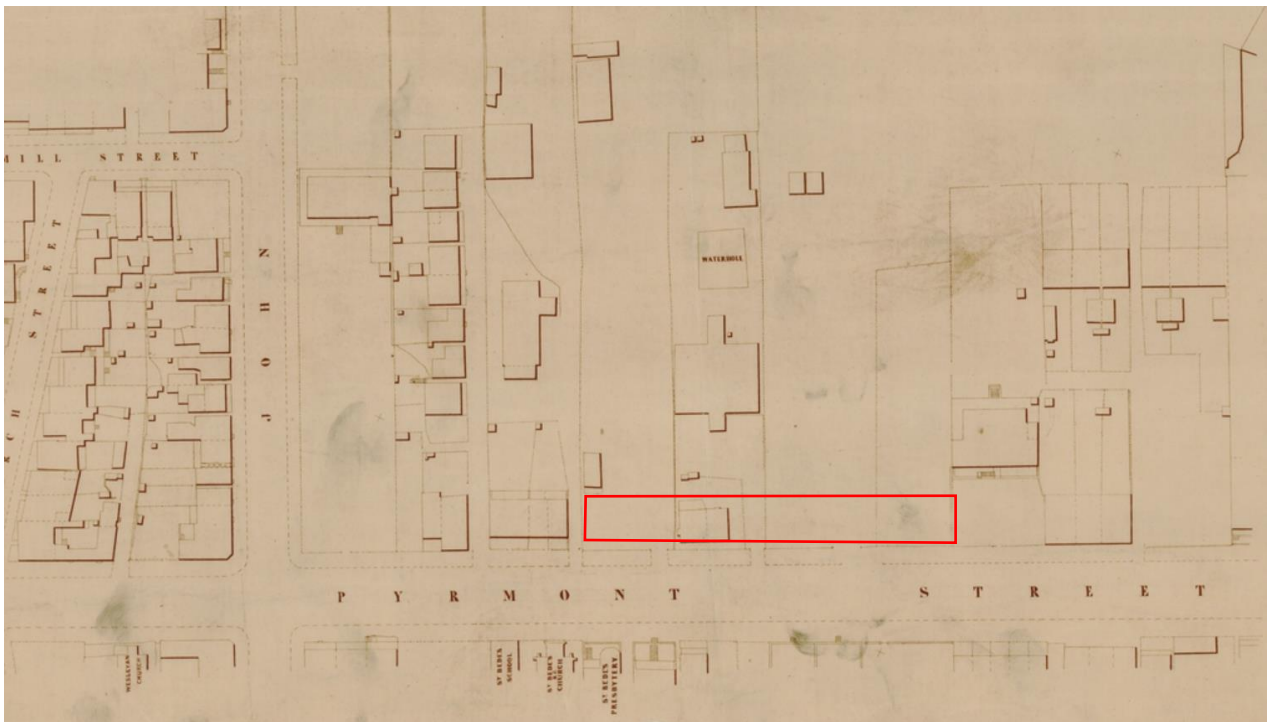
