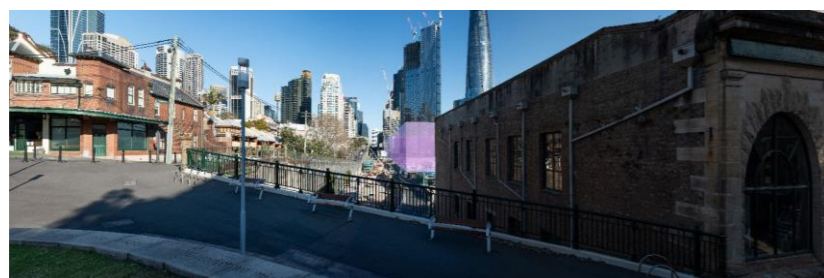
The amended proposal retains a 20m slot view through the southern plaza opening which is framed on either side by the proposed building envelopes.

The amended proposal block 5 and block 6 building envelopes will extend further into the skyline which impacts the historical visual composition of heritage buildings against the skyline and gives rise to a greater degree of visual impact than the approved concept plan. Additional height to Blocks 5 and 6 will affect the stepped terrace roofline along High Street, which is presently read against the sky. This will have a moderate adverse visual impact to several items and to the Millers Point conservation area.

In the view, the existing street tree that in part obscures the centre middle ground of the High Street view will screen an area of the approved and proposed block 5 building envelope, however, the amended proposal will be visible in the sky above the tree crown, whereas the approved concept plan building envelope finishes beneath the tree crown which enables the natural form of the tree to be read against the skyline.

The amended proposal will give rise to visual impacts that are greater than the approved concept plan.

4 **Observer Location 04—Munn Street Reserve**
Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35)



View analysis: Approved concept plan

View H1
Views west towards the water from the western slopes of Millers Point: view corridors are retained from Gas Lane, Jenkins Street Park and Munn Street Reserve (Park). Filtered views from the majority of High Street will also be retained. Although the proposal will partly impact Millers Point, the views are to be retained to an extent that will not diminish the sense of relationship between the harbour and Millers Point.

Moderate adverse
These views are similar in the approved concept plan and amended proposal. There is lesser impact in the approved concept plan from encroachment of built form on the northern side of Gas Lane.
Views south along Hickson Road from Munn Street Reserve are partially impacted along the western side of Hickson Road.
Views towards the harbour from Munn Street Reserve are retained and are not affected by the proposal.
The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at moderate adverse.

No change

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
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View analysis: Amended proposal

<p>5 Observer Location 05—Clyne Reserve Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35)</p>	<p>The City Plan 2006 Assessment did not assess this view.</p>	<p>Neutral Views to the south would be minimally impacted by both the concept plan and the amended proposal, with building envelopes only just visible above the existing mature vegetation. Noting too that the longer-range view has been impacted by the Crown Casino and adjacent tower development. The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at neutral. *Building envelopes shown in this view analysis should be interpreted as being behind the existing buildings.</p>	<p>No change</p>
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View analysis: Approved concept plan*



View analysis: Amended proposal*

<p>6 Observer Location 06—Barangaroo Reserve—Wulugul Walk (previously known as Headland Park, foreshore and hill) Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35)</p>	<p>The City Plan 2006 Assessment did not assess this view.</p>	<p>Minor adverse Views to and from the High Street terraces and to and from Barangaroo Reserve will be impacted by the approved concept plan envelope and the amended proposal. We note historically views to the High Street terraces from the reserve location were unavailable or largely obscured at various periods due to former industrial maritime development at Barangaroo. The approved concept plan and the amended proposal will impact the ability to visually appreciate the High Street Terraces and read the historical character of Millers Point in its dramatic human modified landform setting. This is currently</p>	<p>No change</p>
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No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
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View analysis: Approved concept plan



View analysis: Amended proposal

visually legible to due to the removal of former industrial development along the shoreline.
The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at minor adverse.

7 **Observer Location 07**—Barangaroo Reserve—Stargazer Lawn (previously known as Headland Park, foreshore and hill)
Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682); Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35)



View analysis: Approved concept plan





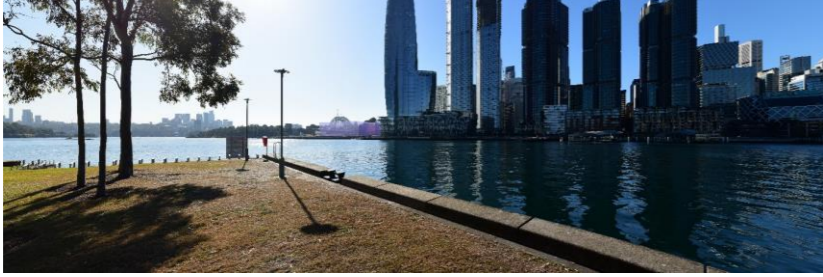
View analysis: Amended proposal

The City Plan 2006 Assessment did not assess this view.

Minor adverse
The views of heritage items from the Stargazer Lawn are a recent phenomenon.
The approved concept plan and amended proposal will impact the appreciation of heritage items along High Street and the historical character of Millers Point.
From this viewpoint looking southeast, only a small area of the southwest edge of Millers Point conservation area is affected, having a minor impact.
The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at minor adverse.

No change

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
<p>8 Observer Location 08—Hickson Road</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682); Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35); Warehouses, 6-20 Munn Street (SHR 00526); Palisade Hotel (SHR 00510, LEP I874)</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>View H1—partial</p> <p>To and from the High Street cutting and terraces (View H1, H2, H3 and H5, as well as section H10): Originally the cutting and the terraces were obscured by the wharf buildings on the western side of Hickson Road (Figure 31) and it is only relatively recently that these views have become available.</p> <p>This view is complimentary to View H1, looking south rather than north.</p>	<p>Major adverse</p> <p>The approved concept plan and the amended proposal will give rise to a significant impact on views and vistas along Hickson Road when looking to the north and west. Both schemes will remove views to the harbour that are appreciable from Hickson Road, while noting historically that wharf buildings and structures character.</p> <p>The setting will also change significantly given the introduction of building blocks and mass that will permanently alter the historically significant physical spatial composition, arrangements and relationships between the area, Hickson Road, the Millers Point heritage conservation area and the bond stores.</p> <p>The approved concept plan and the amended proposal will create a building wall defining the western edge of Hickson Road. The building wall will obscure water views along Central Barangaroo in all areas excluding where the North and South plaza openings are proposed.</p> <p>In the amended proposal, block 5 which is located at the southern end of Central Barangaroo, exceeds the approved concept plan by 8.45m, this will result in the loss of a larger portion of the sky view from ground level from Hickson Road. Block 6 is at RL35 which is 6m higher than the approved concept plan and will give rise to a decrease in a portion of the sky visible in the view from Hickson Road.</p> <p>Views to and from the Munn Street Bond Store, which is historically significant for its ability to demonstrate the former manufacturing and maritime activities that are associated with the area, will be partially lost.</p> <p>Some enclosure of views to the harbour from the MSB Stores would occur above ground level due to the height of block 5. This would restrict views to Balmain East.</p> <p>The amended proposal would increase the enclosure of harbour views as the block 5 envelope is extended southwards, above what was proposed in the approved concept plan. The additional height of this block would increase the loss of the sky view.</p> <p>This will have a major adverse impact on the significance of the MSB Stores, and the visual connection of the Miller Point conservation area to its harbour setting, contributing to a loss of its historic relationships and visual connections to and from the harbourside.</p> <p>The heritage impact of the amended proposal is assessed to be greater than the approved concept plan at major adverse.</p>	<p>Major adverse</p> <p>The degree of change has increased and is assessed to be major adverse.</p>
<p>9 Observer Location 09—Gas Lane</p>	<p>View H1</p> <p>Views west towards the water from the western slopes of Millers Point: view corridors are retained from Gas Lane, Jenkins Street Park</p>	<p>Major adverse</p> <p>The amended proposal will give rise to a greater impact than the approved concept plan due to the increased encroachment of built form on the southern side of this historic visual</p>	<p>Major adverse</p> <p>The degree of change has increased and is</p>

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
<p>Relates to Heritage Item—Lane off Gas Lane (LEP I890), Former warehouse “MSB Stores” (SHR 01435, LEP I880); Former Warehouse “Grafton Bonds Store” (SHR 01431, LEP I1813)</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>and Munn Street Reserve (Park). Although the proposal will impact on Millers Point in part, the views are considered to be retained to an extent that will not diminish the sense of relationship between the harbour and Millers Point.</p>	<p>connection. Proposed built form will be visible from Gas Lane which is significant for its ability to demonstrate the course and pattern of historical, urban and industrial development and functional connections and relationships within the Millers Point precinct.</p> <p>Comparatively, the approved concept plan retained a larger horizontal portion of the westerly view to the harbour and distant waterfront land, while the amended proposal retains a narrow vertical sliver that will be read in close proximity to the northern façade of the Crown Casino tower. Currently the gas lamps that are extant on the northern side of Gas Lane are visible against the skyline and the water. The built form of the amended proposal will impede this view.</p> <p>The historic visual connection to the harbour, foregrounded by the gas lamps and sandstone elevations over the rooftop of the MSB Stores, is significantly reduced by the amended proposal. The built form of the amended proposal will impede this view and reduce the ability to appreciate the MSB Stores and historic relationship to its harbour setting.</p> <p>The heritage impact of the amended proposal is assessed to be greater than the approved concept plan at major adverse.</p>	<p>assessed to be major adverse.</p>
<p>10 Observer Location 10—Ballaarat Park, Pyrmont</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934), Sydney Harbour Bridge approaches group (I539)</p>  <p>View analysis: Approved concept plan</p>	<p>The City Plan 2006 Assessment did not assess this view.</p>	<p>Major adverse</p> <p>The approved concept plan and amended proposal envelopes will impact the historic visual connection and views to Millers Point and Observatory Hill from this viewpoint. Only sections of the view will remain, including to the tops of the trees in Observatory Park and potentially the north dome of Sydney Observatory.</p> <p>This would have an impact to the ability to appreciate the visual setting and significance of the Millers Point and Dawes Point village precinct and the Millers Point conservation area, including Observatory Hill, and listed heritage items. While the present visibility of Millers Point from this viewpoint is a recent phenomenon, the approved concept plan and amended proposal exceed the historical built forms.</p> <p>This is noted as a contributory view of Millers Point, it is not a core part of the area's significance, and the loss will not physically impact the items and area, but will adversely impact the ability to visually appreciate the historic area and items, as well as items in the vicinity that contribute to the visual connections and legibility of the historical course and pattern of the development around the harbour. The view to the state heritage and national heritage listed, Sydney Harbour Bridge, would be impacted, with only the top third of the main arch remaining visible.</p>	<p>No change</p>

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
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View analysis: Amended proposal

The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at major adverse.

11 Pirrama Park, Pyrmont

Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682), Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934), Sydney Harbour Bridge approaches group (I539), Palisade Fence and High Steps (LEP I882)



View analysis: Approved concept plan



View analysis: Amended proposal

View H8

The proposed buildings along Hickson Road will partially obscure the wall and the fence from Balmain and Pyrmont Point. Historically this cutting was obscured in views from the west and southwest by the wharf buildings located along Hickson Road. The cutting will remain visible from the west through framed views between the proposed buildings. As the cutting is viewed at a considerable distance one will still be able to appreciate the extent and form of the cutting past the proposed buildings.

The cutting is most significant and imposing within the immediate context of Hickson Road and there will be no impact in that context.

Major adverse

Views to the Millers Point heritage conservation area and Observatory Hill will be adversely impacted from this viewpoint in Pirrama Park.

The proposed built form in both the approved concept plan and the amended proposal will be visible in the foreground and screen the historic visual connection to the dramatic constructed terraced landform and historic workers housing that characterises and evidences the significance of the Millers Point and Dawes Point village precinct and Millers Point heritage conservation area. The amended proposal will screen a larger portion of High Street and the rear of the west Kent Street buildings, due to the additional height to block 6.




