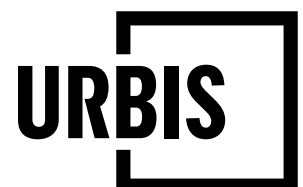


THE STAR – MODIFICATION 14 HERITAGE IMPACT STATEMENT



SEPTEMBER 2016
SH858
MODIFICATION 14 – FORMAL LODGEMENT
PREPARED FOR THE DEPARTMENT OF PLANNING



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EXECUTIVE SUMMARY

The Star Entertainment Group is a leading operator of integrated resorts catering to both local and international visitors and is the operator of The Star Sydney (The Star) which is located at 20-80 Pyrmont Street, Pyrmont. The site includes the former Sydney Electric Light Station (SELS) administration building which is now used for administrative offices by Star. Consistent with The Star's licence obligation to operate the site to an international standard, The Star Entertainment Group is proposing to advance a revitalisation of the existing complex.

The Star is embarking on a five year redevelopment journey to create a landmark, exemplar integrated resort within the City of Sydney. This proposed redevelopment will occur through the lodgement of two S75W applications with the Department of Planning and Environment, identified as Modification 13 and Modification 14. All works pertaining to Modification 14 are detailed below. Modification 13 will involve the design of a new Ritz-Carlton Hotel Tower and associated podium treatment and will be detailed at a future time.

The Star is proposing to attain the highest standard of built form outcomes for the site through the proposed redevelopment by encouraging innovation and best practice approaches in order to achieve an environmentally sustainable development that positively contributes to the overall architecture of both Pyrmont and the City of Sydney.

Modification 14 includes the following proposed works:

1. **Level B4 Infrastructure Upgrades**—Upgrades to existing generators, existing harbour heat rejection system, natural gas system, existing domestic cold water system and an additional sewer connection.
2. **Level 00 Porte Cochere and Astral Lobby Upgrade**—Realignment of Porte Cochere to accommodate expanded and upgraded Astral Lobby, upgraded Astral Lobby Bar and retail expansion and upgrades of the Main Casino Entry, including valet improvements to the Porte Cochere.
3. **Level 00 Back of House Upgrades**—Internal upgrades and improvements to multiple aspects of the back of house space at Level 00.
4. **Level 00 Astral Luxury Retail Zone**—New luxury retail zone connecting from Astral Hotel Lobby out to Jones Bay Road. Change of use from office / back of house to retail.
5. **Level 00 SELS Fitout**—Refurbish existing SELS Level 00 toilets at southern end of building to allow for adjacent lift lobby circulation areas. Upgrades and tenancy improvements to existing retail tenant at northern end of SELS building along Jones Bay Road. No external changes to SELS are proposed, with internal alterations only.
6. **Level 00 SELS Lighting**—External lighting of the SELS building along Pyrmont Street to celebrate the heritage elements of the building.
7. **Level 00 Darling Café**—New café within the existing Darling Hotel Lobby at Level 00.
8. **Level 00 to 01 G-Star Raw Escalators**—Replace existing G-Star Raw retail shop at Level 00 with new escalators providing access from Level 00 to Main Gaming Floor at Level 01. Includes new arrival bar adjacent to escalators at Level 01.
9. **Level 01 Main Gaming Floor Slab Infill**—Slab expansion off the Main gaming Floor at Level 01 over the existing main entry foyer facing Pirrama Road. No facade works are proposed.
10. **Level 02 Oasis Gaming Area**—Minor external alterations to the Oasis unenclosed gaming area at Level 02.
11. **Level 03 Sovereign Expansion**—Expansion to the existing Sovereign Room at Level 03. This includes refurbishment of existing food, beverage and gaming locations, expansion of food and beverage opportunities an VIP gaming and unenclosed gaming areas.
12. **Level 03 Event Centre Pre-Function Space**—New pre-function space adjacent to the MUEF at Level 03, to allow for circulation changes from the level 03 expansion.

- 13. Vertical Transportation Drum**—New escalators as part of a vertical transport arrival strategy from Level 00 to Level 03.
- 14. Level 04 Star Administrative Offices**—Fitout of existing administrative offices within Astral Residences tower. Internal improvements only.
- 15. Level 05 VIP Lobby & Check-In**—Conversion of existing pool plant space and enclosed pool deck at Level 05 to a lobby for the VIP hotel guest lounge.
- 16. Level 05 Astral Residences Reception**—Conversion of meeting room to Reception and check-in lobby. Includes minor expansion to existing enclosed space.
- 17. Northern Porte Cochere Canopy**—Removal of a section of the current glazing (retaining the canopy structure) of the current porte cochere canopy and include a new ceiling at a lower height over a section of the new slab (NW Gaming slab infill).

Heritage Impact Assessment

The former Pyrmont Power Station Administrative building (hereafter the “SELS building”) which is located in the north west corner of The Star Sydney (The Star), is listed as an item of environmental heritage (Item 1259) under the Sydney Local Environmental Plan 2012. The Star is also located in the vicinity of a number of other heritage items as identified in Section 5.1. Accordingly, The Star Entertainment Group Limited (SEGL) has engaged Urbis to prepare this Heritage Impact Statement to assess the potential heritage impact of the proposed works on the identified heritage listed items. This report accompanies the application to modify the existing Part 3A Project Approval (MP08_0098) under Section 75W of the Environmental Planning and Assessment Act 1979.

The only works assessed in this report are those that may have the potential to impact on the locally listed SELS building or the listed heritage items adjacent to the subject site. This potential has been determined with consideration for whether the works would physically affect the items or whether they are in the visual catchment of the items. The works assessed herein include:

- **Level 00 SELS Fitout**—Remove existing 1990s SELS Level 00 toilets at southern end of building to form lounge for adjacent new VIP lift lobby area.
- **Level 00 SELS Retail Fitout**—Upgrades and tenancy improvements to existing retail tenant at northern end of SELS building along Jones Bay Road including replacement of existing canopies on Jones Bay Road.
- **Level 00 SELS Lighting**—External atmospheric lighting of the SELS building along Pyrmont Street to celebrate the heritage elements of the building.
- **Level 00 Porte Cochere Entry**—New Star Sculpture and Fountain feature adjacent to the east elevation of the SELS building at the entry to the Porte Cochere.
- **Level 00 Porte Cochere and Astral Lobby Upgrade**—Realignment of Porte Cochere to accommodate expanded and upgraded Astral Lobby. Upgrades of the Main Casino Entry, including valet improvements to the Porte Cochere and refurbishment of the western Porte Cochere stair entrance.
- **Northern Porte Cochere Canopy**—Removal of a section of the current glazing (retaining the canopy structure) of the current Porte Cochere canopy and include a new ceiling at a lower height over a section of the new slab (NW Gaming slab infill).
- **Level 03 Pre Function Space and Pedestrian Access way to Sovereign Expansion**—Pedestrian walkway from Sovereign Lift (approved under DA14) to proposed expansion to the existing Sovereign Room at Level 03.

The assessment of the heritage impact of the above works has been set out in Section 5. The following observations have been summarised from this assessment:

- The most significant fabric comprised in the subject site is that concentrated on the western, northern and southern facades of The SELS building which is visible from the public domain, and the entrance hall. The works proposed under this DA with the exception of the lighting of the primary façade do not directly impact any of this fabric.

- The lighting of the primary façade would enhance the presentation of the building and encourage appreciation of its character without altering any of the significant fabric. The proposed placement of the lighting would illuminate and celebrate the significant Federation Arts and Craft detailing. Specifically the lights would highlight the original window openings, and the central balustrades and plinths. Penetrations into original fabric would be minimal. Where possible, penetrations for electricity supply should be made through the mortar joints rather than through the original masonry.
- The southern extremity of the ground floor of The SELS is identified as having considerable significance in the 1994 CMP. However, the subsequent reconfiguration to create the male and female bathrooms has obscured the significant space and the original layout of the building generally (refer Section 2). The removal of these later partitions would reinstate the proportions of the original space and enhance the legibility of the building's original layout. This work would overall have a positive heritage impact.
- The proposed Butler's Pantry associated with the Arrival Lounge would occupy a small part of the southern extent of the ground floor corridor. While this would obscure an early door from one side, it would not require the removal of any existing fabric associated with the door including the architraves and fanlight. The works would be entirely reversible and the door would remain appreciable from the southern side (new VIP lounge area).
- It is acknowledged that the Butler's Pantry will truncate the existing corridor. However, the new facility occupies only a small area and is located at what was the original termination of the corridor before it was extended through the southernmost office. It should therefore be considered that it does not significantly truncate the original proportions of the corridor. Further, the new enclosure is entirely reversible and allows views to the original cornice above from the corridor side. As such, it does not preclude full reinstatement of the original layout and detailing in the future. It should also be noted that mitigation is proposed elsewhere in the form of removing the 1990s ground floor bathrooms and reinstating a single space for the VIP lounge.
- The proposed new water feature will have minimal impact on view to the eastern elevation of the SELS building. It is set well back from the northern façade of the SELS building and is no higher than the bottom of the first floor windows in the eastern elevation.
- The installation of the ceiling below the northern Porte Cochere canopy would have no physical impact on The SELS building. It would potentially obscure a small part of the eastern façade of The SELS from the Porte Cochere in addition to the slab approved under City of Sydney D/2016/48. However, this eastern or rear façade constitutes a secondary, highly modified façade with no remarkable features and built with the intention of directly abutting another building. Further, the visual impact of the ceiling has been partly mitigated through the retention of a setback from the western façade of The SELS. It is therefore considered that the ceiling would have only a minor visual impact to highly modified fabric in addition to that generated by the slab approved as part of D/2016/48;
- It is acknowledged that the Level 03 pedestrian access way from the previously approved Sovereign Lift fronting Pyrmont Street and the proposed pre function space to the east of the Porte Cochere would be in the vicinity of The SELS building. However, the access way would be set back at least 1 metre from the eastern façade of the item and 4 metres from the southern façade, and the pre function space would be located on the opposite (east) side of the Porte Cochere. They would therefore have no physical impact on the item. Further, the roof of the new spaces would be flat and of a similar height to the ridgeline of The SELS. As such, the SELS would obscure this new fabric when it is viewed from Pyrmont Street. It is also noted that there is an existing contemporary interface between The Star and The SELS, therefore the character of the setting of the latter would remain essentially unchanged.
- The impact of this new Level 3 fabric would be confined to the minor increase in the scale of the backdrop of The SELS when it is viewed from Jones Bay Road. Cognisant of the impacts of this increase in scale, only a single additional level is proposed, the fabric would be predominantly glazed and the significant facades of The SELS would not be at all obscured. Therefore, there would be no adverse impact on the subject site and the proximate heritage items.
- It is not anticipated that the proposed retail fit out would have any impact on the significance of the item. The fit out would only replace existing contemporary fabric and would not require alteration of the principle proportions of the space which appear to be original. This fit out is subject to future detail however it is anticipated that the heritage impact of the fit out would be neutral.

- The proposed replacement awnings on the north façade of the SELS building facing Jones Bay Road will improve the presentation of this façade. The awnings should be designed to fit within the existing arched brick recesses of the façade. See Figure 3, Picture 3.
- Similarly, the refurbishment of the western Porte Cochere stair entrance would constitute the replacement of contemporary fabric with similar fabric. Therefore, the character of the setting of the subject item and those in the vicinity would remain essentially unchanged and the impact of this would be neutral.
- The realignment of the eastern side of the Porte Cochere would constitute only the realignment of existing fabric which is separated from The SELS by a substantial driveway. This realignment would have no bearing on an understanding of the heritage item and would therefore have a neutral heritage impact.

In accordance with the observations set out herein, it is considered that the proposed works overall would have no adverse impact on the heritage significance of The SELS building and the reconfiguration of the southernmost section would enhance the understanding of the building. It is further considered that the works would have a neutral impact on the identified heritage items in the vicinity. Therefore, the proposed works are supported from a heritage perspective.

Recommendations

- If any original timber flooring is found under the carpet in The SELS during the construction work of the Arrival Lounge, this should be retained either below the new floor finishes or incorporated into the new finishes for the space.
- The existing tiles on the southern façade of the ground floor bathroom should be incorporated into the finishes schedule for the Arrival Lounge or retained behind the proposed finishes.
- All works for the new Butler's Pantry will through lightweight reversible partitions and a low ceiling so that existing hallway cornice can be viewed and the works can be removed in the future with minimal damage to the fabric.
- The proposed new awnings on the northern façade should be designed to fit within the existing arched brick recesses of the façade. See Figure 3, Picture 3.
- An appropriate methodology should be established for the lighting of the primary façade, which does not require significant penetrations or chasing into original fabric.
- Where possible, penetrations for electricity supply to the lights, or for fixing the replacement awnings on the northern façade, should be made through mortar joints rather than through the original bricks.
- Fixings to the masonry for the new lighting or for the replacement awnings on the northern façade should allow for future removal of these features with minimal impact on the heritage fabric.