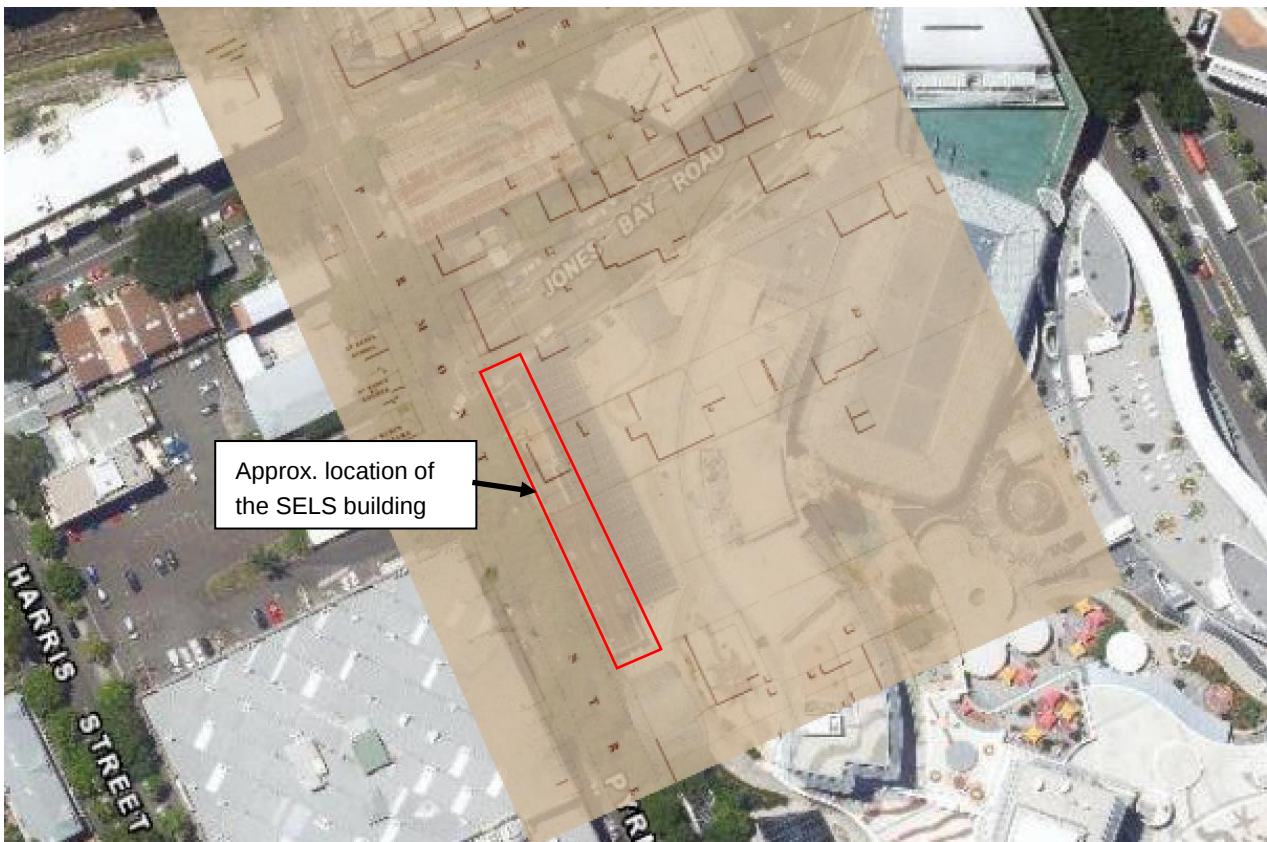


