

7 May 2020

Department of Planning, Industry and Environment
c/o Andrew Harvey
Director (Planning)
Urbis
E: aharvey@urbis.com.au

To whom it may concern,

HERITAGE RESPONSE TO WESTERN GATEWAY REZONING PROPOSAL – CENTRAL STATE SIGNIFICANT PRECINCT

This letter has been prepared in response to the Central State Significant Precinct Submissions Summary report prepared by the NSW Department of Planning, Industry and Environment (DoPIE) and dated February 2020, in relation to both the:


- Draft Strategic Vision for Central State Significant Precinct (SSP); and
- Western Gateway Rezoning Proposal.

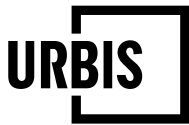
The heritage related submissions received, and our responses are outlined below.

Heritage NSW

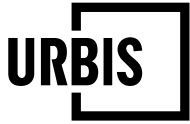
The following table outlines the submission received from Heritage NSW as delegate for the Heritage Council of New South Wales, as provided in the Submissions Summary report, and our responses.

Submission	Response
The submission notes the State and local heritage listings in the Central SSP and in particular identifies the Main Terminus Building, the Clocktower, Mortuary Station, the Bradfield Flyovers, the former Parcels Post Office and the Inward Parcel Shed as items of high heritage significance.	We note that the existing Conservation Management Plan (CMP) for Central Station (Rappoport Pty Ltd, 2013) identifies that the former Inward Parcels Shed (YHA Railway Square) is overall of ' <u>Moderate</u> ' heritage significance, not 'High' significance as included in the Heritage NSW submission. The CMP defines 'Moderate' significance as, " <i>Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.</i> "

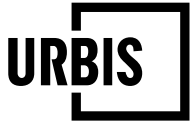
Submission	Response
	 <p>(Above, extract of the CMP showing the relative significance gradings of the site, with the subject YHA Railway Square building outlined in red)</p>
<p>The submission recommends that a consistent approach is taken in the design of the various proposed sub precincts (Appendix A, Figure 5) to ensure the legibility of the whole State heritage listed site and to additionally retain the character of the predominate use of the railway station.</p>	<p>A comprehensive Conservation Management Plan for the subject YHA Railway Square site is currently being undertaken. This Conservation Management Plan will recommend that a robust heritage interpretation plan is prepared to ensure that the significance of the broader parcels precinct is interpreted and understood. Understanding the significance of the individual components and their contributing value to the whole Central Station site is important to retain a sense of place and character across the whole State heritage item. A comprehensive interpretation strategy and plan will be prepared as part of the Atlassian SSDA package, by a consultant specialising in the curation of meaningful and successful heritage interpretation media. The interpretation strategy will identify opportunities for robust interpretation approaches to be integrated into the design that reflect the Aboriginal cultural heritage of the place, as well as the site’s historical archaeological resource and the historical parcel use and industrial character of the existing building.</p>
<p>Regarding the Western Gateway rezoning, the submission notes the sensitive heritage environment, in particular the design, siting, visual connection and dominance of the Main Terminus/Clocktower and the former Parcels Post Office buildings in the precinct. It is recommended that detailed consideration of the form of any approved buildings in the precinct respect the heritage values and legibility of these existing items.</p>	<p>The Atlassian proposal for the YHA Railway Square site is substantially distanced from the Main Terminus/Clocktower building and the detailed design of the building will have consideration for potential visual impacts. A detailed heritage views analysis and view impact assessment will be prepared to identify and analyse potential visual impacts of the Atlassian proposal. The view analysis will be prepared as part of the site specific Conservation Management Plan, and form part of the Atlassian SSDA package. The detailed proposal will respond to its site specific heritage context to ensure that the heritage values of the place and its individual elements are recognised and respected. This will be informed by the detailed policy</p>



Submission	Response
<p>The submission notes that the proposed built forms of the Western Gateway rezoning proposal are not sympathetic or responsive to the predominate heritage items in the precinct or the streetscape and recommend reducing the maximum building heights to reduce adverse visual impacts to heritage items.</p>	<p>included in the new Conservation Management Plan, which will provide guidance on the retention, conservation and interpretation of the significant aspects of the place.</p> <p>Like other parts of Central Sydney, there are a number of sensitive heritage buildings which sit adjacent to and are co-located next to areas of taller building forms. Indeed, this is the case in most global cities which have a rich cultural heritage. In all these cases, there is an onus on providing an appropriate planning and heritage framework to carefully manage and assess these relationships, and ensure that contemporary developments respond sensitively, and indeed positively to this context. In our opinion, this framework provides a robust set of principles to minimise any potential visual impacts to the heritage values of Central Station and its surrounding heritage items.</p> <p>Strategically, the City of Sydney’s draft Central Sydney Planning Strategy (CSPS) (now on public exhibition), seeks to prioritise employment growth, and increase the capacity of commercial office floor space across a series of new ‘tower clusters’ across the City to accommodate this future growth. A tower cluster is identified in the vicinity of Central Station, and the Western Gateway Sub-Precinct has specifically been identified as an appropriate area for strategic growth, as it can accommodate a scale of built form that aligns with the sun-access planes for Prince Alfred Park, but also appropriately manage the sensitive context.</p> <p>Embedded into the ‘key moves’ of the CSPS is to provide appropriate protection and enhancements to Central Sydney’s heritage, public places and spaces. Accordingly, there are a series of key views and strategies in place to ensure that these proposals can respond sympathetically to the existing sensitive heritage buildings in these areas. The proposed planning controls (including the proposed height standard) reflect ongoing engagement and refinement based on the input from a series of key stakeholders to date.</p> <p>Specifically, significant work has been undertaken with a number of key stakeholders in the Western Gateway Sub-Precinct to ensure that the heritage values of the place are sensitively managed and celebrated as part of the proposed rezoning process. This has included ongoing engagement with Heritage NSW, as well as an iterative, ongoing review of the</p>