Against the skyline, the top of Sydney Observatory, the uppermost edge of the tree canopy, and a considerable portion of Millers Point, west of block 7, will remain visible in both the approved concept plan and the amended proposal. This would have an adverse impact on views of Millers Point and Observatory Hill heritage items and conservation areas from this viewpoint. The approved concept and the amended proposal will visually obscure the appreciation of the underlying landform and the strong horizontals that are expressed in the topographical changes in the landform of Millers Point. The historic visual connection and relationship between the landscape, including the Observatory's siting on the highest point in the harbour will be diminished.

While the approved concept plan was assessed as moderate adverse, the heritage impact of the amended proposal is assessed to be major adverse, consistent with the assessment of Balmain East (below), in respect of visual impacts resulting from the location of proposed built form in the foreground of the Millers Point heritage conservation area which will impact the historic visual relationship between the harbour, remanent industrial development and worker's housing.

The heritage impact of the amended proposal is assessed to be greater than the approved concept plan at major adverse.

Major adverse

The degree of change has increased and is assessed to be major adverse.

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
<p>12 Balmain East—Illoura Reserve</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934), Sydney Harbour Bridge approaches group (I539)</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>View H7</p> <p>From the water and the public spaces on the surrounding foreshores (Views H6, H7 and H9): The area is visually distinctive due to the tree canopy of Observatory Hill Park, the landscape form and trees of Millers Point proper, the roofscape of rows of terrace houses and the stone escarpments of Millers Point and Hickson Road. These elements are all located north of the east-west portion of High Street, adjoining Kent Street, and are sited at a much higher level than the wharves of the subject site. The prominence of these elements and features in relation to the CBD context will remain appreciable due to appropriately scaled and articulated building forms proposed by the Concept Plan.</p> <p>Views to Observatory Hill Park (Views H6, H7 and H9): These will not be affected because the park sits high above the surrounding development. The tree canopy of the park will remain apparent.</p>	<p>Major adverse</p> <p>The approved concept and the amended proposal will give rise to major adverse visual impacts on historic visual relationships given the location of proposed built form in the foreground of the Millers Point heritage conservation area.</p> <p>Views to the Millers Point and Dawes Point village precinct, and Millers Point heritage conservation area, and key heritage items and features within it such as Observatory Hill from this viewpoint in the reserve will be adversely impacted.</p> <p>Key aspects of the heritage conservation areas such as the landform terracing and the strong horizontal planes that evidence the substantive human modification and industrialisation of the waterfront will not be visible, nor will the associated patterns and forms of Victorian workers housing and the remanent bond stores and warehouses. Historic building rooflines will be obscured by the approved and proposed building envelopes.</p> <p>The uppermost section of Sydney Observatory and most of Millers Point west of block 7 remains visible in both the approved concept plan and the amended proposal, however, the ability to appreciate the item's connection to the underlying landform and broader landscape setting will be obscured.</p> <p>The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at major adverse.</p>	<p>Major adverse</p> <p>The degree of change has increased and is assessed to be major adverse.</p>
<p>13 Balls Head Reserve</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934), Sydney Harbour Bridge approaches group (I539)</p>  <p>View analysis: Approved concept plan</p>	<p>View H6</p> <p>From the water and the public spaces on the surrounding foreshores (Views H6, H7 and H9): the area is visually distinctive due to the tree canopy of Observatory Hill Park, the landscape form and trees of Millers Point proper, the roofscape of rows of terrace houses and the stone escarpments of Millers Point and Hickson Road. These elements are all located north of the east-west portion of High Street, adjoining Kent Street, and are sited at a much higher level than the wharves of the subject site. The prominence of these elements and features in relation to the CBD context will remain appreciable due to appropriately scaled and articulated building forms proposed by the Concept Plan.</p>	<p>See No. 12</p> <p>Moderate adverse</p> <p>Historic visual connections and views to Millers Point and Dawes Point village precinct, the Millers Point heritage conservation area and Observatory Hill will be significantly impacted from this distant harbourside reserve viewpoint.</p> <p>The top of Sydney Observatory, the line of vegetation, and a considerable portion of Millers Point west of Block 7 will remain visible under the approved concept plan and the amended proposal design.</p> <p>The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at moderate adverse.</p>	<p>No change</p>

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
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View analysis: Amended proposal

14 Blues Point
Relates to Heritage Item—Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934), Sydney Harbour Bridge approaches group (I539)



View analysis: Approved concept plan



View analysis: Amended proposal

Noted as visible from Blues Point, with visibility limited to the headland. The tree canopy noted in the 2007 assessment remains, as the dominant characteristic.

Minor adverse

From Blues Point, the visual analysis suggests that the proposed built form of the amended proposal and concept plan will only be visible to a minor degree from this viewpoint.

The angle of this view across the harbour suggests that the building envelopes are largely concealed beyond the Barangaroo headland.

The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at minor adverse.

No change

15 Sydney Harbour Bridge
Relates to Heritage Item—Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934), Sydney Harbour Bridge approaches group (I539)

The City Plan 2006 Assessment did not assess this view.

Minor adverse

There is minor change to vistas and views from the Sydney Harbour Bridge to the west of the Observatory Hill tree canopy. This will not impact the heritage significance of the bridge as a technologically innovative landmark and symbol of modern Australia.

The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at minor adverse.

No change

No. View (AECOM VVIA 2023) Reference detail-AECOM Views and Visual Impact Report 2021, and HIS 2006/2008	City Plan 2006 Assessment ⁵	Updated Heritage Impact Assessment (Amended Proposal)	Degree of change in impact from the approved concept plan
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View analysis: Approved concept plan

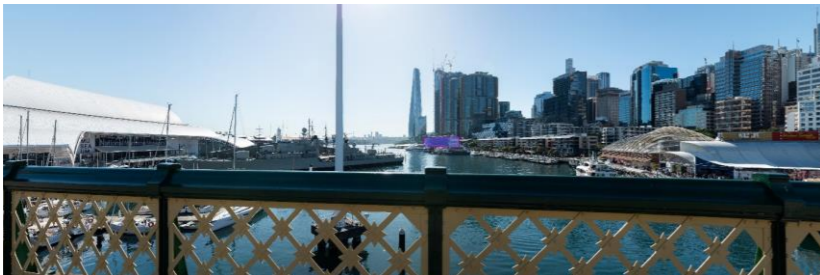
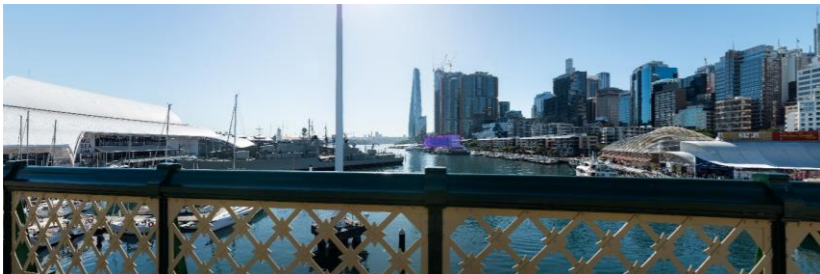







View analysis: Amended proposal

Additional views heritage impact assessment

The impacts of the proposal on the additional views and vistas identified in Section 2 of this report are also assessed. These additional views and vistas have been included in response to submissions.

Table 4.3 Heritage impact assessment for the additional views.

No.	View (AECOM VVIA 2023)	City Plan 2006 Assessment	Updated Heritage impact (Amended Proposal)	Degree of change in impact from the approved concept plan
31	<p>Darling Harbour—Pyrmont Bridge</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934)</p>  <p>View analysis: Approved concept plan*</p>  <p>View analysis: Amended proposal*</p>	The City Plan 2006 Assessment did not assess this view.	<p>Neutral</p> <p>The line of the harbour edge would partially obscure some of the proposed building envelopes, adding to the screening effect of recently built Barangaroo South towers.</p> <p>The approved concept and the amended proposal will have a neutral impact on the vistas and views north from Pyrmont Bridge. But they will not impact the bridge’s heritage significance as a technologically advanced transport connection between the city and western suburbs.</p> <p>The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at neutral.</p> <p>*Building envelopes shown in this view analysis should be interpreted as being behind the existing buildings.</p>	No change
32	<p>Darling Harbour—Australian National Maritime Museum</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934), Sydney Harbour Bridge approaches group (I539)</p>  <p>View analysis: Approved concept plan*</p>	The City Plan 2006 Assessment did not assess this view.	<p>Minor adverse</p> <p>The northern end of the museum, at the harbour’s edge, has distant views north to the Millers Point heritage conservation area. This is one of the few remaining historic urban character areas that remains visible from the museum.</p> <p>The approved concept plan and the amended proposal will both give rise to some loss of historic visual connections and views from the public domain areas surrounding the museum to the historic area of Millers Point.</p> <p>The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at minor adverse.</p>	No change

No. View (AECOM VVIA 2023)	City Plan 2006 Assessment	Updated Heritage impact (Amended Proposal)	Degree of change in impact from the approved concept plan
 <p>View analysis: Amended proposal*</p>		<p>*Building envelopes shown in this view analysis should be interpreted as being behind the existing buildings.</p>	
<p>33 Sydney Observatory Hill Park—south path</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682), Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934)</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>From the water and the public spaces on the surrounding foreshores (Views H6, H7 and H9): the area is visually distinctive due to the tree canopy of Observatory Hill Park, the landscape form and trees of Millers Point proper, the roofscape of rows of terrace houses and the stone escarpments of Millers Point and Hickson Road. These elements are all located north of the east-west portion of High Street, adjoining Kent Street, and are sited at a much higher level than the wharves of the subject site. The prominence of these elements and features in relation to the CBD context will remain appreciable due to appropriately scaled and articulated building forms proposed by the Concept Plan.</p>	<p>Minor adverse</p> <p>The approved concept plan and the amended proposal will result in loss of some harbour views from this viewpoint from the south path in Observatory Park. This would occur north of the Langham, in an area partially screened by extant vegetation.</p> <p>The amended proposal design would result in a minor incursion into panoramic view of the horizon to the southwest beside the Crown Tower, simultaneously blocking views to part of Anzac Bridge. No loss of panoramic horizon view will occur under the approved concept plan.</p> <p>The approved concept plan and the amended proposal will have a minor effect on the roofline of the Langham and the terraces north of it. This is increased under the amended proposal.</p> <p>Views to the water are constrained from this position within Observatory Hill Park due to the landform and the significant change in levels between the park and the water, this is further impeded by existing vegetation and buildings.</p> <p>The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at minor adverse.</p>	<p>No change</p>
<p>34 Sydney Observatory—southwest</p>  <p>View analysis: Approved concept plan</p>	<p>Identified as an important panoramic view from Observatory Hill Park to the west and over the East Darling Harbour site, including the roofline of the Palisades Hotel.</p>	<p>Moderate adverse</p> <p>The approved concept plan envelope and the amended proposal design will impact significant historic visual connections and views of the harbour and Peacock Point from this position within Observatory Hill Park.</p> <p>Views from this location are the most affected within the park.</p> <p>From this position, the blocks 6 and 7 building envelopes will block a significant amount of the harbour to the west and southwest. Taken as a worst-case scenario, both the approved concept</p>	<p>No change</p>

No. View (AECOM VVIA 2023)	City Plan 2006 Assessment	Updated Heritage impact (Amended Proposal)	Degree of change in impact from the approved concept plan
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View analysis: Amended proposal

plan and amended proposal envelope will have a major detrimental visual impact to this section of the park's panoramic view of the harbour.

The building envelopes will screen the historical roofline of the terraces north of the Langham. This will affect glimpse views of the water through rooftops, affecting the appreciation of Millers Point as an intact historical residential and maritime precinct. The height of the buildings may also potentially compete with the low-rise village character of the southwest part of Millers Point.

Under both scenarios, the panoramic view of the horizon is unaffected.

Absent of the Section 13 controls, the amended proposal design will have less of an impact to this view than the approved concept plan envelope. This is because of the proposed opening between blocks 6 and 7, provides a view corridor to the harbour.

The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at moderate adverse.