1. INTRODUCTION

1.1. BACKGROUND

Star Entertainment Group Limited (SEGL) has engaged Urbis to prepare the following Heritage Impact Statement for the proposed works to The Star Sydney (The Star) which is located at 20-80 Pyrmont Street, Pyrmont. The proposed works assessed herein are located in the north west section of the site (see blue boundary in Figure 1). They are variously located in and near the Former Pyrmont Power Station Administrative Building (hereafter “The SELS” – Sydney Electric Lighting Company Station).

This Heritage Impact Statement accompanies an application to modify the existing Part 3A Project Approval (MP08_0098) under Section 75W of the Environmental Planning and Assessment Act 1979. The application comprises various works located across the entire site as identified in the Executive Summary above. However, for the purpose of this report only the works, which would potentially impact the locally listed SELS building or the listed heritage items adjacent to the subject site, are addressed herein. These works are set out in Section 1.5.

1.2. SITE LOCATION

The Star is located at 20-80 Pyrmont Street (Figure 1). The SELS is located in the north western corner of the larger site and runs part way down its western boundary. The subject site has a frontage to Jones Bay Road and Pyrmont Street.

Figure 1 – Location of the subject site (The SELS Building) within The Star Integrated Report.



Source: Google Maps

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

The proposed works have been considered with reference to relevant controls and provisions contained within the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012. It also assesses the compliance of the works against the policies set down in the Conservation Management Plan prepared for The SELS in 1994.

The only works assessed in this report are those, which may have the potential to impact the locally listed SELS building or the listed heritage items adjacent to the subject site. This potential has been determined with consideration for whether the works would physically affect the items or whether they are in the visual catchment of the items.

This report refers to the CMP for The SELS building prepared by Howard Tanner and Associates in 1994. The authors of the CMP are acknowledged with thanks and the information sourced from the document has been cited where appropriate.

Please note that Urbis is currently undertaking an update of the existing Conservation Plan (Tanner and Associates 1994).

1.4. AUTHOR IDENTIFICATION

Alexandria Barnier (Consultant) has prepared the following report. Mary Knaggs (Senior Heritage Consultant) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

The only works assessed in this report are those which may have the potential to impact the locally listed SELS building or the listed heritage items adjacent to the subject site. This potential has been determined with consideration for whether the works would physically affect the items or whether they are in the visual catchment of the items. The works assessed herein include:

- **Level 00 SELS Fitout**—Remove existing 1990s SELS Level 00 toilets at southern end of building to form lounge for adjacent new VIP lift lobby area.
- **Level 00 SELS Retail Fitout**—Upgrades and tenancy improvements to existing retail tenant at northern end of SELS building along Jones Bay Road including replacement of existing canopies on Jones Bay Road.
- **Level 00 SELS Lighting**—External atmospheric lighting of the SELS building along Pyrmont Street to celebrate the heritage elements of the building.
- **Level 00 Porte Cochere Entry**—New Star Sculpture and Fountain feature adjacent to the east elevation of the SELS building at the entry to the Porte Cochere.
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- **Level 03 Pre Function Space and Pedestrian Access way to Sovereign Expansion**—Pedestrian walkway from Sovereign Lift (approved under DA14) to proposed expansion to the existing Sovereign Room at Level 03.

This document has been prepared in reference to the architectural drawings and photomontages prepared by DWP Suters, Issue B Modification 14 15-09-2016.

2. SITE DESCRIPTION

2.1. THE STAR

The Star occupies a 4-hectare site bounded by Jones Bay Road, Pirrama Road, Edward Street, Union Street and Pyrmont Street. The Star opened in November 1997 and is constructed predominantly of masonry panels with glazed balconies and a masonry podium. The complex is a dominant element in selected views from Cockle Bay and the Pyrmont Bridge, from parts of the Harbour around Barangaroo and Jones Bay, and when viewed from the western edge of the city. The scale of the existing buildings contrast with the fine grain of Pyrmont Ultimo as it exists further to the west and north of the site. The Star relates more closely to the scale of the buildings in Darling Harbour.

Figure 2 – Eastern elevation of The Star.



Source: Google Maps

2.2. THE SELS BUILDING

The SELS building is located in the north west corner of the block bounded by Jones Bay Road, Pirrama Road, Edward Street, Union Street and Pyrmont Street. It is currently used as administration offices for The Star. The building is distinctly Federation in character with Arts and Craft detailing. It has stained glass windows, decorative tiles on various floors and walls, cast iron balustrades and decorative plaster.

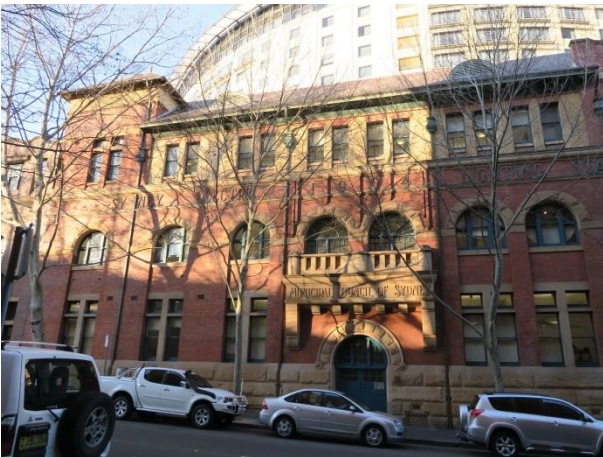
The original (1904) section of the building has an early extension to the north, which is of a referential stripped Federation character. Archival photographs indicate that the building was completed c1922. The extension has a narrow frontage to the north, which comprises an entry to the retail space currently occupied by a florist, a window on the ground floor, and two arched windows on the first floor. The eastern façade of The SELS building is integrated into the Porte Cochere as it now represents the western wall of the latter. A glazed canopy joins the two.

Figure 3 - External images of the subject site.



Picture 1 - Western façade showing the relationship between the southern façade and the contemporary building to the south of The SELS.

Source: Urbis



Picture 2 – Part of the western façade of the SELS Building.

Source: Urbis



Picture 3 – Part of the northern façade of the SELS Building.

Source: Urbis



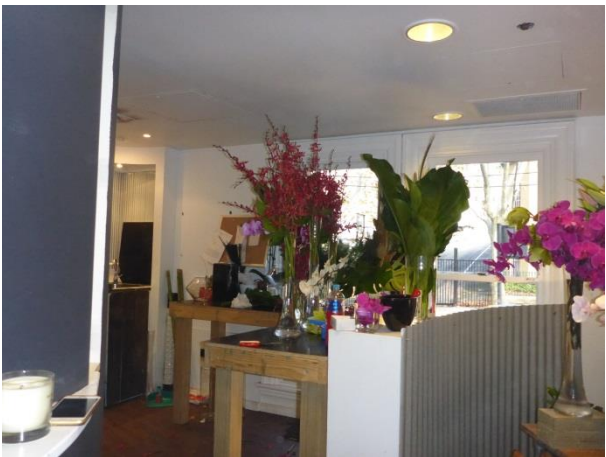
Picture 4 – View north east up Jones Bay Road.

Source: Urbis



Picture 5 – View over the subject site towards the gable end of The SELS from the balcony of The Star.

Source: Urbis



Picture 6 – View west across the ground floor retail space.

Source: Urbis



Picture 7 – View north across the ground floor retail space.

Source: Urbis

The rear (east) wall facing the Porte Cochere for The Star has at least in part been reconstructed; this is evident in the remnant masonry to the north. It is likely that the masonry behind the render is also reconstructed, however this cannot be confirmed at this stage. The part of the façade which has now been rendered represents the original common wall with the Boiler house to the east. It is clear that the northernmost windows on both levels were intended to be external as their surrounding detailing and materials are of a significantly higher quality than that elsewhere on that façade.

A comparison between the images below shows the changes to the original fenestration pattern on the eastern façade. It appears that the first floor window openings on the façade are original, however only five of the existing window openings on the ground floor of the façade are original and two of these appear to have been reinstated post 1994.

The wide door that can be seen in the 1921 picture has now been bricked in and a new narrower door further south has been created to form a pair with the window adjacent. A new window penetration has also been made just to the north of the original door opening to create another pair of windows. It should also be noted that the original window frame in the northernmost, which is apparent in the picture, is a twelve-pane sash window. This window has since been replaced and it is likely that the others down the façade were replaced at the same time. The original rough sandstone lintel over this window has been replaced with a smooth stone.



Picture 8 – 1921. View west towards the eastern façade of The SELS under construction.

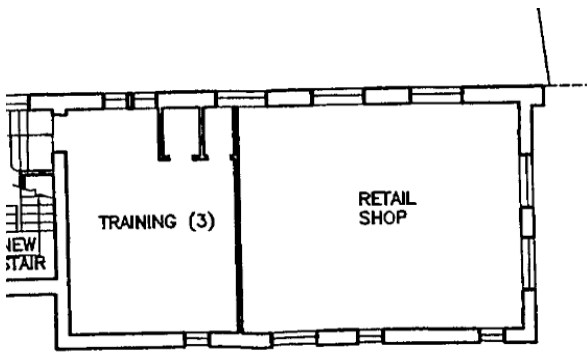
Source: Star Archives



Picture 9 – Current view towards the eastern façade of the SELS. Later openings are identified by arrows.

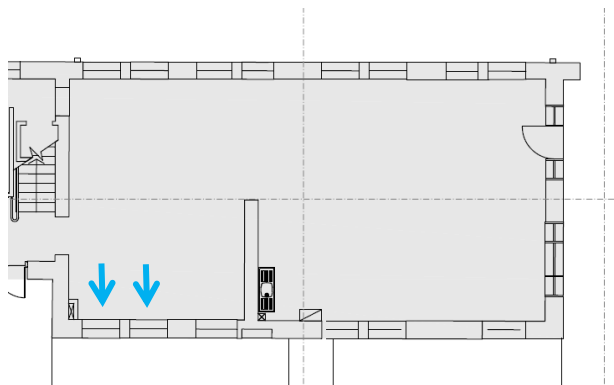
Source: Urbis

Further, the plans included in the 1994 CMP (compared with current drawings below) indicate that the two original southernmost windows on the façade had been blocked up at this time. It appears that now the windows have been reinstated. In accordance with the findings herein, it is considered that the façade has been highly modified with only three intact window openings on the ground floor and that it is likely that all window frames have been replaced.



Picture 10 – 1994 plan of the northernmost section of The SELS at ground floor.

Source: Star Archives



Picture 11 – Current plan of the northernmost section of The SELS. reinstated windows indicated by the blue arrows.

Source: Star Archives

The narrow contemporary building to the south also fronting Pyrmont Street has obscured part of the south elevation of The SELS. This contemporary building has internalised much of the original fabric on that façade. The lower half of the façade, which still exists within the contemporary building, has been rendered and the exposed upper half retains its distinctive red brickwork with sandstone trim.



Picture 12 – View east towards the contemporary building which obscures must of the southern facade.

Source: Urbis



Picture 13 – View of the junction between The SELS and the contemporary structure adjacent which has externalised part of the southern façade of The SELS.

Source: Urbis

Internally the SELS building has a fine stair hall, with a cantilevered stair with decorative timber and iron railings and ceramic tilework. There are offices with characteristic joinery of the period.

2.2.1. Ground Floor Bathrooms

The southernmost area on the ground floor of The SELS building is pertinent to this proposal. This area was originally a single space and was used as the primary clerk's accommodation. However it has been significantly altered in terms of its configuration and its finishes. The space has been partitioned off by substantial walls and now comprises the southward extension of the main corridor, a women's bathroom with two stalls and a one men's bathroom. The women's bathroom is larger than the men's bathroom, creating an L shape around it. The original arched opening in the northern wall of the existing women's bathroom has been previously bricked in.

The access to the main corridor from the Clerk's office was originally through a door on the northern wall of the existing space. The door opening is extant but the door has been replaced. The corridor now extends past this door to the southern wall of the building. A later fire door within a non-original opening is located at the southern termination of the hallway. The doors to this main corridor from both the bathrooms are along its western wall and are of a referential style.

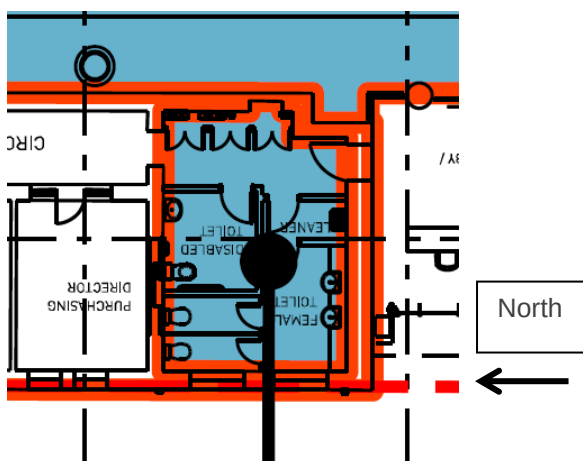
The bathrooms have a later suspended ceiling, which visually truncates the two early window openings on the western wall of the ladies bathroom. It is not known what exists above this ceiling however note that the CMP states that the previous ceiling was in bad condition at the time that document was published and should be replastered. It is understood that the window frames in the ladies bathroom constitute later fabric.

