
Attachment 14 – European Heritage Response, City Plan

Blackwattle Bay

Response to Submissions

June 2022



29 April 2022

Our Ref: H-20106

Mia Gouge
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Dear Mia,

RE: RESPONSE TO SUBMISSIONS - BLACKWATTLE BAY STATE SIGNIFICANT PRECINCT STUDY HERITAGE MATTERS

This response letter has been provided in relation to the heritage concerns raised in the submissions received during the exhibition of the Blackwattle Bay State Significant Precinct Study last year.

The following table provides responses to each submission in detail and where appropriate advice on the future studies:

Submission Author	Summary of issues	Response
Community, Orgs & CoS	<ul style="list-style-type: none"> ▪ Concern over the lack and loss of 'culture' and impacts to heritage ▪ Maritime and industrial heritage should be the focus, integrated into open space etc. ▪ Inadequate assessment of heritage impacts ▪ Rowers/rowing club should be acknowledged in heritage report ▪ Inadequate assessment of heritage impacts noting need for consideration of items of potential local level heritage significance – the Pyrmont ash handling depot and a historic tunnel 	<p>The European Heritage study is specifically noted for being an overarching assessment of likely heritage impacts only with recommendations for future detailed studies to be undertaken in considerations to the heritage items and the HCAs within the vicinity including Pyrmont HCA and Glebe Point HCA. As advised in Section 7 (Summary of Impacts, Conclusions and Recommendations) of the European Heritage Study future detailed studies would include exploration of options for conservation of the items with potential heritage significance, further consideration of the setbacks and avoidance of further subdivisions in areas of established heritage significance amongst other strategies, investigation of adaptive reuse of buildings and sites with some heritage values including 1-3 Bank Street, exploring options for</p>

reinstatement of timber wharf as part of adaptive reuses, further detailed archaeological assessments on areas of European archaeological potential prior to any works that could disturb the ground surface, and preparation of a site-specific Heritage Interpretation Strategy/Plan

The Blackwattle Bay SS Precinct is separated from the Pymont Peninsula by the Western Distributor of which changes the character of the area to a degree from that of described in the character statement of the Pymont HCA and interrupts the views and topography towards the Blackwattle Bay. Western Distributor creates a transitional zone between the predominant horizontal landform and historic character of the Pymont Peninsula and the Blackwattle Bay SS Precinct.

Cumulative impact of the proposed towers to the horizontal landform of the Peninsula is acknowledged but it is also noted that this is an envelope study, and the final resulting forms of each tower will be subject to further detailed studies and design competitions that would consider further the articulation, materials, bulk and relationship between the new development and the existing urban and heritage context within and around the Precinct. The view lines and view types identified in the GML's study (*Pymont Peninsula Place Strategy*, 2020) do not include Anzac Bridge as a landmark view from the Pymont peninsula rather identifies the views along road alignments, pediments and parapet features of the buildings against the skyline, views off Harris Street into tree-lined streets, views to key junctions and landmark buildings, and the views towards the Sydney CBD as being important which will not be affected by the development of the SSP. The views to Anzac Bridge are generally from the southern shores Blackwattle Bay where the new Sydney Fish Market is being constructed and from Glebe peninsula. Most of these view corridors and

	<ul style="list-style-type: none"> ▪ Rowers/rowing club should be acknowledged in heritage report. 	<p>vistas to Anzac Bridge will remain uninterrupted across although in some directions the new SSP development will be a backdrop, but this is not more than the interruptions with any tower development across the Sydney city and dense urban areas in NSW.</p> <p>The historic block pattern of the Pyrmont peninsula will not be affected. The links to the Bay will be recreated by extension of the streets/ lanes/ arcades and foreshore promenade interpreting the grain of the area. This approach will integrate considerable physical heritage interpretation for both First Nations people and European occupation of the area. Such heritage interpretation will be informed through extensive consultation process across Blackwattle Bay and new Fish Market connecting the harbour foreshore from the Sydney Harbour to Glebe foreshore and beyond.</p> <p>Sydney Rowing Club and Glebe Rowing Club have been noted in section 4.1.1 and Table 4 of the CPH report as potentially significant buildings in the vicinity of the Blackwattle Bay SS Precinct. However, the boat sheds are outside of the Blackwattle Bay SS Precinct. Notwithstanding, the use of the site for rowing activities of the Sydney Rowing Club (founded in 1860) and the Glebe Rowing Club (founded in 1879) will be integrated into the site-specific heritage interpretation strategy and plan as part of the detailed design stage of the SSP. The current Heritage Interpretation Strategy is an overarching framework that would be required to be detailed once the detailed design of the buildings, public art strategies, public domain and landscape plans for the Precinct in order to tailor the stories, interpretive signage and interpretive media, graphic designs, and website etc. A similar process has been implemented for the new Fish Market site with the detailed graphic designs and locations of the interpretive devices are still being finalised as part of the</p>
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	<ul style="list-style-type: none"> Inadequate assessment of heritage impacts noting need for consideration of items of potential local level heritage significance – the Pymont ash handling depot and a historic tunnel (National Trust Sub). 	<p>construction documentation and implementation phase.</p> <p>The Pymont ash handling depot has been replaced with contemporary buildings and the form differ from what can be seen in the 1943 aerial of the Bay removing the physical evidence of its ash depot use. Archaeological resources for the tunnel and other below ground historical structures have been noted as part of the Fish Market site in report. These uses, and evidence of the depot and the historic tunnel will be incorporated into the detailed heritage interpretation plan at the detailed design stage and construction phase as noted above. The detailed site-specific heritage interpretation plan will be based on the overarching framework provided in the Heritage Interpretation Strategy/Plan (CPH, May 2021). There is no need to update the overarching Heritage Interpretation Strategy due to the unknown nature of the building designs and public domain proposals that would inform the graphic designs for the site-specific interpretive actions.</p>
Heritage NSW	<p>Heritage NSW recommended that a historical archaeological assessment be prepared to establish the potential, significance and appropriate management measures for archaeological resources associated with ‘early industrial activities’ along the foreshore near the former Sydney Fish Market site. It also recommended that further assessment be undertaken for 1-3 Bank Street to determine its level of significance.</p>	<p>Background historical information is included in Section 5.2.2 including an assessment in Section 5.2.2.2 of the CPH report noting that it is clear that the 1-3 Bank Street has minimum local level heritage significance. Further assessment of the site is required in order to ascertain its State level heritage significance through a detailed fabric analysis and comparative analysis with similar structures. 1-3 Bank Street has also been included as part of the heritage interpretation of key sites in Section 8.3.1 of the overarching Heritage Interpretation Strategy/Plan (CPH, May 2021).</p> <p>Areas of historical archaeological potential have been included in Sections 5.2.3 and 5.2.4.3 of the CPH report and was the result of a number of heritage assessments on archaeological potential for both historical and maritime for the Blackwattle Bay and</p>

		surrounding lands since the early 2000s. These earlier studies and the background study used to inform the archaeological potential for the Blackwattle Bay Precinct SS Study were prepared by appropriately qualified and skilled archaeologists who were part of the team at CPH at the time. Further detailed archaeological studies will need to be undertaken for each development site as part of the future applications as recommended in the CPH report.
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I trust the above responses will be of some assistance in formulating your responses to the submissions. Should you require any further information or clarification please do not hesitate to let me know.

Yours Sincerely,



Kerime Danis
Director - Heritage