35 National Trust carpark
Relates to Heritage Item—National Trust Centre (LEP I876), Richmond Villa (LEP I923)



View analysis: Approved concept plan*



View analysis: Amended proposal*

The 2006 assessment notes the location of the S.H. Ervin Gallery and National Trust Building but does not incorporate it into its assessment. While it is relevant in respect of proximity, landform and siting negated the need to assess impacts.

Minor adverse

The approved concept plan envelope is not visible from the carpark of the National Trust building group.

The additional height to block 5 in the amended proposal design may be visible from this position, although it would be barely visible between the Agar Step Terraces and trees within Richmond Villa.




Both the approved concept plan envelope and the amended design are potentially visible from the upper floors of the buildings on this site. This may screen views of close-in parts of the harbour, although the impact is likely minor, affecting only a small part of its setting.

The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at minor adverse.

*Building envelopes shown in this view analysis should be interpreted as being behind the existing buildings.

No change

No. View (AECOM VVIA 2023)	City Plan 2006 Assessment	Updated Heritage impact (Amended Proposal)	Degree of change in impact from the approved concept plan
<p>36 High Street—north</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>View H2: south along High Street cutting and terraces.</p> <p>To and from the High Street cutting and terraces (View H1, H2, H3 and H5, as well as section H10): This view has had an evolving history. Originally, the cutting and the terraces were obscured by the wharf buildings on the western side of Hickson Road and it is only relatively recently that these views have become available.</p> <p>View West from the Northern End of High Street: The view shows the scale of the existing warehouses and the containers which obscure views to the water and the Peacock Point foreshore. The concept proposal will reform Munn Street and open a view corridor towards the west.</p> <p>View West from the Centre of High Street: The view is from the lowest point on High Street and shows that the water and the opposite foreshore are only partially visible. The scale of the existing warehouse and gatehouse buildings are apparent. Early twentieth century wharf structures would have obscured this view. The Concept Proposal will provide a view corridor from this location to enhance the view and also re-instate the historic pedestrian bridge to the EDH site.</p> <p>The proposal will alter the views to and from the High Street terraces. The views to and from the terraces are not historically significant. The large wharf buildings once located on the western side of Hickson Road and constructed at approximately the same time as the terraces obscured all distant views to and from the High Street terraces.</p>	<p>Moderate adverse</p> <p>The approved concept plan envelope and the amended proposal will impact significant historic visual connections and views along High Street north by screening views to the water from the worker's terraces. The visual and physical connections to and from the waterside and workers residences in Millers Point are a significant aspect of the history of the area. Views from the terraces at various points would have been impeded by harbourside industrial development including maritime warehouses and storage sheds.</p> <p>Views from this location are the most affected looking southwest. There is partial view loss in distant views to Balmain. Views to Pyrmont will be entirely screened by the amended proposal.</p> <p>The heritage impact of the amended proposal is assessed to be consistent with the approved concept plan at moderate adverse.</p>	<p>No change</p>
<p>37 High Street—south</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682), Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Terrace groups along High Street:</p>  <p>View analysis: Approved concept plan</p>	<p>View H3: to and from High Street cutting and terraces.</p> <p>View West from the Southern End of High Street: The view shows the existing warehouse structures partially obscuring the water. The Peacock Point foreshore is visible from this location. The Concept Proposal retains a view corridor and improves the view by removing the existing structure.</p> <p>The proposal will alter the views to and from the High Street terraces. The views to and from the terraces are not historically significant. The large wharf buildings once located on the western side of Hickson Road and constructed at approximately the same time as the terraces obscured all distant views to and from the High Street terraces.</p>	<p>Moderate adverse</p> <p>The approved concept plan envelope and the amended proposal design will impact significant views along High Street, removing visual engagement with the harbour and distant foreshores, bar narrow view corridors. The current views from this viewpoint would have at various points in time been impeded by the harbourside industrial development including maritime warehouses and storage sheds.</p> <p>The amended proposal (RTS) presents a marginally greater impact than the approved concept plan on this location due to the proposed increase in height to block 5 to RL42.45 which is 8.45m above the approved concept.</p> <p>The heritage impact of the amended proposal is assessed to be generally consistent with the approved concept plan at moderate adverse.</p>	<p>No change</p>

No. View (AECOM VVIA 2023)	City Plan 2006 Assessment	Updated Heritage impact (Amended Proposal)	Degree of change in impact from the approved concept plan
 <p>View analysis: Amended proposal</p>			
<p>38 Hickson Road—corner of Watermans Quay</p> <p>Relates to Heritage Item—Former Warehouse “Grafton Bond Store” (SHR 01431, LEP I1813)</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>The City Plan 2006 Assessment did not assess this view.</p>	<p>Minor adverse</p> <p>The amended proposal will impact northerly views along Hickson Road. This represents a marginally greater impact than presented by the approved concept plan, noting the recently modified character of South Barangaroo. Historical visual connections to heritage items, including the Munn Stores on the southern flank of Barangaroo Reserve, will be impacted.</p> <p>The heritage impact of the amended proposal is assessed to be generally consistent with the approved concept plan at minor adverse.</p>	<p>No change</p>
<p>39 James Watkinson Reserve</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682), Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934)</p>	<p>The City Plan 2006 Assessment did not assess this view.</p>	<p>Moderate adverse</p> <p>The amended proposal will impact distant views from this viewpoint. The amended proposal limits views to the Millers Point heritage conservation area and Observatory Hill, including rooflines and landform.</p> <p>The heritage impact of the amended proposal is assessed to be generally consistent with the approved concept plan at moderate adverse.</p>	<p>No change</p>

No. View (AECOM VVIA 2023)	City Plan 2006 Assessment	Updated Heritage impact (Amended Proposal)	Degree of change in impact from the approved concept plan
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View analysis: Approved concept plan



View analysis: Amended proposal

40 Giba Park	View H8: includes Giba and Pirrama Park (also Pirrama Park)	Moderate adverse	No change
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Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35), Sydney Observatory Park (LEP I935), Sydney Observatory Group (SHR 01449, LEP I934), Palisade Fence and High Steps (LEP I882)



View analysis: Approved concept plan





View analysis: Amended proposal

The proposed buildings along Hickson Road will partially obscure the wall and the fence from Balmain and Pyrmont Point. Historically this cutting was obscured in views from the west and southwest by the wharf buildings located along Hickson Road. The cutting will remain visible from the west through framed views between the proposed buildings. As the cutting is viewed at a considerable distance one will still be able to appreciate the extent and form of the cutting past the proposed buildings.

The cutting is most significant and imposing within the immediate context of Hickson Road and there will be no impact in that context.

Views to Millers Point and Observatory Hill will be significantly impacted from this viewpoint. However, the top of Sydney Observatory and most of Millers Point west of Block 7 will remain visible under the approved concept plan and the amended proposal. This would have a moderate adverse impact on views of Millers Point and Observatory Hill from this angle, given that most of the proposed built form would be concealed by foreground wharves along Pyrmont Point

The heritage impact of the amended proposal is assessed to be generally consistent with the approved concept plan at moderate adverse.

No. View (AECOM VVIA 2023)	City Plan 2006 Assessment	Updated Heritage impact (Amended Proposal)	Degree of change in impact from the approved concept plan
<p>41 Corner of Grafton Street and Grafton Lane</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35)</p>  <p>View analysis: Approved concept plan</p>  <p>View analysis: Amended proposal</p>	<p>The City Plan 2006 Assessment did not assess this view.</p>	<p>Moderate adverse</p> <p>Views from this location to Millers Point and Observatory Hill will be significantly impacted by the approved concept plan and by the amended proposal. Noting that only the southern portion of the Millers Point heritage conservation area is visible from this viewing point, it is almost completely obscured and there is minimal visibility of the landform, key heritage items and characteristics. The two east-west through site links included in the amended proposal may facilitate some partial visual connections to the historic area to be retained.</p> <p>The heritage impact of the amended proposal is assessed to be generally consistent with the approved concept plan at moderate adverse.</p>	<p>No change</p>

4.6 Built heritage

The updated heritage impact assessment in this section is based on the amended proposal building envelopes. The assessment is compared against City Plan’s heritage impact assessment for the approved concept plan. This section reflects the format of the previous HAIS (GML November 2021), with some amendments.

A discussion of the cumulative impacts of the proposal is provided at the end of this section. Where relevant, the approved concept plan view impact assessments have been used as a baseline for this assessment.

Refer to Table 4.1 for a definition of the impact ratings used in this updated assessment.



Figure 4.3 Plan showing heritage items and heritage conservation areas within study area. (Source: NSW Planning Portal with GML overlay)

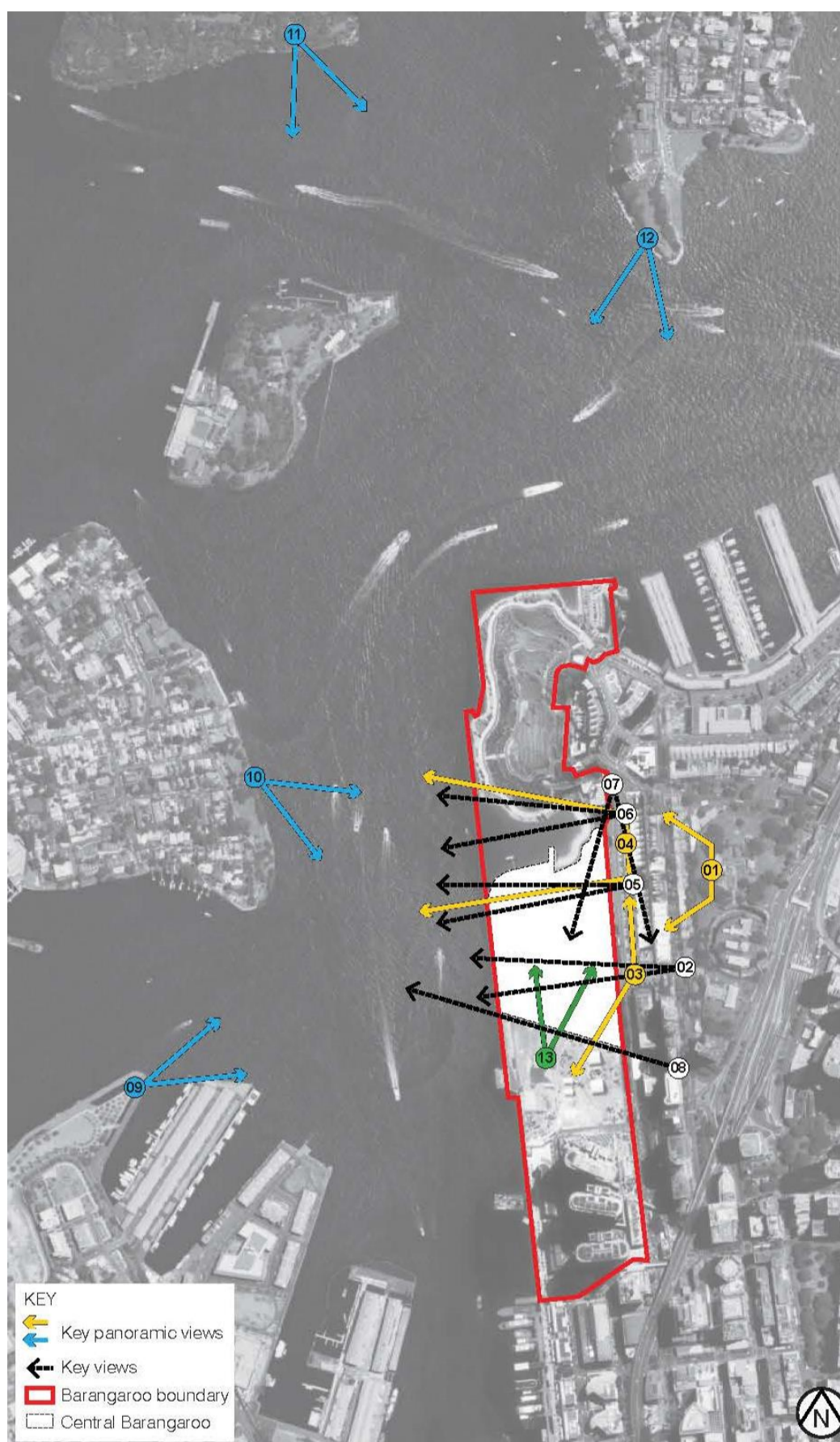


Figure 4.4 Key views to and from Millers Point Conservation Area (Source: AECOM VVIA 2023)

4.6.1 Impact on Heritage Conservation Areas

The impact of the amended proposal (RTS) on the significance of the Heritage Conservation Areas (HCAs) is assessed in Table 4.4 below. Millers Point Conservation Area and Millers Point and Dawes Point Village Precinct are assessed as one due to the significant overlap between the two areas.