Figure 4 – Comparison between the original layout of the subject area and the existing layout.



Picture 14 – 1922. Construction drawings showing the original layout of the subject area (outlined blue). (Source: 1994 CMP).

Source: 1994 CMP



Picture 15 – Existing layout of the subject area.

Source: 1994 CMP.

The CMP for the building states that the white brick-bond tile work along the southern wall of the women's bathroom is original, however it makes no mention of the remaining walls, which also have similar tiles. It is possible that when the space was altered to become a bathroom the original tiling was replicated throughout the space. It is also understood that some tiling was replaced as part of the 1990s modifications. Further investigation is therefore required to determine whether the tiling on the south wall is original.

The original timber floors in the bathrooms if remnant are now tiled in terracotta. The timber floor in the corridor section, if remnant, is now covered in carpet.



Picture 16 – View towards the fire door on the southern wall of The SELS. The door to the right to the Men's bathroom constitutes later fabric.

Source: Urbis



Picture 17 – Contemporary fitout in the women's bathroom.

Source: Urbis

Figure 5 – Images of the southern section of The SELS building at ground floor level.



Picture 18 – Suspended ceiling in the women's bathroom.

Source: Urbis



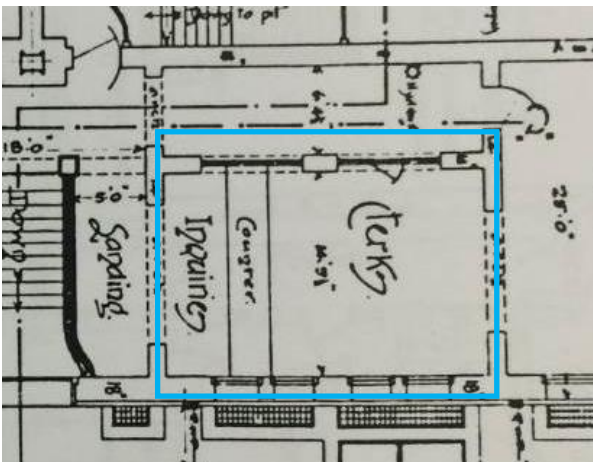
Picture 19 – View north towards the original opening to the main corridor to be retained.

Source: Urbis

2.2.2. Ground Floor Office

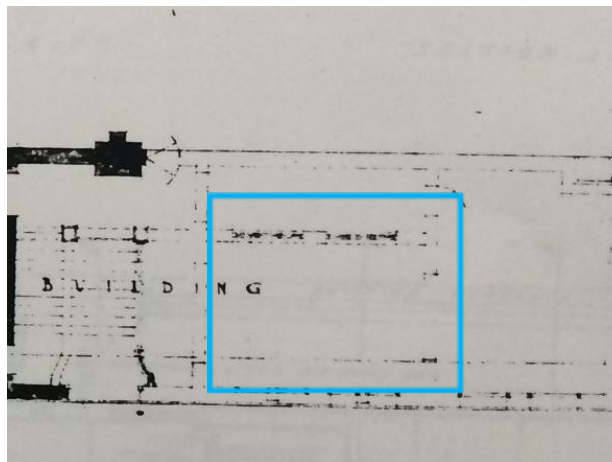
The two ground floor offices to the immediate north of the abovementioned bathroom were originally a single clerks/inquiries space as illustrated in the image below. The 1920 plans for the northern extension to The SELS includes existing plans of the southern section and indicate that by that time the existing dividing wall between the clerk's offices still had not been built. By 1994, the wall was built in its current location.

Figure 6 – insert caption here



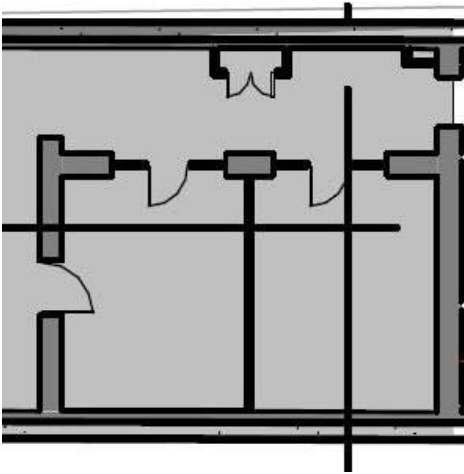
Picture 20 – Original construction drawings showing the original layout of the clerk/inquiries space. (Source: State Records).

Source: State Records



Picture 21 – 1920 construction drawings for the northern addition showing the existing layout of the clerk's office at that time.

Source: State Records



Picture 22 - Existing layout of the former clerk/inquiries space.

Source: State Records

The screening and framing within the eastern openings of these two existing offices appears to be original. The 1994 CMP addresses only the northernmost office and indicates that the leaded glasswork in its eastern opening may be partly original but also required refurbishment/replacement in places. It is likely that the leaded glasswork associated with the southernmost of the two offices would have similarly been refurbished. From the original plans it also appears that the northern door leaf is a later addition. It is possible that the southern door was replaced at the same time that the northern door was installed.



Picture 23 – Door to southern office.

Source: Urbis



Picture 24 – View south down corridor towards office doors.

Source: Urbis

2.3. HERITAGE ITEMS IN THE VICINITY

The descriptions of the heritage items in the vicinity of the subject site in this section have been sourced from the relevant State Heritage Inventory Sheets for the items.

See Section 4.5 for information on the location of these heritage items in relation to the SELS building.

2.3.1. Schute, Bell, Badgery and Lumby Wool Store

The Schute, Bell, Badgery and Lumby Store is a large brick seven storey woolstore which exhibits many of the distinguishing features of the Federation Warehouse style. The eastern elevation faces Pyrmont Street opposite the SELS building.

In conformity with this style, the building displays a solid utilitarian character, a rectangular facade of plain brick and piers that terminate in rounded arches above. Recessed between the piers are flat spandrels, which unusually feature patterned brickwork. The piers divide the main Harris Street facade into nineteen bays, with the central nine bays framed beneath three built up features on the parapet. The main entry points to the building are located beneath the two end built up features (as opposed to the central one). This central section of the main facade also contains well-emphasised arched bay openings, within which are located semicircular arched windows with timber frames. The treatment of the parapet, the strongly emphasised arches and the recessed flat spandrels are all hallmarks of the Federation Warehouse style. At the rear of the building, the Pyrmont Street facade continues the arched bay theme, but its decorative features are less elaborate than those on the Harris Street facade. The southern five bays of the Harris Street facade have been reduced in height by two floors, while the end bay, north of the Harris Street facade, had additions made to it in 1942. This addition has plain brick surfaces, glass brick windows and a built up feature on the parapet that does not exactly match the older three parapet features.¹

Figure 7 - Western elevation of the former woolstore “Shute, Bell, Badgery and Lumby”.



Source: <<http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=2431131#ad-image-1>>

2.3.2. Warehouse “Slades Building” and Terrace Group including interiors

The building at 12 Pyrmont St is a three storey Federation style Warehouse constructed of face brickwork with sandstone detailing and timber windows and doors. It has a double gable roof with simply detailed brick

¹ NSW Department of Environment and Heritage, 2014, 'Shute, Bell, Badgery and Lumby Wool Store', State Heritage Inventory, available at: < <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2431131>>.

parapet with pilasters and circular openings with contrasting render detailing. The terraces at 14-18 are good examples of the period.²

Figure 8 - Western elevation of the “Slades Building” and adjacent terraces.



Source: NSW Department of Environment and Heritage, 2014, 'Warehouse, Slades Building and Terrace Group', State Heritage Inventory, available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424500>.

2.3.3. St Bede's School Church Group

The St Bedes Church (1867) is a small, early, Victorian Gothic style Church constructed of dressed ashlar sandstone with a slate tile gable roof. It is simple in details, with pointed arch windows, parapeted gable ends with carved stone Crucifixes as finials and buttressed walls. It relates well in scale and finishes to the housing and many of the other buildings nearby. The presbytery is an ashlar sandstone, gable roofed house with a projecting faceted bay and front verandah of rendered brick. The projecting bay has a basement floor with pointed arch windows and the upper level windows are round arched.

The School (1924) is a 1 & 2 storey Federation style school complex constructed of face brickwork with sandstone detailing and timber windows and doors. A simply detailed brick stepped parapet screens a simple corrugated iron roof. The front fence features brick columns with rendered capping and wrought iron panels and gates. The building replaced an earlier weatherboard structure.³

² NSW Department of Environment and Heritage, 2014, 'Warehouse, Slades Building and Terrace Group', State Heritage Inventory, available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424500>.

³ NSW Department of Environment and Heritage, 2014, 'St Bede's School Church Group', State Heritage Inventory, available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424465>.

Figure 9 - Eastern elevation of St Bede's School Church



Source: NSW Department of Environment and Heritage, 2014, 'St Bede's School Church Group', State Heritage Inventory, available at:
<<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424465>>.

3. HISTORICAL OVERVIEW

3.1. HISTORICAL DEVELOPMENT OF PYRMONT

Pyrmont's colourful history dates back to 1799, when it was reputedly purchased by John Macarthur for £25 pounds of rum.⁴

Despite its proximity to the original settlement of Sydney, the development of Pyrmont was slow until the 1840s. Early European settlers recalled a distinct Aboriginal presence up to the 1830s. It has been suggested that the Aboriginal people living around Go-mo-ra (Darling Harbour) and the headwaters of the Blackwattle Creek may have formed a separate clan from the generally recognised Gadigal. Tentatively named the Gommerigal, this clan has yet to be officially recognized, but as late as 1830, Absalom West recorded the existence of a Darling Harbour 'tribe'.

Europeans visiting Pyrmont in the early years were likely to do so by boat. It was famously visited by Captain John Macarthur and his entourage in December 1806, when the presence of a spring of natural water at the chosen picnic spot inspired the naming of the place 'Pyrmont', after a spa town of that name in northern Germany. The spring later became known as Tinker's Well.

But it was sandstone that eventually came to define Pyrmont and the name became a byword for some of the best sandstone in the world, creating a highly profitable quarrying business. Some of Sydney's most reputable and well-known buildings were built using Pyrmont's yellow block sandstone, including Sydney Town Hall, the Art Gallery of NSW and the University of Sydney.⁵ There was also a thriving wool industry.

For the first half century of European occupation, minimal industrial uses did little to alter the timeless landscape of Pyrmont. Macarthur built a windmill that ground grain for a few years, but it could not compete with the mills in the centre of the city, and it soon slipped into folklore as 'haunted'. After the land was finally subdivided in 1839, some shipbuilding and an iron works took tenuous hold of the shoreline, and a smattering of rough-hewn stone cottages appeared. But there was no stampede to populate Pyrmont, and never a time when its residents did not share the space with industry and quarries.

In the late 1840s, Darling Island was levelled and joined to the mainland with the hewn rock. The 'island' became home to the shipbuilding yards of the Australian Steam Navigation Company. By 1855 a patent slip was in use, repairing ships of up to 2,000 tons. Nearby, associated industries began to congregate.

From the 1840s until the end of the nineteenth century, quarrymen hewed down the isolated western half of the peninsula for sandstone. Uncounted tons of Pyrmont 'yellowblock', as it was known, were carted into the city to build the great public buildings which remain the signature of Sydney's nineteenth-century built form. The quarries were known locally as 'Paradise', 'Purgatory' and 'Hellhole', in recognition of the difficulty of working the stone.

Eventually much of the trade of the colony passed through the wharves that lined the peninsula – the wheat and timber and coal that came in on the coastal ships, and went out again to make bread, construct buildings and heat the houses of the city and beyond. After the opening of the Glebe Island abattoirs in 1859, the Pyrmont streets were also host to herds of cattle being driven to slaughter.

At the northern end of the peninsula, the Colonial Sugar Refinery took in raw material from the Pacific, and turned it into sugar, rum, chemicals and building materials. For many decades, the company's Clydesdale horses hauled its products through the local streets and out to the rest of Sydney. A jumble of foundries, workshops and factories were distributed across the landscape, with lorries and timber jinkers hauling heavy loads through residential streets.

By the end of the nineteenth century the population had peaked. Then it began to decline, as the land was taken up for expanding industrial activities. A great powerhouse smokestack signalled the arrival of the new power of electricity, which lit up the land but covered Pyrmont in a fine coating of coal dust. Even the much-loved harbour pool gave way to maritime industrial expansion.

⁴ Shirley Fitzgerald and Hilary Golder, *Pyrmont and Ultimo Under Siege*, Hale and Ironmonger, 1994 pg 14/ citing "Old and New Sydney SMH 19 July 1882.

⁵ The Pyrmont Village, available at: <<http://pyrmontvillage.com.au/pyrmont-a-history/>>.

