

25 October 2019

Place Management NSW
Level 6/66 Harrington Street
The Rocks NSW 2000



Attention: Victor Gaspar

Dear Mr Gaspar

**ASN BUILDING, 1-3 HICKSON ROAD, THE ROCKS (SSD 8967)
STATEMENT OF HERITAGE IMPACT – SYDNEY COVE PASSENGER TERMINAL**

This Statement of Heritage Impact is a response to comments received from the Port Authority of New South Wales, specifically, that any heritage impacts on the Sydney Cove Passenger Terminal are to be assessed. The Sydney Cove Passenger Terminal is included in the Port Authority's Section 170 Heritage and Conservation Register and is located to the east of the ASN Building

The heritage significance of the Sydney Cove Passenger Terminal is described on the State Heritage Inventory database entry for the item (listing number 4560023):

The Sydney Cove Passenger Terminal is a significant building on the shores of Sydney Harbour. The site is important for its ongoing historical use as a commercial and passenger shipping facility and its early role as a public gateway to the city.

The building displays a twentieth century approach to adaptive re-use in response to changing community needs and, in its fabric, illustrates layers of its own history and use.

The original building constructed in 1958-60 has historical associations with the changing needs of international travel. As the first point of entry for many immigrants during the post-World War II period in Australia, the building also possesses social value. The architecture of the building is representative of the utilitarian approach to terminal design at the time with its 'functionalist' character influenced by international trends.

The 1988 modifications to the building by Lawrence Nield form part of the Bicentennial works that focused on improving the urban design character of Sydney Cove. The building responded to a desire for increased public access to the foreshore and an enhanced interrelationship with open spaces including First Fleet Park and Campbell's Cove Plaza. The architecture is of aesthetic significance for its successful adaptive re-use and reductionalist approach and reinterpretation of the robust steel portal frame structure. With its maritime imagery and use of strong visual devices, including the northern tower, the building is of landmark value from Sydney Harbour.

The site has archaeological potential arising from the likely subsurface presence of remains of early wharfage, the nineteenth century seawall and the original shoreline deposits. The building is also important for its ability to demonstrate an early use of concrete caisson technology as foreshore reinforcement.

The extendable gantries associated with the Passenger Terminal are also included in the Port Authority's Section 170 Register. Their heritage significance is described in the State Heritage Inventory database entry (listing number 4560045). The Statement of Significance for the gantries is the same as that for the Passenger Terminal, with an additional component:

The 1999-2001 works designed by Bligh Voller Nield Architects in association with Lindsay and Kerry Clare, NSW Government Architects Office, further enhanced the southern façade, public access and the terminal facilities (Conybeare Morrison Pty Ltd 2005:24)

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The proposed works are associated with a fire safety upgrade in Bays 1 to 4 and base building works in Bays 4 and 5 of the ASN Building. The greater majority of these works are internal and are in Bay 5. External works to the building include:

- Ground floor: Replacement of obscure glass in timber framed windows with clear glass, Bay 5;
- Level 1 Removal of brickwork from a former opening to accommodate a new window, removal of louvres from one window opening and reconstruction of timber sashes in this opening and replacement of obscure glass in timber windows with clear glass, Bay 5;
- Level 2 A new external steel framed ramp from the Hickson Road footpath into the Bay 4 entry, refurbishment of the concrete steps into Bays 4 and 5; new glazed steel entry lobby on the western side of the building;
- Roof Formation of a new external opening in the lift motor room to an extended roof plant platform for mechanical plant and for general roof maintenance, removal of an existing roof access hatch and reinstatement of existing roof details, new roof penetrations for new mechanical services and one relocated roof access hatch, a new metal screen around the former lift motor room to conceal new service risers above the roof, and a new membrane to the concrete lift motor room roof.



Location of the ASN Building relative to the Sydney Cove Passenger Terminal. Bay 4 and Bay 5 of the ASN Building have been highlighted (Nearmap with TKD Architects overlay).



Assessment of heritage impacts

The Secretary's Environmental Assessment Requirements (SEARS) for SSD 8967 include key issues for heritage, including:

- all heritage items (state and local) within and in the vicinity of the site, including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance; and
- what impact the proposed works will have on their heritage significance, including any impacts from the works, and any impacts on views to and from heritage items

The following assessment is based on the NSW Heritage Office's publication *Statements of Heritage Impacts*, specifically those relating to new development adjacent to a heritage item.

Ramp and other changes on the western side of the ASN Building will have no impact because of their location relative to the Sydney Cove Passenger Terminal.

The proposed works to the ASN Building will not result in impacts to the heritage significance of the Sydney Cove Passenger Terminal. The majority of the works are located within the ASN Building. External works are limited to:

- replacing louvres and obscured glass in a number of windows with clear glazing;
- reinstatement of a window and bricking up two openings on the southern elevation of the building;
- modifications to Level 2 entries in the western façade of Bay 4 and Bay 5, along with the installation of a ramp for equitable access, and
- installation of a door and bricking up an adjacent opening on the eastern side of the lift motor room at roof level.
- removal of two access ladders to the existing equipment platform and reinstatement of slate roofing in these locations.
- a new external opening in the lift motor room to an extended roof plant platform for mechanical plant and for general roof maintenance;
- removal of the existing roof access hatch and reinstatement of existing roof details;
- new roof penetrations for new mechanical services;
- relocation of a roof access hatch;
- new metal screen around the former lift motor room to conceal new service risers above the roof;
- new membrane to the concrete lift motor room roof.

These works will have no impact on adjacent heritage items or the conservation area because:

- The works to windows will enhance the ASN Co Building and thus the setting of the Sydney Cove Passenger Terminal;
- The limited works on the southern elevation are minor in scope and will have no appreciable impact on the Sydney Cove Passenger Terminal. They reinstate the wall to its state before the 1990s Story of Sydney alterations;
- the entry modifications and the proposed ramp on the western side of the ASN Building will not be visible from the Passenger Terminal;
- The external works to the lift motor room will have little or no impact because of their limited scope, detailing and location relative to the Passenger Terminal.
- The location of the various heritage items relative to the subject site means that the proposed works will have no impact on their heritage significance.

The proposed works on the eastern side of the ASN Building will have little or no impact on views to and from the Sydney Cove Passenger Terminal because of their limited scope and detailed resolution of the new fabric. Works on the western side of the ASN Building are not included in these views.



The proposed works are sympathetic to the Sydney Cove Passenger Terminal because most of the works are situated within the ASN Building and therefore not visible from the public realm. External works are sympathetic because of their small scale, locations relative to the Terminal and their detailed resolution. Because of this they will not visually dominate the Terminal or impact negatively on the ability of the public and users to view and appreciate the significance of the Sydney Cove Passenger Terminal.

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A handwritten signature in black ink, appearing to read 'Dr Roy Lumby', followed by a small mark resembling a stylized '4' or 'y' and a period.

Dr Roy Lumby
Senor Heritage Specialist