Table 4.4 Heritage impact of the amended proposal (RTS) on Heritage Conservation Areas.

Heritage Conservation Area	Updated impact assessment amended proposal	Degree of change in impact from approved concept plan
<p>Millers Point Conservation Area Millers Point and Dawes Point Village Precinct</p> <p>Relates to Heritage Item—Millers Point Heritage Conservation Area (SHR 01682). Millers Point and Dawes Point Conservation Area (SHR 00884, LEP C35)</p>	<p>Moderate adverse</p> <ul style="list-style-type: none"> Potential impacts arising from the approved concept plan were assessed by City Plan in 2007 as follows: The Concept Plan does not propose substantial physical change to the Conservation Area. The potential for detrimental impact upon the significant values of the area arises from the visual impact to and from the area and its significant elements. The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with the Millers Point and Dawes Point Village Precinct and the Millers Point Heritage Conservation Area. However, it will impact aspects of heritage significance related to the setting such as the appreciation of the dramatic harbourside topography and landscape that was purposefully modified for industrial activity and adjacent workers housing. The proposal impacts the built heritage spatial arrangements, with historically elevated public uses and housing for the gentry, with workers housing, warehousing and wharves as one progresses closer to the harbour. Vistas and glimpses of the harbour along streets and over rooftops will be permanently reduced or obscured (see Settings, Views and Vistas for further information). Blocks 6 and 7 would visually impact part of the harbourside setting of Millers Point—a significant historical maritime precinct and suburb. The heritage impact on the significance of the HCA’s setting, including the historic connections and functional interrelationships between the maritime working harbour and the workers’ housing, will be permanent. The proposed building envelopes will screen views to the terraces on High Street and Kent Street from the west, southwest and potentially northwest. The historical landform modification between the waterside and the ridgeline of Victorian-era workers’ housing and parkland will also be obscured. Similarly, views (including panoramic, filtered and glimpse views) from High Street and Kent Street will be impacted. The unimpeded views, especially from High Street, created by the change in use and redevelopment of Barangaroo, would have previously been obscured by maritime industrial buildings. At different times, maritime development would have blocked views from some areas throughout the precinct’s history. This was part of the historical working harbour and demonstrated the functional interrelationship between the nearby workers’ housing and industrial worksite, accessible via stairs created alongside the development of Hickson Road in the early twentieth century. The importance of views is also connected to the historical importance of surveying the harbour for ships. Both the approved concept plan and building plan envelopes are in excess of the height of historical former maritime buildings, and will therefore impact views and setting. Block 5 exceeds the approved concept plan RL34 by 8.45m. Block 6 exceeds RL29 in the 2007 approved concept plan by 6m, at RL35, as part of the amended proposal. The addition of 8.45m and 6m respectively will give rise to a greater degree of heritage impact on the historic setting of the HCAs and a higher degree of visual impact than the approved concept plan. City Plan’s 2006 assessment assumed Section 13 controls applied, which mitigated some of the visual impacts arising from the proposal through built form modulation of bulk, height and mass. This is assessed to be major adverse as it will permanently impact heritage significance of the Village Precinct and Conservation Area’s physical waterside setting, within a modified terraced landform compromised of industrial and residential development with associated public infrastructure. Overall, the heritage impact arising from the amended proposal is generally assessed to be greater than moderate adverse. 	<p>Major adverse</p>
<p>Walsh Bay Wharves Precinct</p> <p>Relates to Heritage Item—Walsh Bay Wharves Precinct (SHR 00559).</p>	<p>Neutral</p> <p>The amended proposal (RTS) will not give rise to any direct heritage impact on significant historic fabric associated with the Walsh Bay Wharves Precinct.</p> <p>The amended proposal will not be visible from the Walsh Bay Wharves Precinct and will not impact it.</p>	<p>No change</p>

4.6.2 Impacts on heritage items in Barangaroo

Barangaroo contains three heritage items that are north of Central Barangaroo. The Munn Street Bond Stores are relevant to the proposal. Potential impacts on heritage items arising from the amended proposal are outlined in Table 4.5 below.

Table 4.5 Heritage impact of the amended proposal (RTS) on heritage items in Barangaroo.

Heritage item	Address	Updated impact assessment amended proposal	Degree of change in impact from approved concept plan
Munn Street Bond Stores (Dalgety Bond Store)	6–20 Munn Street, Barangaroo NSW 2000	<p>Minor adverse</p> <p>The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with the Munn Street Bond Stores.</p> <p>The amended design proposal will introduce a new built form into the setting of the Munn Street Bond Stores. The new built form is separated from the heritage-listed Munn Street Bond Stores by Nawi Cove. The proposed RL 35 for block 7 is comparable with height of the heritage listed Munn Street Bond Stores and the 2007 approved concept plan.</p> <p>The proposal will block views south to Darling Harbour, which is currently compromised by the Crown Tower and podium.</p> <p>Views to the former maritime industrial wharves in Pyrmont will be partially obscured, although most of the Pyrmont Bay and Jones Bay wharves will remain visible. Historically, these views were obscured by various warehouse and wharf buildings. The loss of views will have a minor adverse impact to the Munn Street Bond Stores.</p> <p>The amended proposed height for the north block 7 is RL 35. This is consistent with the 2007 approved concept plan.</p> <p>The visual impacts on the broader setting and views to and from the Munn Street Bond Stores are assessed as varying from the 2007 approved concept plan. To the southern boundary of Central Barangaroo, Block 5 is proposed at RL42.45, which is 8.45m above the 2007 approved concept plan. Block 6 is proposed at RL35, which represents an increase of 6m above the approved concept plan.</p> <p>In the immediate vicinity of the heritage-listed Munn Street Bond Stores, the assessed degree of heritage impact arising from the amended proposal is minor adverse. This is consistent with the 2007 approved concept plan.</p> <p>The degree of change in heritage impact between the amended proposal and the concept plan on the broader setting of the item is assessed to be minor adverse, considering the historical maritime development and existing conditions to the south.</p>	No change
Munn's slipway	Nawi Cove, Hickson Road, Sydney NSW 2000	<p>Neutral</p> <p>The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with the Munn's slipway.</p> <p>The heritage significance of the slipway will not be impacted by the amended proposal.</p>	No change
SPS 14—Sewage Pumping Station No. 14	4 Towns Place, Barangaroo NSW 2000	<p>Neutral</p> <p>The Sewage Pumping Station has been adapted and currently is used as a public toilet. It was formerly proposed for demolition as part of MP 06_0162 MOD 3. The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with the Sewage Pumping Station.</p> <p>The amended design proposal will not be visible from the Pumping Station and will not impact its heritage values.</p>	No change

4.6.3 Impacts on heritage items in the vicinity

Heritage items in the vicinity of Central Barangaroo were identified in Section 6 of the previous HAIS (GML November 2021). Refer to this document for a description of the items and identification of their significance. The impact of the amended proposal on the heritage items in the vicinity is assessed in Table 4.6 below. Impacts to significant views are addressed in depth in Section 4.5, but are also discussed in this table.

The amended proposal includes a pedestrian link from High Street to Central Barangaroo in the vicinity of the historic bridge location. This may require modification to the Palisade Fence and High Steps on High Street (LEP I882), which is the only heritage item that will be physically impacted by the proposal.

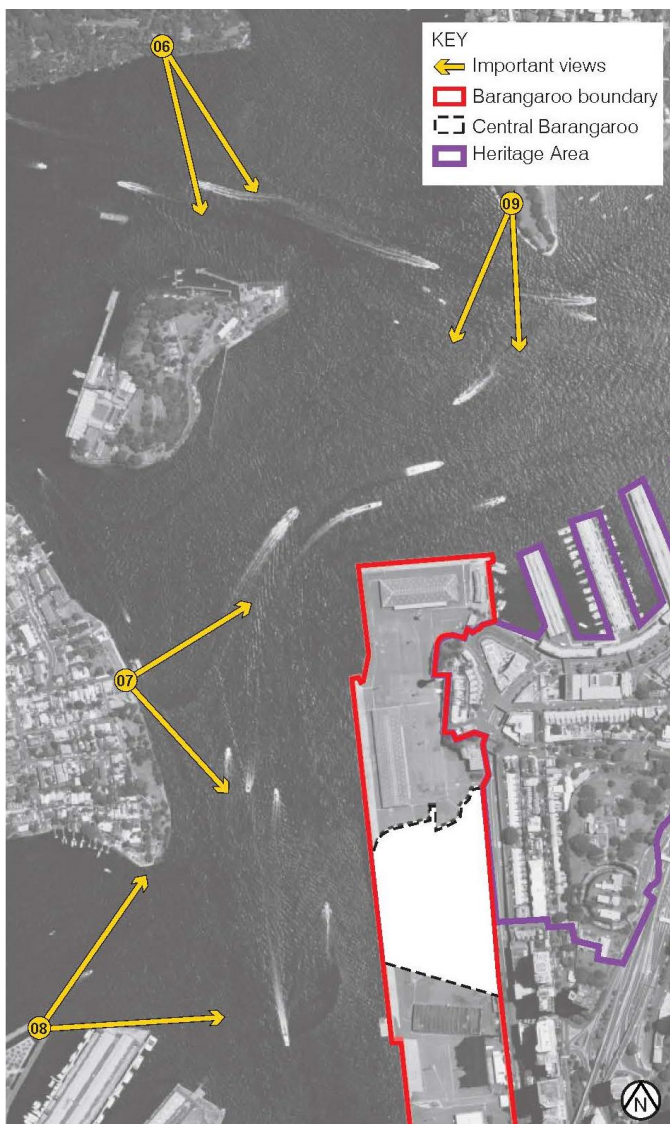


Figure 4.5 Important views to the study area. (Source: AECOM VVIA 2023)

Table 4.6 Heritage impact of the amended proposal (RTS) on heritage items in the vicinity of Central Barangaroo.