Then these same industries began to disappear and people moved out to the newer leafier suburbs and by the 1980s, the area was full of derelict sites, abandoned workplaces and a small population. Today the peninsula has been more or less reinvented as a pleasant place of residences and high-tech industries.

3.2. SYDNEY ELECTRIC LIGHTING STATION

The below history of the Sydney Electric Lighting Station has been sourced from the 1994 CMP.

In 1896, the Legislative Council passed the Sydney Electric Lighting bill which gave the City Council the authority to proceed with the design and construction of the power house.

Construction started at Pyrmont in late 1902. The official ceremony to mark completion of the station took place on the evening of 8 July 1904 and included illumination of 220 of the city's first electric streetlights.

The power station was opened by Lord Mayor Lees. Twenty-eight miles of underground cable carried power to five sub-stations through the city and by the end of the year eighty-six customers were connected to the mains. The construction cost was 183,00 pounds.

Originally vertical reciprocating engines were used, these were replaced by reaction turbines in 1907 and impulse turbines in 1914. The plant expanded to meet the increasing demands of the City's population and its industry; additionally from 1910 onwards power was generated for and sold to other municipalities – Annandale, Mascot, Randwick and Woollahra.

Originally 240 volt direct current was produced and sold for 2 pence per kilowatt. In 1910 the change was made to alternating current and output. The station was extended to the east in 1920 and voltage raised from 5000 to 100000 volts. By 1916 this had been increased to 33 000 volts.

Pyrmont A Power Station was not a single building but a rapidly expanding series of buildings and extensions. During the course of development spanning 1903-1925 there were effectively three power houses built, together with ancillary buildings.

The first power house consists of the original generating station with offices in Pyrmont Street and the subsequent extension to the east (Stages 1 and 2).

The second power house was located to the south of the first and was completed with the subsequent additions of a second chimney stack and small extensions to the west (stages 3,4 and 5).

The third power house involved the virtual demolition and resumption of the original generating station (with the exception of the front offices) and substantial extensions to the north (stages 8,11 and 12).

There is evidence to suggest that expansion of the power station to include the first two power houses had been anticipated. The underground conduits for the intake and outflow of salt water had been planned to serve a second power house. In addition the elevation of each stage show temporary walls – steel framed with galvanised iron cladding to facades which were subsequently added to. Intended permanent facades were in masonry construction.

For example the east elevation of the original generating station shows the temporary construction described. The east elevation of the subsequent extension was in masonry. The decorative masonry northern façade along the then site boundary was extended in the same decorative masonry style. However, the south elevation of both the original building and the extension shows the temporary construction which was subsequently removed to incorporate the second power house.

The 1955 construction of the third power house resulted in the virtual destruction of the original generating station (though the front offices remained) and extension to the north on land which was not part of the original site.

The B station was decommissioned in 1983 in the same period as the White Bay Power Station. After remaining derelict for almost a decade the majority of the site was demolished in 1993 to allow for the construction of The Star.

3.3. THE SELS BUILDING

The offices on the corner of Pyrmont Street and Jones Bay Road are the only remnant buildings from the original power station. They were built to house engineers, clerks, draftsmen, testing laboratory, storage battery and a substation for the supply of low tension current to the Power House and neighbourhood.⁶ The image below dated c.1905 shows the completed earlier (southern) section of The SELS building.

Construction of the northern portion began in 1920. There are a number of photographs from the construction of this building (refer below) which show the process. The area immediately to the east of The SELS was excavated at the same time that The SELS was being constructed. This area was excavated for the eventual construction of Boilerhouse No. 3.

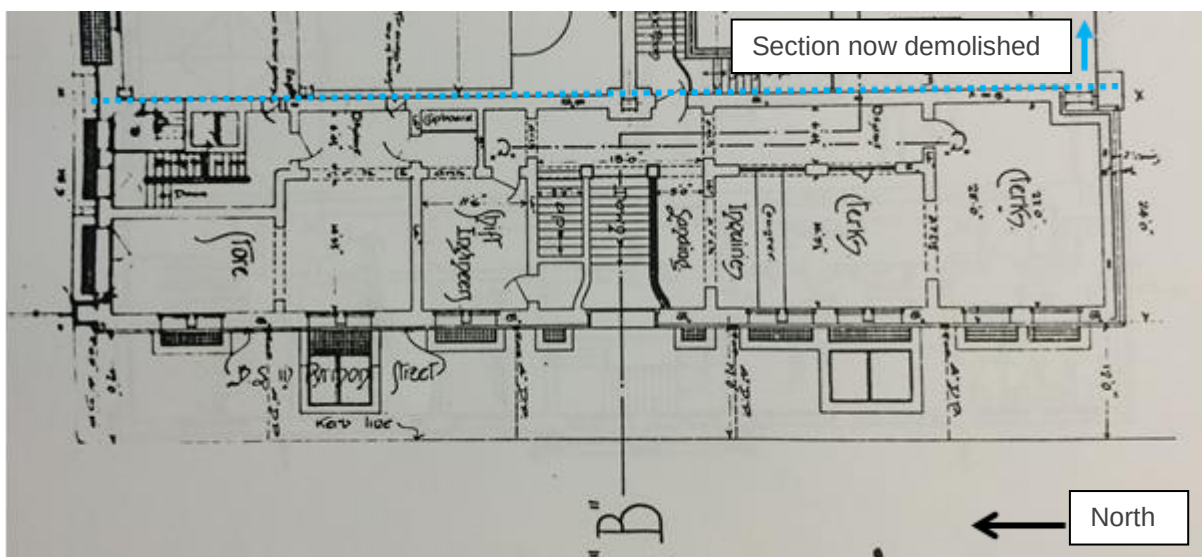
As shown in Figure 14 the eastern wall originally extended to be three levels. The third level was to become the western external wall, which was built for the No 3. Boilerhouse that was to be constructed immediately adjacent to it.

Between 1956 and 1970 Boilerhouse No. 3 had been removed from the rear of The SELS. The third storey wall extension was also removed from The SELS.

During 1993-4 the majority of the 1955 Power Station was demolished to provide a suitable site for the proposed casino development. The SELS building was retained and integrated into this project.

It appears that after the CMP for the site was prepared in 1994 the building was altered in various areas. Specifically, the fenestration pattern on the ground floor of the eastern wall of the building was altered. The original door opening was blocked up and a new door and new window was introduced to create a more rationalised façade. Further, it appears that two previously block up window openings were reinstated. The subject area at the southern end of the ground floor was also reconfigured to create two bathrooms and to extend the hallway south.

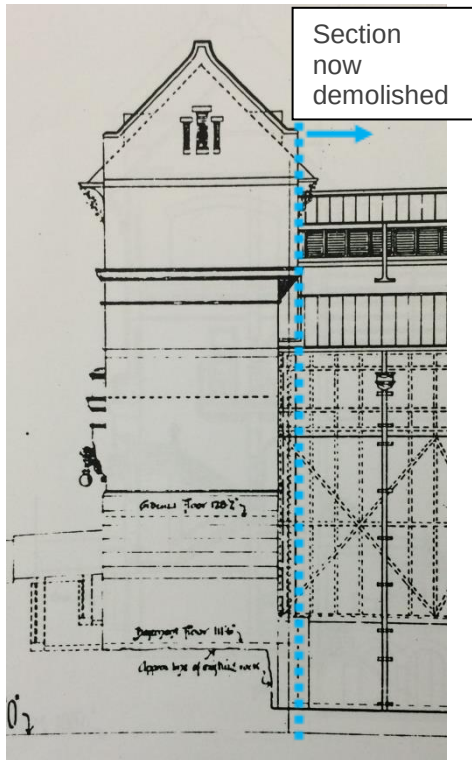
Figure 10 - c1903. Plan of the original section of the building.



Source: State Records item D/3 series 01/01/1903 to 01/01/1906.

⁶ Howard Tanner & Associates, Conservation Plan for The Offices of the Sydney Electric Lighting Station, August 1994.

Figure 11 - c1903 Original Southern elevation of the building showing the abutting building to the rear (east).



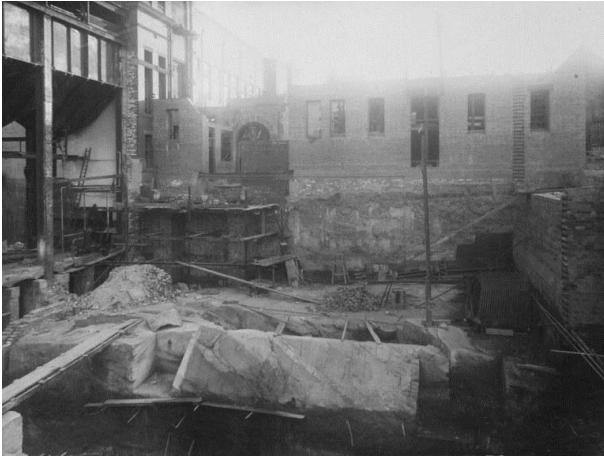
Source: State Records item D/3 series 01/01/1903 to 01/01/1906.

Figure 12 – c1905. Northern extent of the original 1904 section of the Sydney Electric Lighting Station” Powerhouse – Pyrmont



Source: State Library of New South Wales.

Figure 13 – 1920. A view of work in progress shows the construction of the extension to the Boilerhouse. The eastern façade of The SELS building is visible.



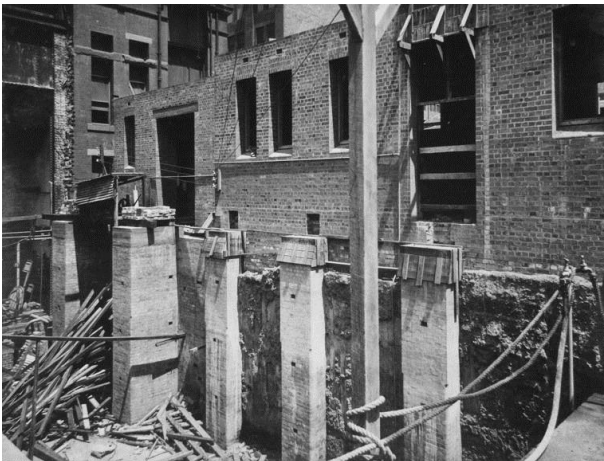
Picture 25 – October 1920.

Source: CRS 51/4074



Picture 26 – October 1920.

Source: CRS 51/4078



Picture 27 – December 1920.

Source: CRS 51/4104



Picture 28 – April 1921.

Source: CRS 51/4114



Picture 29 – October 1920. View towards the western façade.

Source: CRS 51/4075



Picture 30 – May 1921.

Source: CRS 51/4120



Picture 31 – August 1921.

Source: CRS 51/4141



Picture 32 - September 1921.

Source: CRS 51/4150

Figure 14 – Vertical extension of the western wall of The SELS to become the exterior wall of the adjacent boiler house No. 3.



Picture 33 – December 1921. (CRS 51/4163)

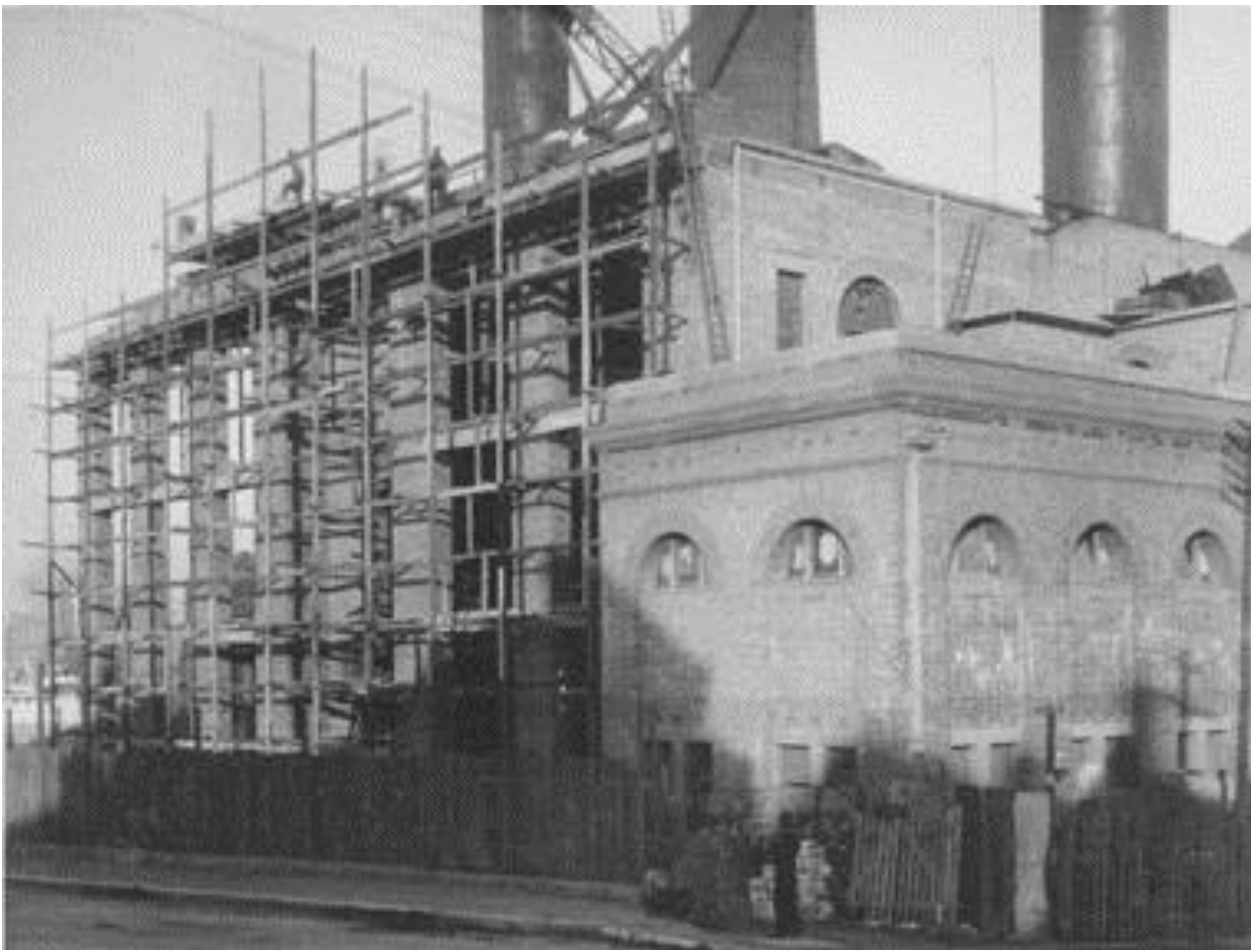
Source: Google Earth



Picture 34 – February 1922. (CRS 51/4174)