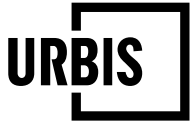
Submission	Response
	<p>proposed built form envelopes in support of the rezoning by the Central Precinct Design Review Panel prior to the public exhibition of the draft planning controls. In addition, the proposed draft planning controls have been informed by a detailed set of heritage principles to specifically guide the relationship of the Inwards Parcels Shed with any new development on the Block A site. These principles have been reflected in the Western Gateway Sub-Precinct Design Guidelines, and will be a requirement for any future development application to be consistent with.</p> <p>In our view, the framework for assessment and the draft Design Guidelines provide a robust tool for the future assessment of the future built form to manage potential impacts. This includes specific clarity on the curtilage of the Inward's Parcels Shed, managing key heritage views, guidance on tower separation and other initiatives which will complement other heritage requirements for future development typical for any adaptive re-use such as a new Conservation Management Plan, Heritage Impact Statement, Interpretation Strategy and Visual Impact Assessment. Accordingly, the proposed development standards for Block A are supported from a heritage perspective, albeit that these will be subject to detailed assessment prior to the lodgement of any development application for the site.</p>
<p>It is recommended that any new development contribute to a uniform connected public realm which includes high end heritage interpretation to inform the public of the unique heritage values of the area from the Aboriginal custodianship to nineteenth century urbanism and industrial revolution.</p>	<p>Atlassian agree with this recommendation and have adopted this sentiment in their design approach.</p> <p>As discussed above, the Conservation Management Plan being prepared as part of the Atlassian SSSA package will recommend that a robust heritage interpretation plan is prepared to ensure that the significance of the broader parcels precinct is interpreted and understood. This comprehensive interpretation strategy and plan will be prepared by a consultant specialising in the curation of meaningful and successful heritage interpretation media, and will also form part of the SSSA package.</p> <p>Understanding the significance of the individual components of the place and their contributing value to the whole Central Station site is important to retain a sense of place and character across the whole State heritage item.</p>



National Trust

The following table outlines the submission received from the National Trust, as provided in the Submissions Summary report, and our responses.

Submission	Response
<p>The National Trust submission further states that the clearance between the Block A proposal and the Inwards Parcel Shed is not a good example of celebrating the heritage significance of that item.</p>	<p>The Atlassian site proposal has had regard to the principles developed for future development on the site to ensure that the significance of the Former Inward Parcels Shed is retained and conserved. These principles were outlined in Weir Phillips Heritage's Heritage Impact Statement dated 2018 for the Planning Proposal, and include the following key guidelines which have been adopted in the current Atlassian design:</p> <ul style="list-style-type: none"> • The preservation of the view to the Shed from the north, along with an understanding of the interrelation of the Shed with the Central Station buildings and the Parcels Post Office. • Sufficient height between the roof of the former Inwards Parcels Shed and the underside of a tower in order provided to maintain a visual separation between the two. • An understanding of the simple form of the former Inwards Parcels Shed is maintained. <p>The Atlassian proposal seeks to substantially integrate the existing inward parcels shed as part of the new building design. It is proposed that the existing shed building will be carefully dismantled and stored during ground works for the new Atlassian tower, and then reconstructed as part of the development. The shed building will provide key arrival and gathering spaces within the new development maximising the activation and interpretation opportunities for this space.</p> <p>The Atlassian proposal provides a substantial vertical clearance between the Former Inwards Parcel Shed and the soffit of the proposed tower so that the overall form and setting of the shed can be understood and interpreted. This vertical separation provides the shed with breathing room above the roofline so that the important roof form of the building is retained. This separation is also providing opportunities to explore activation and interpretation utilising this space, to integrate more broadly with the remainder of the parcels precinct.</p> <p>The broader setting and parcels yard associated with the Former Inwards Parcels Shed will be retained so that the overall</p>



Submission	Response
	<p>building form and immediate curtilage and setting of the building will be interpreted and allow for a continued understanding of the building's contribution to the larger parcels precinct.</p> <p>A comprehensive interpretation plan will be developed to ensure that the significance of the Former Inwards Parcels Shed and its connection with the broader parcels precinct is celebrated.</p>

Overall, Atlassian's proposed development is considered to be a responsive and creative solution that finds a balance between conservation of the heritage significance of the former inward parcel shed while providing a world class sustainable building which will contribute to Sydney's expanding innovation and technology corridor. The detailed development application currently being prepared has considered and responded to each of the submissions received as outlined above as a component of the Central SSP process.

Please do not hesitate to contact the undersigned if you should have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Bryant". The signature is stylized and fluid, with a large initial "J" and "B".

Jonathan Bryant
Director
jbryant@urbis.com.au