Heritage item	Address	Updated potential heritage impact assessment amended proposal	Degree of change in impact from approved concept plan
Observatory Hill level heritage items			
Observatory Park including Boer War Memorial, Bandstand, fences and landscaping	Upper Fort Street	<p>Moderate adverse</p> <ul style="list-style-type: none"> The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with Observatory Park, including the Boer War Memorial, Bandstand, fences and landscaping. The amended proposal includes three blocks of built form with RLs between 42.45, RL35 and RL22. Notwithstanding the east west openings, the built form will essentially form a wall of varying height parallel to Hickson Road that will impact the ability to visually appreciate features that evidence the heritage significance of Observatory Park. This includes the landform's prominence comparative to the distinctive human modified topographical change between the park, as the highest point in Millers Point, when viewed from Pyrmont, Darling Harbour and water. The legibility of the natural landform and its transition will be obscured, although the tops of figs within the park will remain visible above the buildings associated with the amended proposal RTS. Existing views to the harbour from the southwest will be obscured by the proposed building envelopes. Darling Harbour and parts of Pyrmont will no longer be visible. The loss of the harbour view to the southwest and screening of Millers Point historical maritime precinct roofline will impact the setting, and the ability to read and appreciate aspects of the modified landform and the historical maritime, industrial and Victorian features that characterise the area. 	No change
Fort Street Public School site including buildings and their interiors, fig trees and grounds	1005 Upper Fort Street	<p>Minor adverse</p> <ul style="list-style-type: none"> The amended proposal will not give rise to a heritage impact on the significant historic fabric associated with the Fort Street Public School site, including buildings and their interiors, fig trees and grounds. The amended proposal will be partially visible from Fort Street Public School, potentially screening a modest area of the harbour's waterscape. This is partially mitigated by its distance and the existing buildings, which block near harbour views. This visual impact is likely to be minor adverse. 	No change
Messenger's Cottage for Sydney Observatory, including interior	9A Upper Fort Street	<p>Neutral</p> <ul style="list-style-type: none"> The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with the Messenger's Cottage, including interior. The Messenger's Cottage does not have a westerly aspect; as such it will not be impacted by the proposal. 	No change
Bureau of Meteorology, including interior	9 Upper Fort Street	<p>Minor adverse</p> <ul style="list-style-type: none"> The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with Bureau of Meteorology, including interior. The amended proposal will be visible from the upper floors of the building and will likely screen some close-in parts of the harbour. The visual impact of this is minor, as only a small part of the building's setting and views will be affected. 	No change
Sydney Observatory Group, including buildings and their interiors and grounds. <ul style="list-style-type: none"> Sydney Observatory and Residence Signal Station Fort Phillip 	1003 Upper Fort Street	<p>Moderate adverse</p> <ul style="list-style-type: none"> The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with the Sydney Observatory Group, including buildings, interiors and grounds. The 2007 approved concept plan and amended proposal envelopes are broadly consistent in terms of high, notwithstanding the southernmost block, Block 5 which at RL42.45 exceeds the 2007 approved concept plan by 8.45m. 	No change

Heritage item	Address	Updated potential heritage impact assessment amended proposal	Degree of change in impact from approved concept plan
<ul style="list-style-type: none"> Messenger's Cottage (for the Signal Station) 		<ul style="list-style-type: none"> The amended proposal will impact harbour water views to the southwest from the Sydney Observatory Group. A section of the harbour waterscape will be removed. The pattern and form of the row of Victorian terraces against the skyline will be removed as the amended proposal includes new built form that will be sited in the viewscape immediately behind the extant terrace when viewed from the Sydney Observatory Group. From the southwest, from the water in Darling Harbour/near Pyrmont Bay, looking towards the Sydney Observatory Group, the amended proposal will visually impact views of the signal station and time ball. These features are part of the historic significance of the Observatory and visually evidence key aspects of the institution's function. The amended proposal will impact views of the Observatory's buildings from the southwest, although the domes will remain visible. 	
National Trust Centre, including buildings and their interiors, retaining walls and grounds	1001 Bradfield Highway	<p>Minor adverse</p> <ul style="list-style-type: none"> The amended proposal will not give rise to any direct heritage impact on significant historic fabric associated with the National Trust Centre, including interiors, retaining walls and grounds. A views analysis from the carpark of the National Trust building complex indicates that if existing built form and vegetation was removed the amended design would be visible from the item. This is considered unlikely, but in the event that the buildings and vegetation were removed some aspects of the view would be improved, while other aspects would be removed through the proposed amendment building envelopes. The amended design would also be visible from the upper floor of the listed buildings on the site and would screen views to parts of the harbour. The visual impact of this is likely minor, affecting a small area of the harbour setting of the item. 	No change
Agar Steps Terrace Group	5-9 Agar Steps	<p>Neutral</p> <ul style="list-style-type: none"> The amended proposal will not give rise to a heritage impact on the significant historic fabric associated with the Agar Steps Terrace Group. The Agar Steps Terrace Group do not have a westerly aspect and will not be impacted by the proposal. 	No change
Agar Steps	Agar Steps	<p>Moderate adverse</p> <ul style="list-style-type: none"> The amended proposal will not give rise to a heritage impact on the significant historic fabric associated with the Agar Steps. The amended proposal for Blocks 5 and 6 will partly enclose the view from Agar Steps to the harbour along High Street. Additional height to Blocks 5 and 6 will also result in some loss of distant horizon views. The stepped roof profile of the terraces along High Street, which demonstrate the area's historic character and frame this view, will be lost. This will have a moderate visual impact to the Agar Steps. <p>The amended design will not be visible elsewhere on the Agar Steps due to the Langham building. The impact of the amended proposal is partly mitigated by the 20m opening between Blocks 5 and 6 along High Street, which will maintain a visual connection to and from the harbour.</p>	No change
High Street and Kent Street level heritage items			
'Terrace Duplexes' (High Street Terraces, including interiors)	2-36 High Street 38-72 High Street 74-80 High Street	<p>Major adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the significant historic fabric associated with the Terrace Duplexes, High Street, including interiors.</p>	No change

Heritage item	Address	Updated potential heritage impact assessment amended proposal	Degree of change in impact from approved concept plan
	3-9 High Street	<p>The amended proposal will have a major adverse visual impact on the listed High Street duplex terraces due to the height of the proposed envelopes.</p> <p>At RL35 to RL42 and RL45, Blocks 5, 6 and 7 will overshadow the terrace group and impede the visual connection to the harbour. This will have a significant impact on the setting of the terrace duplexes south of Lance Kindergarten—numbers 3-9, 38-72 and 74-80. The terrace duplexes north of Lance Kindergarten will be impacted to a lesser degree.</p> <p>The height of the blocks will impact the visual appreciation of the roofline of the terraces being read against the sky and harbour’s waterscape from certain viewpoints within Millers Point. It represents a major adverse impact to the heritage item that cannot be fully mitigated.</p> <p>The impact is partially mitigated by the two openings between the development blocks in the amended proposal. The 20m opening between Blocks 5 and 6 will prevent the full enclosure of the view down High Street south. Similarly, the 12m opening between Blocks 6 and 7 will enable at least one terrace duplex in the numbers 38-72 group to maintain views to the harbour.</p> <p>The impacts of the approved concept plan envelopes are similar. In the approved plan, Block 7 presents a solid wall at RL35 to the terraces south of Lance Kindergarten. The lower height of Block 6 at RL29 and the gaps between adjacent blocks prevent the full enclosure of views to the harbour from High Street south. This, and the lower height of Block 5, enable an appreciation of the roofline of the north-south facing terrace duplexes on High Street south. Overall, the approved concept plan would have a similarly significant impact on the setting and views of the terrace duplexes south of Lance Kindergarten. This represents a major adverse impact.</p> <p>The connection to the harbour as the site of maritime industry is part of the significance of the Terrace Duplexes. Views form part of this, although it is also through historical association. Unbroken panoramic views to the water are a recent phenomenon and not part of their historical setting, which was interrupted by maritime industrial buildings for much of their history.</p> <p>This is acknowledged in City Plan’s 2006 assessment, which notes:</p> <ul style="list-style-type: none"> Originally the cutting and the terraces were obscured by the wharf buildings on the western side of Hickson Road and it is only relatively recently that these views have become available.⁶ <p>And echoed by Paul Davies in the 2007 Millers Point Heritage and Walsh Bay heritage study:</p> <ul style="list-style-type: none"> Panoramic views also exist from High Street through the removal of the wharf buildings. While this view is expansive and desirable it can be expected that future wharf development will impact on it. Some loss of this viewscape related to future development can be expected.⁷ <p>The amended proposal and approved concept plan are over and above what was historically located on the site. City Plan’s 2006 assessment acknowledged that visual impacts to the High Street Terraces would occur in its assessment of the Millers Point Conservation Area. Their assessment concluded the impact was acceptable as it was mitigated by design assumptions that emerged from the Section 13 controls, namely:</p> <ul style="list-style-type: none"> the building heights are lower in this section of the site, retaining visual access to the Millers Point roofscape; the heights of the towers interpret the V-shape profile of High Street; the separate towers are articulated, providing filtered and framed views to the area; and a specific view corridor is provided from the proposed walkway at the lowest point in High Street to the harbour’s edge.⁸ <p>Since 2007, Block 8 has been removed and Block 7 significantly reduced in size from the original concept plan. This reduced the quantum of the Terrace Duplexes affected under the approved concept plan and that will be affected by the amended proposal.</p> <p>The amended proposal envelopes are assessed as giving rise to major adverse visual impact to these heritage items.</p>	

Heritage item	Address	Updated potential heritage impact assessment amended proposal	Degree of change in impact from approved concept plan
Lance Kindergarten (including buildings and their interiors, early remnant fencing and grounds) and trees	37 High Street	<p>Major adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the Lance Kindergarten, including buildings, interiors, early remnant fencing and trees.</p> <p>The Lance Kindergarten is located at the northern end of High Street. The impacts on views to and from the Lance Kindergarten are assessed as being similar to those from the High Street Terraces. That assessment is not repeated here.</p>	No change
Shops and Residence	1–7 Argyle Place	<p>Minor adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the Shops and Residence.</p> <p>There is a loss of views to the harbour and setting impacts, although the building’s primary frontage is north.</p>	No change
Tennis Court and Pavilion	96–108 Kent Street	<p>Minor adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the Tennis Court and Pavilion.</p> <p>A minor adverse visual impact will affect views to the harbour from the south end of the court due to Block 5.</p> <p>This will create a minor impact to the appreciation of the maritime residential precinct setting of the tennis court and pavilion. However, the potential built form is in keeping with the intensity of development around this open, undeveloped space.</p>	No change
Carlson Terrace, including interior	110–114A Kent Street	<p>Moderate adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the Carlson Terrace, including interior.</p> <p>The impacts to Carlson Terrace are comparable to the Agar Steps. Blocks 5 and 6 of the amended design will partly impede the view from the terraces to the harbour along High Street. Additional height to Blocks 5 and 6 will also result in some loss of distant horizon views.</p> <p>This will have a moderate impact to Carlson Terrace through impacts to key views from the terrace and its historical setting.</p> <p>The impact of the amended proposal is partly mitigated by the 20m opening between Blocks 5 and 6, which maintains some visual connection to the harbour from Carlson Terrace.</p>	No change
Richmond Villa, including interior	116–122 Kent Street	<p>Neutral</p> <p>The amended proposal will not give rise to a direct heritage impact on the Richmond Villa, including interior.</p> <p>No harbour view loss is anticipated with the amended design, although additional height to Block 5 may result in some potential sky loss. This will have no impact on the item’s significance.</p>	Neutral
Palisade Fence and High Steps	High Street	<p>Minor Adverse</p> <p>The amended proposal includes construction of a pedestrian bridge at the low point of High Street in front of the Lance Kindergarten. This is the location of the historic Hickson Road bridge that was removed in the 1960s. The former location of the bridge is marked by sandstone posts, in between which includes replacement brick infill panels.</p> <p>Constructing a pedestrian bridge in the low point of High Street will strengthen the pedestrian network between Millers Point and the former site of the wharves—an aspect of this item’s significance.</p> <p>Relocating the proposed footbridge to within the space between the existing sandstone fence posts, which contain later infill panels installed when the bridge was removed in the 1960s, will have a minor adverse impact on the Palisade Fence and High Steps and the setting and significance of Lance Kindergarten.</p>	No change