Source: Google Earth

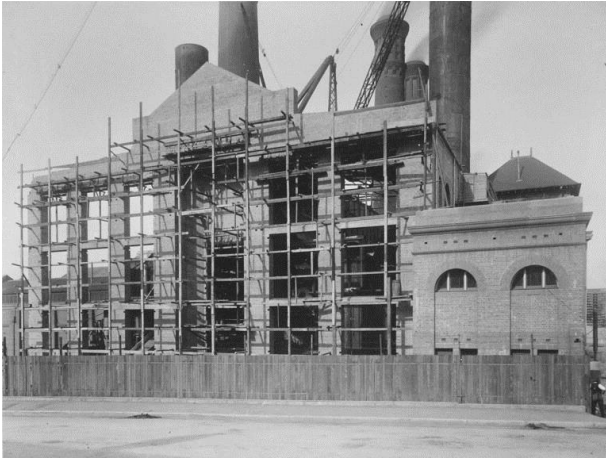
Figure 15 - 1922. Extensions to Pymont Power Station Boiler House No.3 under construction. The extension to the SELS appears to have been completed by this time.



Picture 35 - March 1922.

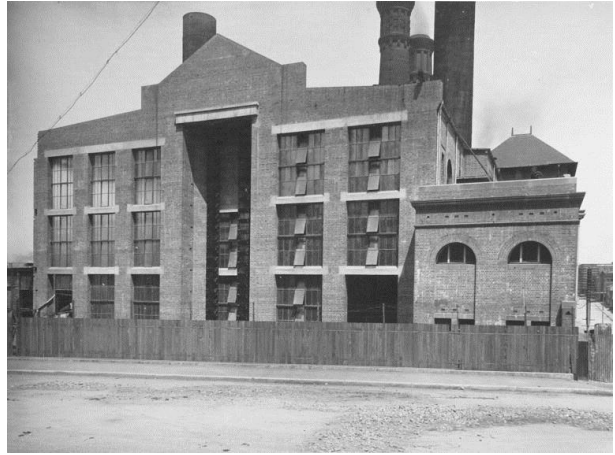
Source: NSCA CRS 51/2209

Figure 16 – 1922. Showing construction and completion of Pymont Power Station Boiler House No.3 under construction.
The extension to the SELS appears to have been completed by this time.



Picture 36 – March 1922.

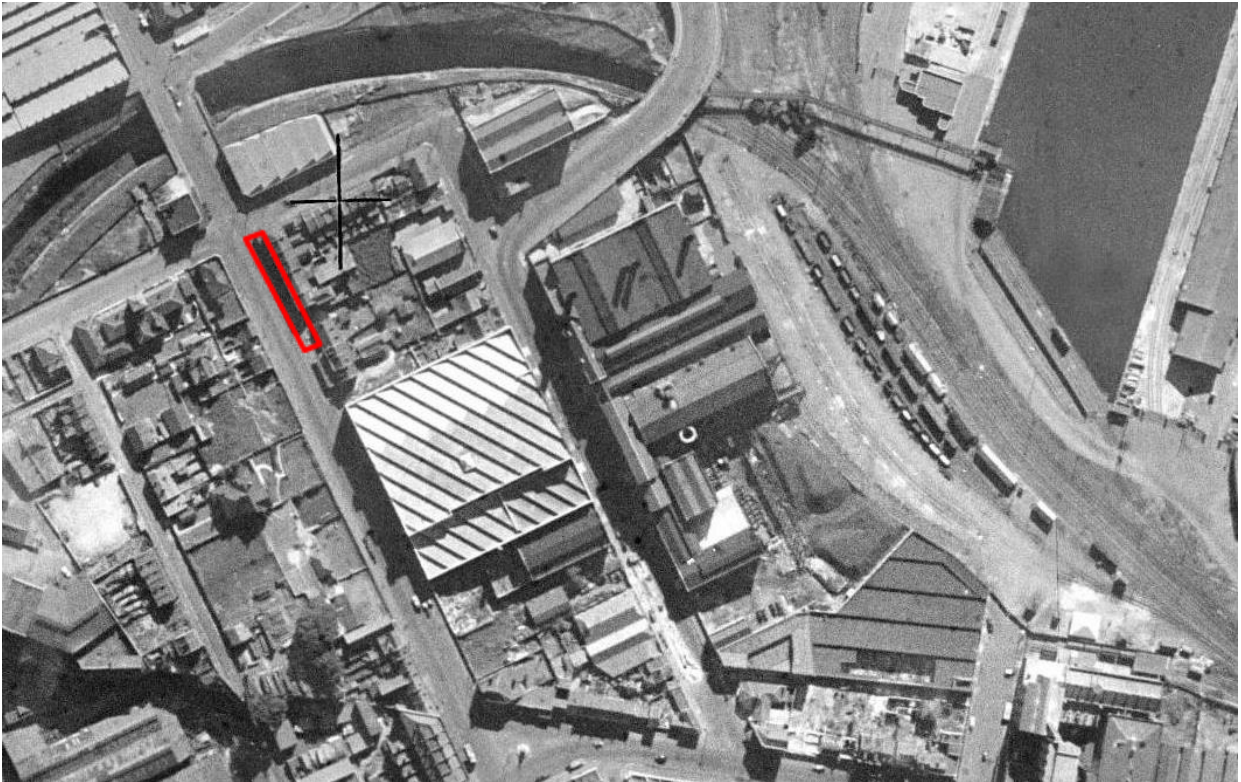
Source: NSCA CRS 51/2211



Picture 37 – November 1922.

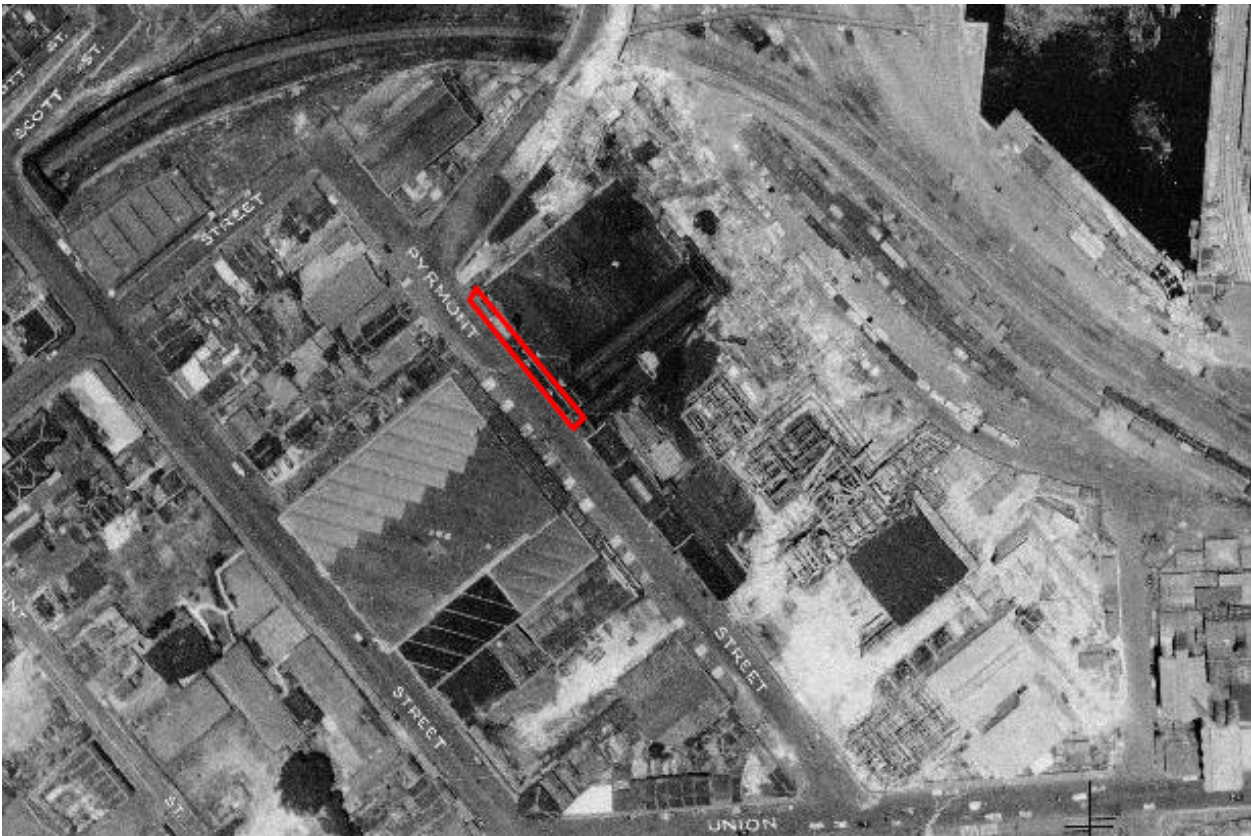
Source: NSCA CRS/51/2231

Figure 17 - 1943. Aerial imagery showing the state of the site (approximate extents of subject site outlined red).



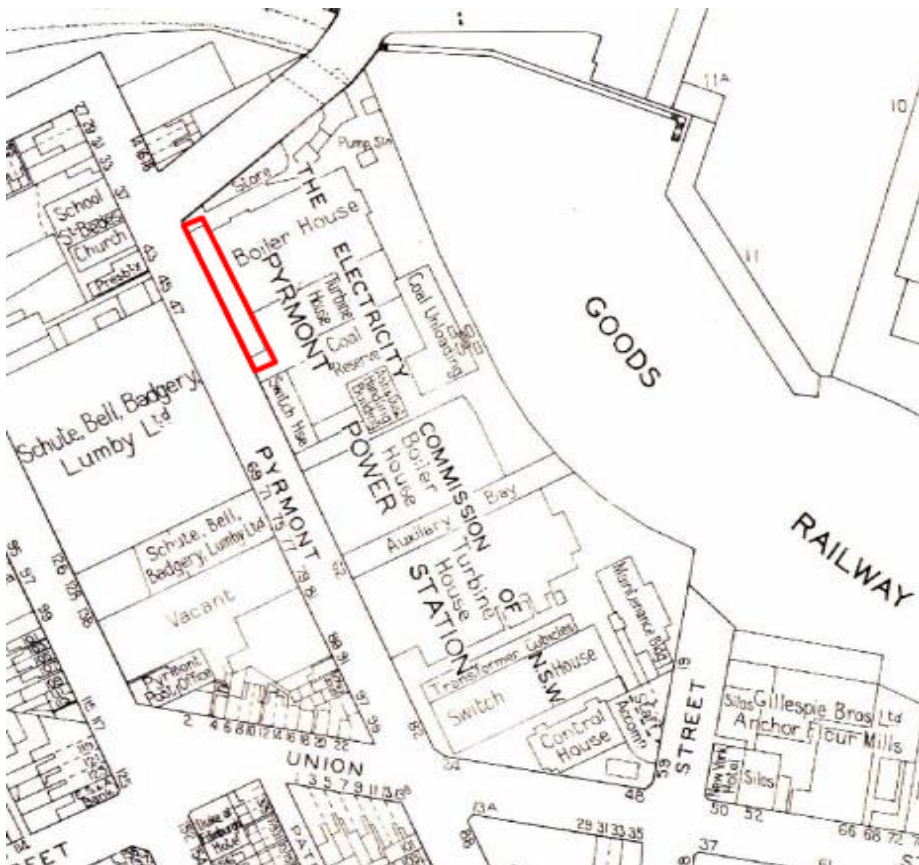
Source: Six Maps

Figure 18 - 1949. Aerial imagery showing the state of the site (approximate extents of subject site outlined red).