Figure 32 – Pyrmont in 1888 with the approx. location of the subject site (indicated).



Source: Sydney Metropolitan Detail Series, 1888 (Map D3).

Figure 33 – Metropolitan Detail Series Map (1888) superimposed over a current aerial.



Source: Sydney Metropolitan Detail Series, 1888 (Map D3).

Figure 34 – View of Pyrmont (towards Sydney) c1900. In the late 19th century/early 20th century, Pyrmont was flourishing with the railway, ports, industries and workers housing.



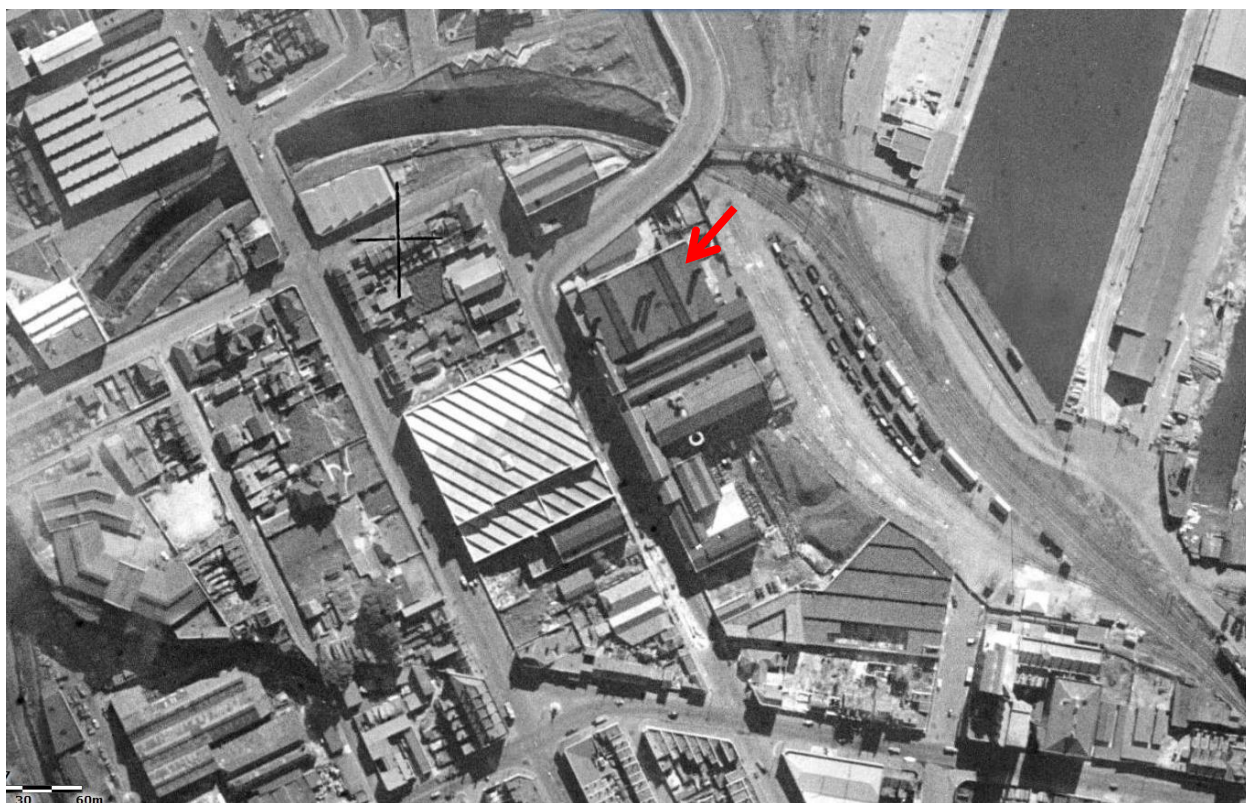
Source: Powerhouse Museum Collection, Kerry & Co, 1895-1917.

Figure 35 – Birds Eye View showing new wharves and approaches, Jones Bay, Pyrmont, c1919. The location of the subject site is indicated (and forms part of the larger power station site).



Source: Sydney Harbour Trust.

Figure 36 – Pyrmont in 1943 showing still a predominately industrial area. The location of the subject site is indicated (and forms part of the larger power station site).



Source: Six Viewer.

4.4 ELECTRICITY IN SYDNEY

The first significant use of electricity in New South Wales was in 1863 and its development came to Australia following events overseas in the latter half of the nineteenth century. The earliest uses were for lighting purposes for which D.C current was produced by a generator, usually driven by a steam engine. Initially this system was in completion with coal gas, particularly in urban area and with a few notable exceptions, such as the street lighting of Tamworth, was slow to catch on in Australia compared to overseas where large urban power station were in operation from 1882 (Holborn Viaduct, London and Pearl Street, New York).

During the 1880s and 1890s, the development of the electric motor gave new meaning to the use of electricity. Industrial complexes saw great advantage in the transmission of power over wires instead of using lineshafts and leather belts and it was not long before individual businesses were installing a steam-driven generator in their basement and using the electricity to provide lighting and motive power throughout their building. From this, small private companies established local generating station to sell electricity to local consumers at a cost cheaper than they could run their own system. The Sydney Electric Light Company Power Station, established 1888, of which the power house building still remains in Renwick Street Redfern, is a notable example of this trend.

Parallel with this development was the interest of local councils and municipal groups in the lighting of urban streets. Electricity was quickly seen to be superior to the reticulation of coal gas and several local councils established station for this purpose.

The use of electricity to drive transport system was investigated by the Railways Department from 1889, particularly for the urban tramway system. In 1896, permission was granted for the construction of an electrified line along George Street to the Harris Street Depot and, in 1897, the Department commenced construction of a large power house at Ultimo to supply 600 volt D.C. current to the urban tramway network.