Heritage item	Address	Updated potential heritage impact assessment amended proposal	Degree of change in impact from approved concept plan
Terrace Group, including interior	115–121 Kent Street	<p>Minor adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the Terrace Group, including interior.</p> <p>The amended design will be visible from the verandahs and dormers of the upper floors of the terraces. Blocks 5 and 6 will obscure views to the harbour and may result in sky view loss. This will be most notable in 115 Kent Street, which has views along High Street.</p> <p>The visual impact of this is likely minor, as these views are only a small part of the setting of the terraces. It is also partially mitigated by the 20m gap between Blocks 5 and 6, which will maintain some visibility to the harbour from the buildings.</p>	No change
Terrace Group, including interior	123–125 Kent Street	<p>Neutral</p> <p>The amended proposal will not give rise to a direct heritage impact on the Terrace Group, including interior.</p> <p>No harbour view loss is anticipated with the amended design, as views to the harbour from this group are already highly compromised. The additional height to Block 5 may result in some potential sky loss. This will have no impact to its significance.</p>	No change
Hickson Road/Gas Lane level heritage items			
Gas Lane	Jenkins Street	<p>Major adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the historic fabric of Gas Lane. Yet the amended proposal building envelope heights for block 5 at the southern end of Central Barangaroo exceed the 2007 approved concept plan by 8.45m. The proposed building envelope is visible between existing buildings in views towards the harbour, which include the gas lamps silhouettes and sandstone walls. The proposed building envelope will impede a greater proportion of the existing view from Gas Lane. The proposal retains a narrow vertical strip of the harbour and landform beyond in westerly views along Gas Lane. On the southern side the view is currently impeded by the northern façade of the Crown Casino. Currently the gas lamps that are extant on the northern side of Gas Lane are visible against the skyline and the water. The built form of the amended proposal will impede this view.</p> <p>The degree of change in heritage impact between the amended proposal and the approved concept plan Gas Lane has increased and is assessed to be major adverse.</p>	Major adverse The degree of change has increased and is assessed to be major adverse.
Grafton Bond Store	201–217 Kent Street	<p>Minor adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the Grafton Bond Store.</p> <p>The amended proposal will contribute to the enclosure of the building and result in some view loss to the harbour north of the Grafton Bond Store. Additional height to Block 5 may also result in a loss of sky aspect.</p> <p>Removing the cantilevers will help to alleviate some of the enclosure and maintain an oblique visual connection to the Munn Street Bond Store. The Hickson Park setback will also potentially help maintain a small visual connection to the harbour.</p> <p>As noted in City Plan’s 2006 assessment, its prominence in the harbour and connection to the waterfront was already compromised in 2006. This is now effectively severed by the South Barangaroo development. In terms of impact, the amended proposal will have a minor adverse impact through the loss of oblique harbour views, with the most important views of the building in the immediate streetscape unaffected.</p>	No change

Heritage item	Address	Updated potential heritage impact assessment amended proposal	Degree of change in impact from approved concept plan
MSB Stores, including interiors	36 Hickson Road	<p>Moderate adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the MSB Stores, including interiors.</p> <p>The amended proposal will have a moderate impact to the MSB Stores, further enclosing views to the harbour that are already affected by the Crown Tower and podium. The narrowing of this view will impact the historical connection between the stores complex and the harbour, partly compromising its harbourside setting. Additional height to Block 5 may result in sky aspect loss and contribute to a sense of enclosure for the building.</p> <p>The amended design extends further south than the approved envelope, encroaching furthering into this view line, which increases the likely impact. This impact was not considered in City Plan's 2006 assessment.</p>	No change
Walsh Bay			
Moore's Wharf Building	Towns Place	<p>Neutral</p> <p>The amended proposal will not give rise to a direct heritage impact on the Moore's Wharf Building.</p> <p>The amended proposal will not be visible from the Moore's Wharf Building and will not impact it.</p>	No change
Elsewhere			
Sydney Harbour Bridge	Dawes Point	<p>Minor adverse</p> <p>The amended proposal will not give rise to a direct heritage impact on the Sydney Harbour Bridge.</p> <p>The amended proposal will impact views of the Sydney Harbour Bridge from parts of the eastern side of Pyrmont. Renders of the amended building envelope from Ballarat Park indicate only the top of the bridge arch will remain visible. Renders from Giba Park and James Watkinson Reserve on the ridge in Pyrmont indicate that only a very minor portion of the southern approach of the Bridge will be blocked. The view analysis indicates no material difference between the approved envelope and the amended design of the proposal.</p> <p>This visual impact was not considered in City Plan's 2006 HIS.</p> <p>The landmark quality of the Sydney Harbour Bridge and its visibility from key points around the harbour is an aspect of its national and state significance. Visibility to the bridge is also important for appreciating its use in celebrations, such as the annual New Year's Eve fireworks.</p> <p>The amended proposal and approved envelope will partially obscure lower section of the bridge's main span from areas of Pyrmont. This mainly affects areas close to water level. Without development at Central Barangaroo, most of the arch structure can be appreciated from these viewpoints, while only the top third would be visible with the proposed development. Historically, former maritime warehouse buildings may have screened views to the structure of the bridge, but not to the same extent as these buildings' envelopes.</p> <p>This will have a moderate localised impact to the appreciation of the bridge from Pyrmont, but will not result in a material or significant impact to the bridge.</p>	No change

4.6.4 Cumulative impacts

Cumulative impacts consider the likely impacts arising from a proposal in the context of increasing, or successive change or ongoing development. Cumulative impacts can be both direct and indirect and may arise at a location or across an area. Other factors that may contribute to cumulative effects include the duration and intensity of the likely impacts formed by, or resulting from, the continuing accumulation of change.

- The concept approval and the amended proposal of Central Barangaroo will contribute cumulatively to impacts on the historic and other heritage values associated with the Millers Point and Dawes Point village precinct, the Millers Point heritage conservation area and listed heritage items. We note that the state listed village precinct, the heritage conservation area, and the listed heritage items have been impacted by development at Barangaroo south and Barangaroo north that have previously altered the former industrial land uses, the historic character, and the aesthetic qualities of Millers Point and Dawes Point, including the strong horizontal planes of wharf development and setting of Victorian period workers housing set within a modified terraced landform against the waterfront.
- The concept plan and amended proposal for Central Barangaroo will contribute to the cumulative loss of historic visual connections and views to and from Millers Point to the waterfront, notwithstanding that some views across Central Barangaroo are a more recent phenomenon that has enhanced the visual appreciation of the area, its character and aesthetic distinctiveness. Several of the current views to and from the Millers Point and Dawes Point Village Precinct and the Millers Point heritage conservation area across Central Barangaroo are the result of the urban deindustrialisation of the working harbour and do not reflect the historical course and pattern of the area, which was formerly part of the maritime industrial working harbour comprising wharves and other industrial buildings and active labour force along the foreshore.
- The approved concept plan and amended proposal building envelopes exceed the heights of former historical maritime buildings. This will impact Millers Point and obscure the historical visual relationships and associations between the modified landforms, the maritime working harbour and the Victorian period workers housing located along the ridge.

4.7 Endnotes

- ¹ JBA Urban Planning Consultants 2006, *East Darling Harbour State Significant Site Proposal, Concept Plan & Environmental Assessment*, prepared for Sydney Harbour Foreshore Authority, pp 112–137.
- ² City Plan Heritage 2006, *East Darling Harbour Concept Plan: Heritage Impact Statement*, report prepared for the Sydney Harbour Foreshore Authority, pp 47–48.
- ³ Mecone 2023, *Response to Submissions Report, Concept Plan MP06_0162 Modification 9*, report prepared for Infrastructure NSW, pp 8-26.
- ⁴ 2014 *Director General's Requirements MP06_0162 (MOD 9)*, Director-General, NSW Department of Planning.
- ⁵ City Plan Heritage 2006, *East Darling Harbour Concept Plan: Heritage Impact Statement*, report prepared for the Sydney Harbour Foreshore Authority, pp 48–49.
- ⁶ City Plan Heritage 2006, *East Darling Harbour Concept Plan: Heritage Impact Statement*, report prepared for the Sydney Harbour Foreshore Authority, p 48.
- ⁷ Paul Davies 2007, *Millers Point and Walsh Bay Heritage Review, Final Report*, prepared for the City of Sydney. Appendix 2, p 11.
- ⁸ City Plan Heritage 2006, *East Darling Harbour Concept Plan: Heritage Impact Statement*, report prepared for the Sydney Harbour Foreshore Authority, p 48.

5 Conclusions and recommendations

The approved concept plan assumes the opportunity for urban development within Central Barangaroo, noting that a range of longer-term macro social, industrial and economic factors have contributed to the continuing processes of urban renewal of Sydney's working harbour.

Generally, and notwithstanding the proposed building envelopes for blocks 5 and 6 and selected visual impacts, the amended proposal is assessed in heritage terms to be more or less consistent with the approved concept plan. Both the approved concept plan and the amended proposal are assessed as giving rise to varying degrees of impact on the heritage significance of the Millers Point and Dawes Point village precinct, the Millers Point heritage conservation area, and the heritage items within these protected areas and in the vicinity. The cumulative impacts associated with the amended proposal for Central Barangaroo have also been considered in the context of the redevelopment of north and south Barangaroo.

5.1 Conclusions

5.1.1 Aboriginal archaeology

The amended proposal would not result in any changes in potential impacts to Aboriginal archaeological evidence within Central Barangaroo from the approved concept plan.

5.1.2 Historical archaeology

The amended proposal would not result in any changes in potential impacts to historical archaeological evidence within Central Barangaroo from the approved concept plan.

5.1.3 Built Heritage and views

- The approved concept plan and the amended proposal will give rise to varying degrees of impact on the legibility and appreciation of the modified landform setting and the dominant horizontal planes of historic industrial and residential development along the waterfront associated with the state listed Millers Point and Dawes Point village precinct, the Millers Point heritage conservation area, and the listed heritage items. This also includes the historic laneways and the eminence of the Sydney Observatory, sited on the highest point overlooking Sydney Harbour.
- Central Barangaroo will cause some former maritime buildings, such as the Grafton Bond Store and the MSB Stores, to be increasingly isolated from the historic setting

of the waterfront—this is part of the historical significance of these industrial buildings.

- Potential impacts to views to and from the listed village precinct, the Heritage Conservation Area and heritage items may be mitigated to a degree during design development through the articulation of the built form within the amended proposal envelopes. Careful specification of materials will be necessary to achieve a sympathetic visual setting and maintain important historic visual connections, views and vistas to, from and within the precinct, and surrounding harbourside viewpoints from and across the water.

5.2 Recommendations and mitigation measures

Recommendation 1: Aboriginal archaeology

- In the event that any Aboriginal archaeological evidence or objects were to be discovered at the site, all works in the affected area/s must cease, Heritage NSW notified of the find, and a suitable procedure for investigation must be negotiated. Further assessment or documentation may be required before site works could recommence in the affected area/s.
 - In the unlikely event that human remains are discovered at the site, the findings should immediately be reported to the NSW Police and the NSW Coroner’s Office. If the remains are suspected to be Aboriginal, Heritage NSW should also be contacted and a specialist consulted to determine the nature of the remains.

Recommendation 2: Unexpected finds procedure

- A suitably qualified archaeologist with experience in Sydney maritime archaeology should be on call for any unexpected archaeological finds across the site.
 - All contractors should undergo a heritage briefing to understand the potential for, and significance of, archaeological finds within Central Barangaroo. Areas of specific caution include the northeastern corner of the site, where Cuthbert’s shipyard may have extended, and the southeastern corner of the site, where the AGL gasworks was located.
 - If any unexpected historical archaeological remains are discovered in the northeastern or southeastern areas of the site, works in the affected area/s should cease and the on-call archaeologist and Heritage NSW should be notified. Further assessment may be required before site works could recommence in the affected areas.

- Proposed excavation or subsurface disturbance in other parts of Central Barangaroo could be undertaken without the need for archaeological investigation or recording.
- If archaeological relics are encountered, the approach and methodology for investigation would be determined by the proposed works in this area.
- If any historical archaeological relics are uncovered, opportunities for interpretation of these remains should be considered as part of the broader Barangaroo site.

Recommendation 3: Future development

- Future development should be designed to reduce impacts to and from the Millers Point and Dawes Point Village Precinct, the heritage conservation area and heritage items in Millers Point, Observatory Hill and elsewhere. The proposed built form in key locations could be reduced to optimise historical visual connections, and views to and from the harbour from Millers Point and Observatory Hill.
- Detailed design development should explore options to optimise the retention of views, respecting the heritage significance of the setting, heritage listed areas and listed heritage items.
- Heritage impacts could be minimised/mitigated at the design development phase, through innovative design guided in consultation with heritage advice.
- Future development should specify building forms, landscaping and materials that are visually recessive and sympathetic to the character of Millers Point so that the foreground built form does not visually compete with, and overwhelm views, to and from listed conservation areas and heritage items. The height of Blocks 5 and 6 exceed the approved concept plan by 8.45m and 6m respectively, and careful articulation of the height in these blocks to conserve visual connections could potentially be a mitigation measure from a heritage perspective.