Source: City of Sydney Historical Atlas – Aerial Survey of the City of Sydney.

Figure 19 - 1956. City building surveyors detail sheets (approximate extents of subject site outlined red).



Source: City of Sydney Historical Atlas – City Building Surveyors Detail Sheets – Sheet 5

Figure 20 - C1970. Looking south east down Pyrmont Street from cnr of John Street. The Boilerhouse to the east of The SELS (blue arrow) had been removed by this time.



Source: City of Sydney Archives SRC 13403

Figure 21 - c1990s. Western façade of the Pyrmont Power Station.



Source: City of Sydney archives SRC17548

Figure 22 - 1994. Western façade of the Pyrmont Power Station.



Source: City of Sydney file. 088/088230

3.4. THE STAR

The Star now occupies the site of what was originally Pyrmont B power station. It was previously referred to as Star City Casino and before that, Sydney Harbour Casino when it was located on the site of the former wharves 12/13. The Star at its current address was opened in November 1997.

A significant refurbishment program was undertaken in 2009. The refurbishment re orientated the building towards Sydney Harbour and was completed in 2012.

3.5. DATE OF CONSTRUCTION

The heritage inventory sheet for the item indicates that the original central part of the SELS building was constructed in 1904. Archival images indicate that the northern extension was completed c.1922.

The construction of The Star was completed in 1997.

3.6. ALTERATIONS AND ADDITIONS

In addition to the early modifications to the heritage item in association with its use as a power station, a refurbishment was undertaken from 1995 to 1996. The refurbishment included modification to carpentry/joinery, floor finishes, tiling, painting and ceilings.

The fenestration pattern on the ground floor of the eastern wall of the building was altered. The original door opening was blocked up and a new door and new window was introduced to create a more rationalised façade. Further, it appears that two previously blocked up window openings were reinstated. The subject area at the southern end of the ground floor was also reconfigured to create two bathrooms and to extend the hallway south.

As discussed above, a significant refurbishment of The Star was undertaken from 2009-2012.

Alterations and additions to subject areas are outlined in Sections 2.2 and 3.2 above.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been sourced from the NSW Office of Environment and Heritage inventory sheet for the item.⁷

Table 1 – Significance Assessment

Criteria	Significant Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The former Administrative Building is the only remaining structure of the original 1904 construction of the Pyrmont Power Station and has high historical significance. The Pyrmont Power Station was the original generating station for the general reticulation of electricity through the Sydney city area and was one of the largest and most important generating stations in NSW for many years. It was also a major part of Pyrmont life and contributed greatly to its development, as well as to that of wider Sydney. The site helps to record the political decision of the day that this utility should be owned and managed by the public rather than the private sector. The building was designed as the face of the power station addressing the public streets and, as the station's only surviving structure, remains symbolic of its history and operation.
Guidelines for Inclusion - shows evidence of a significant human activity ☐ - is associated with a significant activity or historical phase ☒ - maintains or shows the continuity of	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important activities or processes ☐ - provides evidence of activities or processes that are of dubious historical importance ☐

⁷ NSW Department of Environment and Heritage, 2014, 'Former Pyrmont Power Station Administrative Building', State Heritage Inventory, available at: < <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424483>>.

Criteria	Significant Assessment
a historical process or activity ☐	has been so altered that it can no longer provide evidence of a particular association ☐
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	The building is associated with the first City of Sydney Power Generating Station which is part of the historic development of electricity supply in NSW prior to the establishment of the State Electricity Grid in the 1950s. The building is also associated with the work of City Architect RH Brodrick
Guidelines for Inclusion - shows evidence of a significant human occupation ☐ - is associated with a significant event, person, or group of persons ☒	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	The building is an impressively detailed public building and its architecture is expressive of the spirit of progress that this power generating technology represented at the time and reflects the ebullient self-confidence of the newly federated nation. It is a fine example of a Federation Arts and Crafts style building which is a prominent building in the street. It reveals the honest expression of excellent materials characteristic of the period, combining slate, sandstone, face brick, lead, copper and true to the spirit of the Arts and Craft movement features decorative leaded glass, ironwork and carved ornament. The building in its main elevation and key interiors provides architectural composition and detailing of an unusual high quality.
Guidelines for Inclusion - shows or is associated with, creative or technical innovation or achievement ☒ - is the inspiration for a creative or technical innovation or achievement ☐	Guidelines for Exclusion - is not a major work by an important designer or artist ☐ - has lost its design or technical integrity ☐ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☐

Criteria	Significant Assessment
- is aesthetically distinctive ☒ - has landmark qualities ☒ - exemplifies a particular taste, style or technology ☐	has only a loose association with a creative or technical achievement ☐
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	It is not considered that the subject site meets the requisite standard of significance under this criterion.
Guidelines for Inclusion - is important for its associations with an identifiable group ☐ - is important to a community's sense of place ☐	Guidelines for Exclusion - is only important to the community for amenity reasons ☐ - is retained only in preference to a proposed alternative ☐
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	The building has considerable technological significance as it displays examples of sophisticated Federation period construction techniques.
Guidelines for Inclusion - has the potential to yield new or further substantial scientific and/or archaeological information ☐ - is an important benchmark or reference site or type ☒ - provides evidence of past human cultures that is unavailable elsewhere ☐	Guidelines for Exclusion - the knowledge gained would be irrelevant to research on science, human history or culture ☐ - has little archaeological or research potential ☐ - only contains information that is readily available from other resources or archaeological sites ☐
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The building is rare within Pyrmont and the City of Sydney.
Guidelines for Inclusion provides evidence of a defunct	Guidelines for Exclusion is not rare ☐

Criteria	Significant Assessment
custom, way of life or process ☐ - demonstrates a process, custom or other human activity that is in danger of being lost ☐ - shows unusually accurate evidence of a significant human activity ☐ - is the only example of its type ☐ - demonstrates designs or techniques of exceptional interest ☒ - shows rare evidence of a significant human activity important to a community ☐	is numerous but under threat ☐
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> - cultural or natural places; or - cultural or natural environments.	The building is a representative example of a Federation Arts and Crafts style office building for a utility undertaking.
Guidelines for Inclusion - is a fine example of its type ☒ - has the principal characteristics of an important class or group of items ☐ - has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity ☐ - is a significant variation to a class of items ☐ - is part of a group which collectively illustrates a representative type ☐ - is outstanding because of its setting, condition or size ☐ - is outstanding because of its integrity or the esteem in which it is held ☐	Guidelines for Exclusion - is a poor example of its type ☐ - does not include or has lost the range of characteristics of a type ☐ - does not represent well the characteristics that make up a significant variation of a type ☐

4.3. STATEMENT OF SIGNIFICANCE

The following statement of heritage significance has been sourced from the NSW Office of Environment and Heritage inventory sheet for the item.

The SELS Building has historic and aesthetic significance on a local level.

The former Administrative Building is the only remaining structure of the original 1904 construction of the Pyrmont Power Station and has high historical significance. The Pyrmont Power Station was the original generating station for the general reticulation of electricity through the Sydney city area and was one of the largest and most important generating stations in NSW for many years. It was also a major part of Pyrmont life and contributed greatly to its development, as well as to that of wider Sydney. The site helps to record the political decision of the day that this utility should be owned and managed by the public rather than the private sector. The building was designed as the face of the power station addressing the public streets and, as the stations only surviving structure, remains symbolic of its history and operation.

It is a fine example of a Federation Arts and Crafts style building associated with the work of City Architect, Robert H Brodrick, which is a prominent in the streetscape. It reveals the honest expression of excellent materials characteristic of the period, combining slate, sandstone, facebrick, lead, copper and true to the spirit of the Arts and Craft movement features decorative leaded glass, ironwork and carved ornament. The building in its main elevation and key interiors provides architectural composition and detailing of an unusually high quality.

4.4. STATEMENT OF SIGNIFICANCE – THE STAR

As a contemporary building of no particular architectural style or historic significance, The Star including its later extensions does not meet the requisite standard of significance for heritage listing.

4.5. HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

The following statements of heritage significance have been sourced from the NSW Office of Environment and Heritage inventory sheet for the items.

4.5.1. Schute, Bell, Badgery and Lumby Wool Store

The Schute, Bell, Badgery and Lumby Wool Store is significant as a relic of the period when Australia was heavily dependent on wool exports for its wealth. Both the scale and architectural detailing of the building reflect the importance of the wool industry to Australia in the period in which the building was erected and extended. The building is also important as one of a number of former woolstores in Pyrmont and Ultimo that individually and collectively reflect the area's status as the centre of the wool exporting industry from the 1880s to the 1960s. The building is significant as a substantial surviving building that was intimately connected with the export trade in wool at a time when this trade constituted the principal industry and source of employment in Pyrmont-Ultimo and was the mainstay of the area's economy. Originally constructed in 1910, with additions in 1914, 1926, 1934 and 1941, the building is a fine example of a woolstore built when the Pyrmont-Ultimo area was the centre of Australia's export industry in wool. It is also important as a good and reasonably intact representative of the Federation Warehouse style of architecture and of the work of the prominent Sydney architectural firm of Robertson and Marks.⁸

4.5.2. Warehouse “Slades Building” and Terrace Group including interiors

The buildings date from one of the key period of layers for the development of Ultimo/Pyrmont as warehousing precinct from the development of wharves and shipping in the area by the Sydney Harbour

⁸ NSW Department of Environment and Heritage, 2014, 'Shute, Bell, Badgery and Lumby Wool Store', State Heritage Inventory, available at: < <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2431131>>.

*Trust. It is a good example of a Federation warehouse and terraces which makes a positive contribution to the streetscape.*⁹

4.5.3. St Bede's School Church Group

*St Bede's Church, Presbytery and School, dating from 1867, are historically significant as a surviving local Church complex which has been in use as a place of worship for over a century. The group's history and development are closely allied to the history of the neighbourhood and it is associated with the history of the Catholic Church in NSW. Its establishment coincided with the influx of Irish immigrants, following the events surrounding the failure of the potato crop in Ireland between 1847-52. The construction of the Church by volunteer labour illustrates the material poverty and strength of community spirit of this social group. The St Bede's Church is a good example of a small Victorian Gothic Church which exploits local stone and relates well in scale and finishes to the housing and other buildings nearby. The presbytery and school are representative of their form and function.*¹⁰

⁹ NSW Department of Environment and Heritage, 2014, 'Warehouse, Slades Building and Terrace Group', State Heritage Inventory, available at: <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424500>>.

¹⁰ NSW Department of Environment and Heritage, 2014, 'St Bede's School Church Group', State Heritage Inventory, available at: <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424465>>.

5. IMPACT ASSESSMENT

5.1. HERITAGE LISTING

The SELS building, located within The Star Complex is heritage listed as the former Pyrmont Power Station Administrative building (I1259) under the Sydney Local Environmental Plan 2012, as shown on the heritage map below. It is also listed on the Register of the National Estate (ID100714).

The remainder of The Star Complex has no associated heritage listings.

The subject site is also located in the vicinity of a number of other heritage listed buildings including:

- Former Woolstore “Shute, Bell, Badgery and Lumby” including interiors. 94-136 Harris Street (I1225);
- Warehouse “Slades Building” and terrace group including interiors. 12-18 Pyrmont Street (I1258); and
- St Bede’s Church Group including church, presbytery, school and their interiors, ground and fence. 33-43 Pyrmont Street (I1261).

Figure 23 – Heritage map showing listed items associated with the subject site (SELS building outlined blue).



5.2. CONTROLS

5.2.1. Sydney Local Environment Plan

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 2 – Relevant LEP Clauses

CLAUSE	DISCUSSION
5.10 Heritage conservation Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5. (1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of the City of Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	<i>It is considered that the proposed works are consistent with the objective set down in the Sydney LEP 2012. Refer below for a summary of the detailed assessment set out in Table 2.</i>
(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	<i>The Star as a whole is not listed on any statutory or non-statutory heritage register. However, the proposed works are assessed herein for their potential to impact on the SELS building, the LEP listed building located in north western corner of the site and the following heritage items located in the vicinity of The Star:</i> • Former Woolstore “Shute, Bell, Badgery and Lumby” including interiors. 94-136 Harris Street (I1225); • Warehouse “Slades Building” and terrace group including interiors. 12-18 Pyrmont Street (I1258); and • St Bede’s Church Group including church, presbytery, school and their interiors, ground and fence. 33- 43 Pyrmont Street (I1261).

