

27 May 2024

Our Reference: 19-0548C

Re: Central Barangaroo MOD 9 Response to Submissions (RtS)—GML Heritage Supplementary RtS HIS

GML Heritage prepared the Central Barangaroo Response to Submissions and Updated Heritage Impact Statement in October 2023 (RtS HIS 2023) to accompany the Barangaroo Concept Plan MOD 9 submission to the Department of Planning, Housing, and Infrastructure (DPHI). GML's RtS HIS 2023 involved a comparative heritage impact assessment of the approved Concept Plan and the proposed MOD 9 RtS envelopes. In the RtS HIS 2023, GML referred to the View and Visual Assessment prepared by AECOM in October 2023 (VVIA 2023). GML had previously prepared a Heritage Assessment and Impact Statement for the Central Barangaroo project in November 2021 (HAIS 2021).

The MOD 9 RtS for Central Barangaroo was placed on public exhibition between 11 January and 21 February 2024. Public exhibition of the application raised several matters. In March 2024, key issues correspondence was received from DHPI. DHPI requested the applicant provide indicative massing visualisations of the approved Gross Floor Area (GFA) within the approved Concept Plan Envelope and the proposed MOD 9 RtS from select observer locations.

This letter-form supplementary HIS report responds to instructions for GML to review select views from the agreed observer locations showing the approved concept plan and proposed RtS massing envelopes. Readers should refer to GML's RtS HIS 2023 for a fulsome description of each of the views; the affected heritage conservation areas and heritage items; and the detailed assessment of the potential heritage impacts on the significance of the areas and heritage items. In the RtS HIS 2023, Table 4.2 included a column headed, 'Degree of change in impact from the approved concept plan'. For clarity, the ratings provided in that column refer to the impact rating the RtS modification will have compared to the approved Concept Plan. Please note that from Observation Location 12: Balmain East–Illoura Reserve the degree of change between the RfS and the approved concept plan and the RtS is assessed to be consistent, that is, 'no change' in the degree of between the impact of the approved concept plan and the RtS.

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In preparing this letter-form response the following assessment reports have been relied upon:

- Supplementary View and Visual Impact Assessment, AECOM, May 2024 (Supplementary VVIA May 2024)

Based on the Supplementary VVIA 2024, GML has reconsidered the following views:

1. Observer Location 2: Sydney Observatory
2. Observer Location 3: High Street South
3. Observation Location 9: Gas Lane
4. Observation Location 12: Balmain East-Illoura Reserve

These views demonstrate important views from the public domain and to and from the heritage conservation areas and heritage items.

GML has cross checked the view visualisations that are presented in the Supplementary VVIA May 2024 against the same views in the VVIA 2023. In the Supplementary VVIA 2024 the building envelopes are shown in pale grey, as opposed to mauve in the VVIA 2023 renders.

Response to the Supplementary VVIA

Observer Location 2: Sydney Observatory

The visual impacts arising to the Heritage Conservation Areas and listed heritage items on the view from Observer Location 2 remain consistent with our findings in RtS HIS 2023.

Observer Location 3: High Street South

The visual impacts arising to the Heritage Conservation Areas and listed heritage items on the view from Observer Location 3 remain consistent with our findings in RtS HIS 2023.

Observation Location 9: Gas Lane

The visual impacts arising to the Heritage Conservation Areas and listed heritage items on the view from Observer Location 3 remain consistent with our findings in RtS HIS 2023.

Observation Location 12: Balmain East Illoura Reserve

The visual impacts arising to the Heritage Conservation Areas and listed heritage items on this view from Observer Location 12 remain consistent with our findings in RtS HIS 2023.





Heritage Council of NSW

We note that the Heritage Council of NSW in its submission on the RtS reaffirmed it did not support the heritage impact due to the increase in height and bulk. As assessed in the HIS 2023 and discussed below the approved Concept Plan and Mod 9 RtS give rise to varying degrees of heritage impact. In relation to the Heritage Council request that the recommendations of the HIS should be conditioned, GML understands that this has been incorporated into the Statement of Commitments.

Conclusion

We note that the visualisations prepared and presented in the Supplementary VVIA 2024 are consistent with those depicted in the VVIA 2023.

Following this further review and supplementary assessment, we confirm that our heritage impact assessment pertaining to the four (4) observer locations and views in GML's RtS HIS dated October 2023 remains relevant and generally unchanged.

GML notes that the approved Concept Plan and MOD 9 RtS would give rise to varying degrees of heritage impact. Overall, we find that the heritage impacts of the Mod 9 RtS are generally consistent with the impacts previously approved under the Concept Plan.