Recommendation 4: Heritage advice

- A suitably qualified and experienced heritage consultant/heritage architect should provide ongoing heritage advice and input into the design for any future development application at Central Barangaroo. The objective of this heritage advice will aim to minimise adverse heritage impacts on nearby heritage items and their setting.
 - Advice should cover the urban and architectural design development for the proposed Blocks 5, 6 and 7.
 - The design and physical impacts of the Hickson Road footbridge should also be included.

Recommendation 5: Hickson Road Footbridge

- Future design development will need to consider further reducing potential impacts as part of the proposed pedestrian bridge. This will need to be assessed as part of any future development application.
- The Hickson Road footbridge should be constructed as close to the original location of the former bridge as possible, between the two sandstone posts of the palisade fence. This area contains infill fabric installed after the bridge was removed in the 1960s. Placement of the new footbridge in this location reduces potential impacts to the original fabric of the Palisade Fence and High Steps.

Recommendation 6: Palisade Fence and High Steps conservation

- Construction of the Hickson Road footbridge should include conservation works to the surrounding Palisade Fence.
- Consideration should be given during detailed design development of the Hickson Road bridge design and placement to ensure potential heritage impacts are mitigated. A range of options should be considered and tested.

Recommendation 5: Interpretation

- Proposed works should include heritage interpretation of First Nations people's connections to the area and the former maritime industries and workers that, following British colonisation, played a key role in the history of Millers Point foreshore at Central Barangaroo. Interpretation should be planned and implemented in accordance with the applicable Heritage NSW guidelines for heritage interpretation and be considered at an early stage for integration into design development.
 - If any historical archaeological relics are uncovered, opportunities for interpretation of these remains should be considered as part of the broader Barangaroo site.

6 Appendices

Appendix A

Heritage response to submissions

Appendix A—Heritage response to submissions

This document responds to the heritage concerns raised in the submissions during the exhibition of the Central Barangaroo modification application (MP06_0162 MOD 9) from 8 July 2022 to 12 August 2022.

The key heritage issues raised in the submissions relate to:

- height and massing, especially for the block 7 tower;
- visual impacts to heritage items and heritage views;
- heritage impacts; and
- accuracy of reports and documentation, especially the visual impact assessment.

Table A.1 provides a summary of these issues and a heritage response.

Additional sections respond to key stakeholder and agency submissions by:

- City of Sydney; and
- Heritage NSW (including the resolution of the Heritage Council of NSW).

These submissions objected to the proposal and raised several specific issues, such as the cantilevered design, Hickson Road Bridge, and inadequacy of the visual assessment from the west, east and northeast. Refer to the subsequent sections for these additional responses.

Table A.1 Response to the key heritage issues identified in the submissions.

Summary of heritage issue	Heritage response
<p>Height and massing</p> <ul style="list-style-type: none"> • The height and massing of the proposal is a significant departure from the approved concept plan building envelopes. • Building envelopes heights and volumes across Central Barangaroo will affect the setting, views and connections to the harbour of heritage items and conservation areas in Millers Point and Dawes Point. • The height of the Block 7 tower is excessive and significantly more than the approved concept plan. The tower is higher than the domes of Sydney Observatory and will block significant views to and from this area. • The height and cantilevers of the proposed building envelopes • overshadow heritage items, especially the Block 7 tower. 	<p>In response to feedback, the design of the development blocks has been amended to simplify the form, reduce height and provide increased separation between the blocks. This includes removing the Block 7 tower and the cantilevers from the design entirely. These changes have reduced the overall impact of the proposed modification and addressed key heritage issues regarding their height and massing.</p> <p>The amended plan now proposes the following maximum envelope heights for the Central Barangaroo blocks:</p> <ul style="list-style-type: none"> • Block 5—RL42.45 (previous RL44.5) • Block 6—RL35 (previous RL38.7) • Block 7—RL35 (previous RL73.7) <p>The blocks are now more consistent in height with the approved concept plan, which had maximum permitted height ranges from RL29 to RL35.</p> <p>The primary differences between the amended proposal and the approved concept plan are now the amended heights to Blocks 5 and 6, and increases to the maximum GFA.</p>

Summary of heritage issue	Heritage response
<ul style="list-style-type: none"> Building envelope heights are inconsistent with the topography and skyline of Millers Point. 	<p>The amended proposal is also more consistent with the topography and skyline of Millers Point. Proposed uplift is now concentrated in Block 5 at the southern end of Central Barangaroo. This area is adjacent to the high point of High Street and is predominantly read against the backdrop of the city when viewed from the west, save for some areas in the southwest where Millers Point is the backdrop. Blocks 6 and 7, which are particularly sensitive to additional height, are now entirely consistent with the approved heights of the approved concept plan. This is an improvement from the exhibited scheme.</p> <p>The reduced height of the building envelopes and simplification of their form will reduce the heritage impact of the amended proposal when compared to the exhibited scheme.</p> <p>While heritage impacts have been reduced, the amended proposal will still have considerable heritage impacts on the heritage items and conservation areas in Millers Point. This is predominantly through visual and setting impacts.</p> <p>The updated heritage impact statement in Section 4 discusses these impacts based on the amended proposal design. This updated impact statement has adopted the form of the building envelopes as a worst-case scenario for the assessment. This is to make clear the maximum possible impacts of the proposal.</p> <p>The updated assessment includes updated recommendations in Section 5.2 to further mitigate the impacts of potential development at Central Barangaroo.</p>
<p>Visual impacts</p> <ul style="list-style-type: none"> The proposed building envelopes, especially the Block 7 tower, will affect significant panoramic views of the harbour to and from Sydney Observatory and Observatory Hill Park. The proposed building envelopes will block views to and from the harbour to heritage areas and items in Millers Point and Dawes Point, especially on High Street. The proposal will overshadow heritage items along High Street and the Munn Street Bond store. The massing and height of the proposal will enclose key views to the harbour from Kent Street, High Street, Gas Lane and elsewhere. 	<p>The design has been amended to reduce the height of the building envelopes, remove the cantilevers, and remove the Block 7 tower in response to feedback about its visual impact, especially to heritage items. This has reduced the heritage visual impact of the modification proposal in comparison to the exhibited scheme, although considerable heritage impacts remain.</p> <p>Significant views from Sydney Observatory and Observatory Hill Park will no longer be interrupted by the Block 7 tower in the amended design, allowing a panoramic view of the horizon.</p> <p>The building envelope of Block 7 is reduced to RL35 in the amended proposal, which aligns with the height of the approved concept plan. This significantly reduces the proposal's degree of heritage impact on Sydney Observatory and Observatory Park Hill when compared to the exhibited scheme.</p>

Summary of heritage issue	Heritage response
<ul style="list-style-type: none"> The proposal will affect views to Millers Point and the Sydney Harbour Bridge from the harbour to the west and Pymont. 	<p>Visibility of Sydney Observatory from the west will be retained, except for close-in views from the water beside Barangaroo.</p> <p>Close views to the waters of Darling Harbour and Pymont from Observatory Hill will be lost. However, the amended design will maintain the visibility of Johnstons Bay and White Bay.</p> <p>Removal of the Block 7 towers will almost entirely alleviate the overshadowing of the Munn Street Bond Store. Permissible development near this item is now a maximum of RL35, which is similar in height to the building itself. The removal of the cantilevers will also provide additional separation.</p> <p>Similarly, the removal of the cantilevers will help alleviate overshadowing of the High Street Terraces and reduce the sense of enclosure.</p> <p>The changes in the amended design have partially mitigated some of the visual impacts of the proposal on the Millers Point and Dawes Point Conservation area, and the heritage-listed terraces on High Street. This includes reducing the height of the development envelopes, introducing a 20m-wide opening between Blocks 5 and 6, and a 12m opening between Blocks 6 and 7.</p> <p>The amended proposal will still have a major adverse impact on several High Street Terrace duplexes, and a moderate adverse impact on the Millers Point conservation areas, Sydney Observatory, Observatory Hill Park and others. Views to the Sydney Harbour Bridge from Pymont will also be affected, which is assessed as being a minor adverse impact to the bridge.</p> <p>This impact is slightly more than the impact of the approved concept plan. It is noted that Section 13 no longer applies to the site because of the various modifications to the approved concept plan since 2007.</p> <p>The approved concept plan was assessed based on development controls that modulated the permissible built form within the building envelopes. The updated heritage impact discusses this in Section 4 and provides an updated assessment of the modification proposal using the form of the building envelopes as a worst-case scenario for assessment. Section 4 assesses impacts to the historic visual connections between the Millers Point heritage conservation area and the working harbour, evidenced by the historical presence of the wharves, panoramic harbour and rooftop views from selected locations, and views of distinctive landmarks.</p>

Summary of heritage issue	Heritage response
	<p>Based on this assessment, the visual impact on the conservation areas and heritage items in Millers Point (especially High Street) is undoubtedly the proposal’s most significant impact. The proposal, if built to the reference design, would significantly impact the connection of the terraces to the harbour and alter their setting.</p> <p>If the modification were approved, appropriate controls must be implemented to reduce this impact as much as possible. To that end, the updated assessment includes updated recommendations in section 5.2 to help mitigate the impacts of the potential development at Central Barangaroo.</p> <p>In all, the amended proposal is an improvement compared to the exhibited scheme and is consistent with the approved concept plan.</p>
<p>Heritage impacts</p> <ul style="list-style-type: none"> • The proposal will have an unacceptable adverse impact to the heritage values of Sydney Observatory and Observatory Hill Park, affecting the significant panoramic views of the harbour to the west, and the function of the observatory, signal station and time ball. Views from the harbour to these items will similarly be affected. • The proposal will have an unacceptable impact to the Millers Point and Dawes Point conservation areas and heritage items, specifically their historical and significant connection to the harbour by blocking views and panoramas to the harbour. • The proposal will have an unacceptable impact on the setting of heritage items in Millers Point. • The proposal will have an unacceptable impact on the setting of heritage items to the west of Millers Point, including from Pymont and Balmain. 	<p>The design of the proposal has been amended in response to feedback regarding its heritage impacts. This includes reducing the heights of the development blocks and simplifying their forms, removing the Block 7 tower, removing the cantilevers, and introducing new east-west and north-south links and through the site. The amended proposal now more closely reflects the approved concept plan envelope.</p> <p>The changes in the amended design have partially mitigated some of the heritage impacts of the proposal. An updated heritage impact assessment has been prepared for the amended proposal design in Section 4, which discusses these impacts.</p> <p>The changes in the design implemented in response to feedback have reduced the overall heritage impact of the proposal compared to the exhibited scheme.</p> <p>The amended proposal will still have a major adverse impact to many of the High Street Terrace duplexes and Millers Point conservation areas, and a moderate adverse impact to the Sydney Observatory, Observatory Hill Park and others. Views to the Sydney Harbour Bridge from Pymont will also be affected, which is assessed as being a minor adverse impact to the bridge.</p> <p>This impact is slightly more than the impact of the approved concept plan.</p> <p>The approved concept plan was assessed based on development controls that modulated the permissible built form within the building envelopes. The updated heritage impact discusses this in Section 4.1 and provides an updated</p>

Summary of heritage issue	Heritage response
	<p>assessment of the amended proposal using the form of the building envelopes as a worst-case scenario for assessment.</p> <p>The proposal, if built to the reference design, would significantly impact the connection of the terraces to the harbour and alter their setting. Future development applications should seek to reduce these impacts as much as possible through sympathetic design. The updated assessment includes updated recommendations in section 5.2 to help mitigate the impacts of the potential future development applications at Central Barangaroo.</p>
<p>Accuracy of reports and documentation</p> <ul style="list-style-type: none"> The views analysis is inadequate and does not address enough views from the west and from within Millers Point. The views analysis misrepresents the height and massing of the approved concept plan. The Block 7 tower impacts are not adequately assessed from within Millers Point/Dawes point precinct. The impacts of the proposed modifications are misrepresented. 	<p>Additional analysis of views from the east, southeast, west and southwest of the Central Barangaroo site is now included in the assessment. Refer to Section 2 of the updated impact assessment for the location of these additional views and Section 4.5 for an updated views heritage impact assessment.</p> <p>When approved in 2007, the Barangaroo concept plan was subject to development controls in Section 13 of the Environmental Assessment. These controls modulated the permissible built form and heights within the building block envelopes at Barangaroo. The heritage impacts approved concept plan was assessed by City Plan Heritage based on these controls.</p> <p>The proponent asserts that modifications to the approved concept plan have deleted the requirement to meet the development controls in Section 13. In the absence of these controls, the most accurate representation of the approved concept plan is the building envelopes as defined in the Terms of Approval. This application is a response to the building envelopes and GFA as defined in the Terms of Approval. Modifications have also altered the form of the Central Barangaroo development blocks. This includes reductions in the size of Block 5 and Block 7. The updated heritage impact discusses this in Section 4.</p> <p>To accurately assess the impacts of the amended proposal, the updated assessment uses the building envelopes of the amended proposal and of the approved concept plan envelopes as a worst-case scenario for assessment. Refer to Section 4 for the updated assessment.</p>

City of Sydney—Heritage response to submission

City of Sydney provided a submission to the application on 8 August 2022 and additional comments on 24 August 2022.