CLAUSE	DISCUSSION
(d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, (f) subdividing land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	<i>The potential impact of the proposed works has been assessed against the relevant DCP provisions in the table below. In summary, it is considered that the proposed works would have no adverse visual impact on The SELS building or the heritage items proximate to the subject site.</i> <i>It is also acknowledged that the majority of the fabric comprised within The SELS building which will be physically impacted by the proposed works constitutes that which is later fabric or secondary to the significance of the place. Therefore, it is considered that the proposed works would not have an adverse impact on the heritage significance of The SELS building and that the reconfiguration of the southern section would enhance an understanding of the layout of the building.</i> <i>Refer below for a detailed assessment.</i>
(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),	<i>This document has been prepared to assist the consent authority in determining the likely heritage impact to be generated on the identified heritage items as a result of the proposed works. It is considered that the proposed works are consistent with the objectives set down in the Sydney LEP 2012.</i> <i>Please note that Urbis is currently undertaking an update of the existing Conservation Plan.</i>

CLAUSE	DISCUSSION
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	

5.2.2. Sydney Development Control Plan

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 3 – Development Control Plan

PROVISION	DISCUSSION
3.9.1 Heritage Impact Statements (1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting: (a) heritage items identified in the Sydney LEP 2012; or (b) properties within a Heritage Conservation Area identified in Sydney LEP 2012.	1) <i>This report fulfils this condition.</i>
3.9.5 Heritage Items Provisions (1) Development affecting a heritage item is to: (a) minimise the extent of change to significant fabric, elements or spaces; (b) use traditional techniques and materials where possible unless techniques and materials can offer substantial conservation benefits; (c) enable the interpretation of each of the significant values of the item through the treatment of the item's fabric, spaces and setting; (f) not reduce or obscure the heritage significance of the item; and (g) be reversible where necessary so new work can be removed with minimal damage, or impact to significant building fabric. (h) be consistent with an appropriate Heritage Conservation Management Plan, Conservation Management Strategy, or policy guidelines contained in the Heritage Inventory Assessment	i) <i>The proposed atmospheric lighting of the primary façades would enhance The SELS and encourage appreciation of its significant character without changing the presentation of any of the significant fabric. The proposed placement of the lighting would illuminate and celebrate the significant Federation Arts and Crafts detailing. Specifically the lights would highlight the original window openings, and the central balustrades and plinths. Where possible, penetrations for electricity supply should be made through the mortar joints rather than through the original bricks and fixings to the masonry should allow for future removal of the lighting with minimal impact on the heritage fabric. The aesthetic significance of the item is largely vested in its primary (north and west) facades, albeit these have been previously altered. The lighting of the western façade would celebrate this significance and reinvigorate the building generally while having no notable impact on the significant fabric comprised therein as discussed above. Recommendations on the placement and fixing of the lighting to minimise impacts are repeated in Section 6</i>

PROVISION	DISCUSSION
report for the item; (i) ensure that any changes to the original/significant room configuration is evident and can be interpreted; and (j) respect the pattern, style, dimensions or original windows and doors.	<i>Conclusions and Recommendations.</i> <i>ii) New “Arrival Lounge” replacing existing toilets. The southern extremity of the ground floor of the building is identified as having considerable significance in the 1994 CMP. However, the subsequent reconfiguration to create the existing bathrooms has obscured the significant space and the original layout of the building generally. The proposed treatment of the space, specifically the removal of these later toilet partitions and fitouts, would largely reinstate the proportions of the original space and enhance the legibility of the original layout of the building. This work would overall have a positive heritage impact. Where possible, any remaining timber flooring under the existing flooring to the Arrival Lounge should be retained under the new flooring or incorporated into the proposed finishes for that space.</i> <i>iii) The proposed Butler’s Pantry associated with the Arrival Lounge would occupy a small part of the existing ground floor corridor. It will not require the removal of, or cutting into, any existing fabric. The back of the Pantry will be formed by lightweight partition walling and a ceiling at a height to clear the top architrave above the fanlight. The corridor ceiling will remain visible in its entirety. As such, the works would be entirely reversible being cut around the existing skirting, and the main heritage detailing will remain visible. Recommendations on the detailing of the partition and ceiling are given in Section 6: Conclusions and Recommendations.</i> <i>Iv) A small new penetration is proposed in the wall between the two offices to the north of the Arrival Lounge. As per the original drawings (refer pictures 20-22) this wall appears to constitute non-original fabric. It is therefore considered that the placement of the door is appropriate and that it reinstates some understanding of the original internal connection between the two spaces.</i> <i>v) The proposed new sculpture within a new water feature (replacing an existing planting bed within the porte cochere to the east of the SELS building) will have no impact on views to the SELS building. The proposed new water feature will have minimal impact on view to the eastern</i>

PROVISION	DISCUSSION
	<i>elevation of the SELS building. It is set well back from the northern façade of the SELS building and is no higher than the bottom of the first floor windows in the eastern elevation.</i> <i>Recommendations on the height and placement of the sculpture are given in Section 6: Conclusions and Recommendations.</i> <i>v) The proposed replacement awnings to the northern (Jones Bay Road) façade of the SELS building will improve the presentation of the SELS building. The awnings should be designed to fit within the existing arched brick recesses of the façade. See Figure 3, Picture 3.</i> <i>vi) None of the other proposed works assessed herein, would have any physical impact on any significant fabric or spaces, as they do not require alterations to any listed item. These works include the Porte Cochere and Astral Lobby Upgrade, northern Porte Cochere Canopy ceiling, the pre function space to the east of Porte Cochere and the pedestrian access way to the Sovereign Expansion. However, these works are assessed below to determine any potential visual heritage impacts.</i> <i>The materials associated with the Porte Cochere and Astral Lobby Upgrade, northern Porte Cochere Canopy, the pre function space east of the Porte Cochere and the pedestrian access way to the Sovereign Expansion would be contemporary. These would have no physical impact on any listed item and would not change the character of the setting of the items as they would be in keeping with the existing character of The Star.</i> <i>v) It is acknowledged that the pedestrian access way from the previously approved Sovereign Lift fronting Pyrmont Street and the proposed pre function space to the east of the Porte Cochere would be in the vicinity of The SELS building. However, the access way would be set back at least 1 metre from the eastern façade of the item and 4 metres from the southern façade, and the pre function space would be located on the opposite (east) side of the Porte Cochere. They would therefore have no physical impact on the item. Further, the roof of the new spaces would</i>

PROVISION	DISCUSSION
	<i>be flat and of a similar height to the ridgeline of The SELS. As such, The SELS would obscure this new fabric when it is viewed from Pymont Street. It is also acknowledged that there is an existing contemporary interface between The Star and The SELS and therefore the character of the setting of the latter would remain essentially unchanged. Therefore, the visual impact of the new fabric would be confined to the slight increase in the scale. This is not considered to be an adverse impact given that a single additional level is proposed, the fabric would be predominantly glazed and the significant fabric would not be at all obscured;</i> <i>vi) The installation of the ceiling below the northern Porte Cochere canopy would have no physical impact on The SELS building. It would potentially obscure part of the eastern façade of The SELS. However, this façade constitutes a secondary, highly modified façade, with no remarkable features and built with the intention of directly abutting another building, which has since been removed. Further, the visual impact of the ceiling has been partly mitigated through the retention of a setback from the western façade of The SELS. It is therefore considered that the ceiling would have only a minor visual impact in addition to that generated by the slab approved as part of DA14 and this impact would highly modified fabric.</i> <i>The realignment of the eastern side of the Porte Cochere would have a neutral visual impact on the setting of The SELS building as it would constitute only the realignment of fabric, which is separated from The SELS by a substantial driveway. This realignment would have no bearing on an understanding of the heritage item.</i> <i>vii) The refurbishment of the western Porte Cochere stair entrance would constitute the replacement of contemporary fabric with similar fabric, there would be no significant changes to the existing envelope of that section. Therefore, the character of the setting of the subject item and those in the vicinity would remain essentially unchanged and no views towards them would be obstructed.</i>

PROVISION	DISCUSSION
	<i>viii) Works in the vicinity of The SELS including the ceiling above the approved Porte Cochere slab and the access way to the Sovereign Expansion would only obscure secondary, highly modified fabric to the rear (eastern) façade of the item. They would not detract from the legibility of the item or the ability to appreciate its heritage significance.</i> <i>ix) As the proposed works would not require the removal of original fabric, it is considered that all works are reversible. The 1994 Conservation Management Plan has been considered in the preparation of this document. The significant fabric identified therein has been acknowledged and it is confirmed that the works would not require the removal of the identified highly significant fabric. It is therefore assessed that the works are in line with this management document. Please note that Urbis is currently undertaking an update of the existing Conservation Management Plan.</i> <i>x) There are no changes proposed to original window or door openings in the SELS building.</i>
(3) Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the: (a) building envelope; (b) proportions; (c) materials, colours and finishes; and (d) building and street alignment.	<i>The lighting of The SELS building would have a positive heritage impact on the subject building and would similarly enhance the setting of the building in the vicinity as it would celebrate the historic streetscape.</i> <i>The reconfiguration of the southern ground floor area would not include any external works or any works which would be visible from the public domain. As such, it is considered that they would have no impact on the setting of the identified proximate heritage items.</i> <i>The most prominent works in the vicinity of the subject site would be the pre function space and the access way from the Sovereign Lift which would be visible from Jones Bay Road. Cognisant of the potential for impact of additional scale on the setting of the proximate heritage items, these spaces would be of a similar height as The SELS such that they are not visible from Pymont Street and predominantly glazed such that they are visually recessive in the context of the Jones Bay Road streetscape.</i>

PROVISION	DISCUSSION
	<i>Notwithstanding the above, the proposed alterations to the envelope are considered relatively minor given the scale of the existing development at The Star. Further, the retention of the large setback of the primary base of the existing development from Pymont Street maintains the lower scale of development along that street. There would therefore be no adverse impact in this regard.</i> <i>As discussed above, the refurbishment of the western Porte Cochere stair entrance would constitute the replacement of contemporary fabric with similar fabric. Therefore, the character of the setting of the subject item and those heritage items in the vicinity would remain essentially unchanged.</i>
(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by: (a) providing an adequate area around the building to allow interpretation of the heritage item; (b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item); (c) protecting, where possible and allowing the interpretation of archaeological features; and (d) Retaining and respecting significant views to and from the heritage item.	<i>The lighting of The SELS building would have a positive heritage impact on the subject building and would in turn enhance the setting of the building in the vicinity. The lighting would constitute minor additions to The SELS western façade and would therefore not obscure any views towards the proximate heritage items or impact on the ability to appreciate these items as at present.</i> <i>The reconfiguration of the southern ground floor area would not include any external works or any works, which would be visible from the public domain including the proposed window. As such, they would have no impact on the setting of the identified proximate heritage items and would not obscure any views to them.</i> <i>The proposed new sculpture within a new water feature (replacing an existing planting bed within the porte cochere to the east of the SELS building) will have no impact on views to the SELS building. The proposed new water feature will have minimal impact on view to the eastern elevation of the SELS building. It is set well back from the northern façade of the SELS building and is no higher than the bottom of the first floor windows in the eastern elevation.</i> <i>The works would be entirely comprised within the site and would be set back from the property boundaries by varying distances. As such, no views towards the listed items in the vicinity from</i>

PROVISION	DISCUSSION
	<i>the public domain would be obstructed.</i> <i>The proposed ceiling below the Porte Cochere, the access way from the Sovereign Lift and the pre function space directly to the east of The SELS would not be visible from Pymont Street and would therefore not have any impact on vistas from heritage listed items 1225 and 1261 opposite (west).</i> <i>It is acknowledged that the above proposed items would be visible from the item to the north of subject site (1268). The pre function space would constitute an additional level above the existing referential brick structure on the eastern side of the entrance to the Porte Cochere. While this would constitute a minor additional impact on the outlook of the heritage items in terms of scale, it is acknowledged that:</i> <i>The structures which constitute the item directly to the north are orientated west and their primary vistas do not comprise the subject site. Therefore there would be no impact on these primary vistas;</i> <i>The mixed character of the streetscape would remain unchanged given the existing character of The Star; and</i> <i>The elements would be primarily glazed and therefore visually recessive in the context of the streetscape.</i>
3.9.10 Building materials for heritage items and buildings within heritage conservation areas (2) Existing face brickwork and stone walls are not to be coated, rendered or painted. (3) Original materials are to be retained, unless it can be demonstrated that significant deterioration has occurred and repair is not practical. Any replacement should be with similar materials. (4) New materials are to complement the colour, finishes and proportion of existing materials on the building and be identifiable as new on close inspection without detracting from the character and heritage significance of the building.	<i>No existing face brick or exposed stone would be coated, rendered or painted.</i> <i>As discussed above, original materials are to be retained. However, if the skirtings to the corridor are determined to be original and are required to be removed for the powder room, they would be stored on site for future reinstatement.</i> <i>All internal works to The SELS would be of contemporary fabric and easily discernible as new works.</i> <i>The existing painted render of the eastern façade would be repainted in off white. It is acknowledge that this constitutes reversible works and that the proposed colour is modest and appropriate.</i> <i>The contemporary fabric in the vicinity of The SELS building would be predominantly glazing.</i>

PROVISION	DISCUSSION
	<i>This would ensure that it is visually recessive and does not dominate the distinctive red brick applied to the heritage items.</i>

5.3. HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

Table 4 – Relevant Questions

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<i>In summary, it is considered that the proposed works would have no notable visual impact on the heritage significance of the proximate heritage items.</i> <i>The fabric comprised within The SELS building which would be physically impacted constitutes that which is later fabric.</i> <i>The proposed Arrival Lounge would facilitate a better understanding of the original layout of the building.</i> <i>The lighting of the facades would celebrate the heritage item and enhance the streetscape generally.</i>
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	<i>As discussed above, it is acknowledged that the proposed butler's pantry would truncate the corridor. However, it should be noted that these works are entirely reversible. Further, that the existing door and associated framing would be retained and remain entirely appreciable from inside the office as at present.</i> <i>The access way from the Sovereign Lift and the pre function space directly to the east of The SELS would constitute a minor additional impact on the outlook of the heritage item of the north however, as discussed above it is acknowledged that:</i> <i>• The structures which constitute the item directly to the north are orientated west and therefore their primary vistas do not comprise the subject site;</i> <i>• The mixed character of the outlook would remain unchanged given the existing character of The Star; and</i> <i>• The elements would be primarily glazed and therefore visually recessive in the context of the streetscape.</i> <i>The additional ceiling below the Porte Cochere would potentially obscure part of the eastern</i>

QUESTION	DISCUSSION
	<i>façade of The SELS. However, this façade constitutes a secondary, highly modified façade with no remarkable features and built with the intention of directly abutting another building which has since been removed. Further, the visual impact of the ceiling has been partly mitigated through the retention of a setback of the ceiling from the western façade of The SELS. It is therefore considered that the ceiling would have only a minor visual impact to highly modified fabric in addition to that generated by the slab approved as part of D/2016/48.</i>
The following sympathetic solutions have been considered and discounted for the following reasons:	<i>n/a</i>
Partial Demolition Is the demolition essential for the heritage item to function? Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? Is the resolution to partially demolish sympathetic to the heritage significance of the item? If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	<i>The conversion of the southern extent of the ground floor to a single space would require only the removal of walls which constitute later fabric. This would enhance the significance of the item as it would reinstate the proportions of the significant space, which was originally a clerk's office.</i> <i>The penetration into the wall between the two offices north of the Arrival Lounge does not constitute a penetration into original fabric. Further, it would be small and would not require removal of any remarkable detailing.</i>
Minor additions How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be located within an existing structure? If no, why not? Will the additions visually dominate the heritage item? Is the addition sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	<i>It is considered that the lighting of the western façade and the adjacent trees would have a positive impact on the presentation on the item generally and that it would subtly reflect the character of The Star without requiring any alterations to the primary facades.</i> <i>The proposed Butler's Pantry associated with the Arrival Lounge will occupy a small part of the southern extent of the ground floor corridor. While this would obscure the door to the office adjacent to the Arrival Lounge, it would not require the removal of any existing fabric. The works would be entirely reversible and the door would remain appreciable from the inside of the office.</i> <i>The proposed new sculpture within a new water feature (replacing an existing planting bed within the porte cochere to the east of the SELS building) will have no impact on views to the</i>

QUESTION	DISCUSSION
	<i>SELS building. The proposed new water feature will have minimal impact on view to the eastern elevation of the SELS building. It is set well back from the northern façade of the SELS building and is no higher than the bottom of the first floor windows in the eastern elevation.</i>
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance?	<i>The lighting of The SELS building would have a positive heritage impact on the subject building and would in turn enhance the setting of the buildings in the vicinity. The lighting would constitute a minor addition to The SELS western façade and would therefore not obscure any views towards the proximate heritage items or impact on the ability to appreciate these items as at present.</i> <i>The proposed new sculpture within a new water feature (replacing an existing planting bed within the porte cochere to the east of the SELS building) will have no impact on views to the SELS building. The proposed new water feature will have minimal impact on view to the eastern elevation of the SELS building. It is set well back from the northern façade of the SELS building and is no higher than the bottom of the first floor windows in the eastern elevation.</i> <i>The reconfiguration of the southern ground floor area would not include any external works or any works which would be visible from the public domain. As such, it is considered that they would have no impact on the identified proximate heritage items.</i> <i>The works would be entirely confined within the site and would be set back from the property boundaries by varying distances. As such, no views towards the listed items in the vicinity from the public domain would be obstructed.</i> <i>As discussed above, the refurbishment of the western Porte Cochere stair entrance would constitute the replacement of contemporary fabric with similar fabric. Therefore, the character of the setting of the subject item and those in the vicinity would remain essentially unchanged.</i> <i>The proposed ceiling below the Porte Cochere, the access way from the Sovereign Lift and the pre function space directly to the east of The</i>

QUESTION	DISCUSSION
	<i>SELS would not be visible from Pymont Street and would therefore not have any impact on vistas from heritage listed items 1225 and 1261 opposite (west).</i> <i>It is acknowledged that the above proposed items would be visible from the item to the north of subject site (1268). The pre function space would constitute an additional level above the existing referential brick structure on the eastern side of the entrance to the Porte Cochere. For the reasons set out above it is considered that this would constitute only a minor additional impact on the outlook of the heritage items in terms of scale.</i>

5.4. CONSERVATION MANAGEMENT PLAN

The proposed works are addressed in relation to relevant policies set out in the Conservation Management Plan 1994.

Table 5 – Relevant Policies

Policy	DISCUSSION
a) The restoration and adaptive re-use of the elements and interiors of exceptional and high heritage significance.	<i>Complies. Refer above.</i>
b) The accommodation of a use or uses which will enhance appreciation of the significance of the place and ensure the conservation of the important features.	<i>Complies. Refer above.</i>
c) The control of the development of neighbouring sites to safeguard the conservation of the site.	<i>Complies. Refer above. Also note that Urbis is undertaking an update of the existing Conservation Management Plan such that the appropriate treatment development of The Star is undertaken in the vicinity of The SELS.</i>
d) The strict control of development adjacent to the site to ensure the appreciation of the significance of the place.	<i>Complies. Refer above. Also note that Urbis is undertaking an update of the existing Conservation Management Plan such that the appropriate treatment development of The Star is undertaken in the vicinity of The SELS.</i>
e) The unavoidable intervention of significant fabric should be reduced to minimise the loss of cultural significance. Detrimental intervention should occur in areas of lower significance and the works should be reversible.	<i>Complies. Refer above.</i>

6. CONCLUSION AND RECOMMENDATIONS

The Star Entertainment Group Limited (SEGL) has engaged Urbis to prepare this Heritage Impact Statement to assess the potential heritage impact of the proposed works on The SELS building and the locally listed items in the vicinity of the subject site. The following observations have been summarised from the assessment set out in Section 5.

- The most significant fabric comprised in the subject site is that concentrated on the western, northern and southern facades of The SELS building which is visible from the public domain, and the entrance hall. The works proposed under this DA with the exception of the lighting of the primary façade do not directly impact any of this fabric;
- The lighting of the primary façade would enhance the presentation of the building and encourage appreciation of its character without altering any of the significant fabric. The proposed placement of the lighting would illuminate and celebrate the significant Federation Arts and Craft detailing. Specifically the lights would highlight the original window openings, and the central balustrades and plinths. Penetrations into original fabric would be minimal. Where possible, penetrations for electricity supply should be made through the mortar joints rather than through the original bricks;
- The southern extremity of the ground floor of The SELS is identified as having considerable significance in the 1994 CMP. However, the subsequent reconfiguration to create the male and female bathrooms has obscured the significant space and the original layout of the building generally (refer Section 3.3). The removal of these later partitions would reinstate the proportions of the original space and enhance the legibility of the building's original layout. This work would overall have a positive heritage impact;
- The proposed Butlers Pantry associated with the Arrival Lounge would occupy a small part of the southern extent of the ground floor corridor. While this would obscure an early door from one side, it would not require the removal of any existing fabric associated with the door including the arched opening. The works would be entirely reversible and the door would remain appreciable from the inside of the office;
- It is acknowledged that the Butler's Pantry will truncate the existing corridor. However, the new facility occupies only a small area and is located at what was the original termination of the corridor before it was extended through the southernmost office. It should therefore be considered that it does not significantly truncate the original proportions of the corridor. Further, the new enclosure is entirely reversible and allows views to the original cornice above from the corridor side. As such, it does not preclude full reinstatement of the original layout and detailing in the future. It should also be noted that mitigation is proposed elsewhere in the form of removing the later ground floor bathrooms and reinstating the single space for the VIP lounge;
- The proposed new water feature will have minimal impact on the view to the eastern elevation of the SELS building. It is set well back from the northern façade of the SELS building and is no higher than the bottom of the first floor windows in the eastern elevation.
- The installation of the ceiling below the northern Porte Cochere canopy would have no physical impact on The SELS building. It would potentially obscure a small part of the eastern façade of The SELS from the Porte Cochere in addition to the slab approved under City of Sydney D/2016/48. However, this façade constitutes a secondary, highly modified façade with no remarkable features and built with the intention of directly abutting another building. Further, the visual impact of the ceiling has been partly mitigated through the retention of a setback from the western façade of The SELS. It is therefore considered that the ceiling would have only a minor visual impact to highly modified fabric in addition to that generated by the slab approved as part of D/2016/48.
- It is acknowledged that the pedestrian access way from the previously approved Sovereign Lift fronting Pyrmont Street and the proposed pre function space to the east of the Porte Cochere would be in the vicinity of The SELS building. However, the access way would be set back at least 1 metre from the eastern façade of the item and 4 metres from the southern façade, and the pre function space would be located on the opposite (east) side of the Porte Cochere. They would therefore have no physical impact on the item. Further, the roof of the new spaces would be flat and of a similar height to the ridgeline of The SELS. As such, the SELS would obscure this new fabric when it is viewed from Pyrmont Street. It is also noted that there is an existing contemporary interface between The Star and The SELS, therefore the character of the setting of the latter would remain essentially unchanged.

- The impact of this new fabric would be confined to the minor increase in the scale of the backdrop of The SELS when it is viewed from Jones Bay Road. Cognisant of the impacts of this increase in scale, only a single additional level is proposed, the fabric would be predominantly glazed and the significant facades of The SELS would not be at all obscured. Therefore, there would be no adverse impact on the subject site and the proximate heritage items.
- It is not anticipated that the proposed retail fit out would have any impact on the significance of the item. The fit out would only replace existing contemporary fabric and would not require alteration of the principle proportions of the space which appear to be original. This fit out is subject to future detail however it is anticipated that the heritage impact of the fit out would be neutral.
- The proposed replacement awnings on the north façade of the SELS building facing Jones Bay Road will improve the presentation of this façade. The awnings should be designed to fit within the existing arched brick recesses of the façade. See Figure 3, Picture 3.
- Similarly, the refurbishment of the western Porte Cochere stair entrance would constitute the replacement of contemporary fabric with similar fabric. Therefore, the character of the setting of the subject item and those in the vicinity would remain essentially unchanged and the impact of this would be neutral.
- The realignment of the eastern side of the Porte Cochere would constitute only the realignment of existing fabric which is separated from The SELS by a substantial driveway. This realignment would have no bearing on an understanding of the heritage item and would therefore have a neutral heritage impact.

In accordance with the observations set out herein, it is considered that the proposed works overall would have no adverse impact on the heritage significance of The SELS building and the reconfiguration of the southernmost section would enhance the understanding of the building. It is further considered that the works would have a neutral impact on the identified heritage items in the vicinity. Therefore, the proposed works are supported from a heritage perspective.

Recommendations

- If any original timber flooring is found under the carpet in The SELS during the construction work of the Arrival Lounge, this should be retained either below the new floor finishes or incorporated into the new finishes for the space.
- The existing tiles on the southern façade of the ground floor bathroom should be incorporated into the finishes schedule for the Arrival Lounge or retained behind the proposed finishes.
- All works for the new Butler's Pantry will include lightweight reversible partitions and a carefully positioned lightweight ceiling so that existing hallway cornice can be viewed and the works can be removed in the future with no or minimal damage to the fabric.
- The proposed new awnings on the northern façade should be designed to fit within the existing arched brick recesses of the façade. See Figure 3, Picture 3.
- An appropriate methodology should be established for the lighting of the primary façade, which does not require significant penetrations or chasing into original fabric. Where possible, penetrations for electricity supply to the lights, or for fixing the replacement awnings on the northern façade, should be made through mortar joints rather than through the original bricks.
- Fixings to the masonry for the new lighting or for the replacement awnings on the northern façade should allow for future removal of these features with minimal impact on the heritage fabric.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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