The City of Sydney objected to the modification application.

This response has been provided in relation to the heritage concerns raised in the City of Sydney’s submission.

Table A.2 Heritage response to City of Sydney submission.

Summary of heritage issues	Heritage response
<p>Item 2</p> <p>The HAIS (GML November 2021) does not reference the <i>Darling Harbour Wharves Site Study</i> by Hill Thalys Architecture + Urban Projects Pty Ltd, which also identified significant local views in the area.</p>	<p>Section 2 of the updated heritage impact assessment considers the views identified in this document. The updated heritage impact assessment includes additional views that were not considered in the previous assessment.</p>
<p>Item 2.1 Height increase and visual impact on heritage sites</p> <ul style="list-style-type: none"> • The assessment of distant views is inadequate from the west, which has iconic public views of the Sydney Observatory and Sydney Harbour Bridge. • Some view angles identified in Paul Davies <i>Millers Point and Walsh Bay Heritage Review</i> are not just single views, but a range of view angles at some spots. Single viewpoints may not fully represent the actual visual impact from those key spots. • The tower at Block 7 will have a major impact on the historical significance of Observatory Hill Park and Sydney Observatory. • The proposed height increase will considerably affect views from the intersection of Kent Street and High Street. • The Block 7 tower will additionally impact the Munn Street Bond Store due to its proximity and height. • The proposed heights of Central Barangaroo are not consistent with the topography and skyline of the city viewed from the west side of Darling Harbour. 	<p>Additional analysis of views from the east, southeast, west and southwest of the Central Barangaroo site is now included in the assessment in response to these concerns. Refer to Section 2 of the updated impact assessment for the location of these additional views and Section 4.5 for an updated views heritage impact assessment.</p> <p>A broad range of views, including panoramas from Davies’ work, is now considered in the assessment. These additional views augment the visual heritage impact assessment and provide an adequate representation of the likely impacts of the amended proposal and the approved concept plan.</p> <p>The Block 7 tower has been removed from the design. Removal of the tower means the built form is more consistent with the height of the Munn Street Bond Store, and the topography and skyline of Millers Point. Additional height is in Block 5, which is predominantly read against the backdrop of the city. No blocks are in excess of the Millers Point skyline, although the amended proposal will block views to many heritage terraces on High Street and partially on Kent Street. In the case of High Street, these views were historically screened by maritime warehouses, although the proposal and the approved concept plan are in excess of this.</p> <p>The updated assessment assesses the impact of the additional height on the heritage items with views along High Street from the Kent Street intersection, and its impact on the Millers Point conservation areas. The</p>

Summary of heritage issues	Heritage response
	assessment concludes that the additional height will have an additional adverse impact in excess of the approved concept plan. This derives from impacts to the character of the area and loss of the stepped terrace roofline silhouette against the sky.
<p>Item 2.2 Cantilever facing Hickson Street</p> <p>The cantilevers will draw the buildings closer to High Street and will impact sky views and the spatial setting of the Millers Point HCA. The façade should echo the straight cliff face across Hickson Road.</p>	<p>The cantilevers have been removed from the building envelopes in the amended proposal.</p>
<p>Item 2.3 New link bridge to Millers Point</p> <ul style="list-style-type: none"> The proposed bridge link is at the highest point of High Street and the Hickson Road cliff. This does not reflect its historical location at the lowest point. The bridge will impact views from the northern end of high street and Agar Steps, and southwest along Hickson Road from High Street. The bridge will remove part of the existing palisade fence and sandstone plinth, but inadequate detail is provided to assess the visual and physical impact of the bridge. 	<p>The proposed Hickson Road bridge has now been relocated to its historical location at the low point of High Street.</p> <p>The bridge design will be subject to detailed design development. The revised location will likely have a minimal impact on the significant fabric of the Palisade Fence and High Steps, as it is sited within the sandstone posts and will affect the more recent brick infill panel that was installed when the previous bridge was removed. View impacts are also minimised at the lowest point of High Street, potentially allowing some views to the High Street terrace duplexes from Hickson Road from close in.</p>
<p>Heritage summary</p> <ul style="list-style-type: none"> The proposed corner tower at Block 7 has a major adverse impact on the setting and views of Sydney Observatory, Observatory Park, and Millers Point and Dawes Point Village precinct. No towers should be built in the northern section of Central Barangaroo The proposed height increases of Block 5, 6 and 7 and overhang over Hickson Road have adverse impact on the setting of Millers Point and Dawes Point Village Conservation Area and High Street. The view analysis is inadequate. More views from the west side of the identified visual catchment and from heritage items on the east side of Hickson Road are to be tested. The proposed pedestrian bridge has some adverse impact on setting of High Street. Further detail and justification of the bridge are required. 	<p>As noted above, the Block 7 tower has been removed entirely. No towers are proposed in the amended design.</p> <p>Proposed height increases to the development block envelopes are generally consistent with the heights of the approved concept plan. Additional height will have an additional impact and is assessed in Section 4.</p> <p>The views analysis has been augmented by additional views from the east, southeast, west and southwest of Central Barangaroo. Refer to Section 2 of the updated impact assessment for the location of these additional views and Section 4.5 for an updated views heritage impact assessment.</p> <p>The Hickson Road Bridge has been relocated to its historical location at the lowest point of High Street, and will likely impact later infill panels to the fence.</p> <p>The recommendations of the updated heritage impact assessment in Section 5.2 include provision for conservation work to the Palisade Fence and High Steps.</p>

Summary of heritage issues	Heritage response
<ul style="list-style-type: none">• Conservation work to the Hickson Road Wall and Steps are to be included in the project.	

Heritage NSW—Heritage response to submission

Heritage NSW provided two submissions to the application. The first regarding Aboriginal Cultural Heritage on 28 July 2022 (DOC22/583847). The second was based on a resolution from the 11 August 2022 meeting of the Heritage Council of NSW, which responded to the application, submitted on 19 August 2022 (HMS ID 1260).

Heritage NSW and the Heritage Council of NSW objected to the modification application.

This response is provided in relation to the heritage concerns raised by the Heritage Council of NSW and Heritage NSW in their submissions.

Table A.3 Heritage response to Heritage NSW submissions.

Summary of heritage issue	Heritage response
Heritage NSW—Aboriginal Cultural Heritage advice submission, 28 July 2022 (DOC22/583847)	
<p>HNSW recommends consultation with the Aboriginal community be undertaken in accordance with the <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DECCW 2010) before the concept plan is finalised and Stage 2 Development applications are prepared for the precinct.</p>	<p>The Engagement Outcomes Summary Report submitted with the EAR acknowledges there has been extensive engagement regarding the evolving Concept Plan for Barangaroo since 2009. MOD 9 does not seek approval for any physical works or buildings and the applicant is committed to undertaking appropriate levels of Aboriginal consultation in accordance with the relevant guidelines at detailed SSDA stage where a SEARs will be issued that specifies this be met prior to lodgement of the EIS.</p> <p>Furthermore, two early works applications are in the process for Central Barangaroo. These include Hickson Road interface (Phase 1) and bulk excavation and site establishment works (Phase 2). Phase 1 is accompanied by an Aboriginal Cultural Heritage Assessment prepared by Urbis dated 1 August 2022, which states:</p> <ul style="list-style-type: none"> • No previously known Aboriginal objects or Aboriginal places have been identified within the subject area and no new Aboriginal objects or Aboriginal places have been identified. • The subject area is located in a Disturbed Terrain landscape and consists of reclaimed land. • As the subject area consists of reclaimed land it is determined to have nil to low potential for the retention of Aboriginal objects. There is therefore little potential for harm to any Aboriginal objects due to the proposed works. • The subject area is assessed as having no Aboriginal cultural significance. <p>The study area that formed part of this report was the Central Barangaroo area including Hickson Park.</p>

Summary of heritage issue	Heritage response
	<p>The applicant is committed to undertaking Aboriginal consultation in accordance with the relevant guidelines and legislation at detailed SSDA stage for physical works.</p> <p>Potential Aboriginal cultural heritage values associated with Observatory Hill will be considered in future Aboriginal community consultation.</p>
<p>Recommends further assessment be undertaken with relevant Aboriginal parties to document the cultural heritage values of the project area to augment the Aboriginal archaeological investigations in the HAIS (GML November 2021).</p>	<p>See above.</p>
<p>Heritage NSW—Advice submission, 22 August 2022 (HMS ID 1260)</p>	
<p>The impact, bulk and scale of the proposal on the significance of the precinct is unacceptable. The proposed increase in building and volumes will impact the heritage values of Millers Point and Observatory Hill. In particular, the sightlines and panoramas from those precincts will be affected.</p>	<p>The design of the proposal has been amended in response to feedback regarding its heritage impacts. This includes reducing the heights of the development blocks and simplifying their forms, removing the Block 7 tower, removing the cantilevers, and introducing new east-west through site links through the site. The amended proposal is consistent with the approved concept plan envelopes.</p> <p>Design changes implemented in response to feedback have reduced the overall heritage impact of the proposal compared to the exhibited scheme.</p> <p>The amended proposal will still have a major adverse impact to many of the High Street Terrace duplexes and the Millers Point conservation areas, and a moderate adverse impact to Sydney Observatory, Observatory Hill Park and others. Views to the Sydney Harbour Bridge from Pyrmont will also be affected, which is assessed as being a minor adverse impact to the bridge, however distant panoramic views from Pyrmont Park to the Sydney Harbour Bridge will largely be retained, as seen from Observatory Hill</p> <p>This impact is consistent with the approved concept plan.</p> <p>The approved concept plan was assessed based on development controls that modulated the permissible built form within the building envelopes. The updated heritage impact discusses this in Section 4 and provides an updated assessment of the modification proposal using the form of the building envelopes as a worst-case scenario for assessment.</p>
<p>The height of the proposal exceeds the height of the domes of the Sydney Observatory and will have unacceptable</p>	<p>The Block 7 tower has been removed entirely and the amended design does not propose to exceed</p>

Summary of heritage issue	Heritage response
<p>impacts on views to the observatory and its setting from the west and southwest.</p>	<p>the height of the domes of the Sydney Observatory.</p> <p>Proposed height increases to the development block envelopes are now generally consistent with the heights of the approved concept plan. Additional height will have an additional impact and is assessed in Section 4.</p> <p>In general, panoramic views west to the horizon will be preserved in the new design amended proposal southwest to the harbour, although these are not more than the approved concept plan envelopes.</p>
<p>The tower [Block 7] may negatively impact panoramic views to the observatory and its settings from key viewing points to the east and northeast, and these have not been adequately assessed.</p>	<p>The Block 7 tower has been removed in the amended design. Additional views from the east and northeast have been considered in the updated heritage impact assessment. Refer to Section 2 of the updated impact assessment for the location of these additional views and Section 4.5 for an updated views heritage impact assessment.</p>
<p>The proposal departs significantly from the existing approved building envelopes and concept plans.</p>	<p>The amended proposal building envelopes are consistent with the approved concept plan building envelopes.</p>