Between 1887 and 1896, the NSW Parliament considered six competing bills for the right to produce and reticulate electricity for street lighting and commercial supply for the Sydney area. This was eventually granted to the Sydney Municipal Council in 1896. A power station was designed and building commenced at a site in Pyrmont, the first power being produced in July 1904. In 1904, the right to provide electricity supply in their area was conferred generally upon municipal councils and in 1906, shire councils were given similar powers. In 1906, a special Act was passed whereby the Balmain Municipal Council was allowed to grant a franchise to provide a supply within and in certain circumstances outside of its municipality, leading to the establishment of the Balmain Power Station by a private company, the Electric Light and Power Supply Corporation Limited.

The next thirty years saw rapid advances in technology. As a greater range of application developed and demand steadily increased, the techniques of generation and transmission also advanced, with newer, large generators, turbine-driven, producing A.C current which could be transmitted great distances with relatively little power loss. From 1915 to 1929 the average demands for electricity increased by never less than 15% per year and from 1933 to 1949 by 8% per year. From 1929 to 1933, the Depression years, the demand merely remained constant.

It was apparent from an early stage that substantial economies were achieved by the use of large central generating station, the cost of transmission being a relatively small factor and small plants serving local area tended to be quickly overtaken when supply became available from a larger system.

The Railways Department was empowered in 1912 to supply electricity in bulk to distributors for general purposes and the Public Works Department was similarly empowered to build power stations and transmission networks. Reticulation and consumer sales were generally handled by the municipal authorities and, from 1919 onwards, government legislation tended to increasingly centralise control of electricity generation and supply, culminating, in 1935, in the Gas and Electricity Act which gave the State Government sole control over all aspects of the industry.

By the end of the 1930s, NSW was supplied by four major supply organisations, several regional networks and, in more remote areas, several small stations operating independently. The Sydney network, run generally by the Sydney Municipal Council (after 1935, the Sydney County Council) supplied the inner city region directly and sold power, in bulk to thirteen municipal councils for distribution. The council operated two large power station, Pyrmont and Bunnerong (opened 1930) and was the largest supplier in the state. The Railways Department operated two large station in Sydney, Ultimo and White Bay (opened 1917) supplying the electric tramway network, the suburban electric rail network under construction and supplying in bulk to local councils in the outer suburbs of Sydney. This department also operated two regional networks from steam powered stations at Zarra Street, Newcastle and at Lithgow. The Electric Light and Power Supply Corporation (hereafter known as the Balmain Company) supplied electricity directly to the five municipalities surrounding the power station, Balmain, Leichhardt, Ashfield, Newtown and Petersham. The Public Work Department, through its Southern Electricity Supply section, operated two major networks, one centred on a large steam-powered station at Port Kembla and one on a hydro-electric station at Burrenjack Dam. Smaller networks grew from small steam stations at Canberra, Cowra and Yanco. A second hydro-station was under construction in the Wyangala Dam. A total of thirty seven councils over a large area of the south and west of the state were supplied by this system.

Smaller regional networks existed in the outer areas of the state. The Clarence River County council operated a network covering several municipalities on the North Coast, Tamworth Power Station supplied a large area in the north-west of the state and on the South Coast, the Bega Valley system was supplied by a hydro-electric station at Brown Mountain and diesel-electric stations at Bega and at Narooma.

The interconnection of generating systems began with the commencement of the was a defence measure and continued throughout the war. By the end of the war, over 84% of the state was on the interconnected system. It began in 1940 with links between the S.C.C network and the Railways Network made at St Leonard's and Marrickville, and a link at Five Dock to the Balmain Company system. Lithgow was connected to the Sydney link at Five Dock to the Balmain Company system. Lithgow was connected to the Sydney network just prior to the start of the war and the Newcastle connection was made by 1941. The Southern Electricity Supply system began its own interconnections between the Port Kembla network and the Burrenjack network in 1941/42 and these were shortly

after connected with the Sydney grid, the western network through Orange and the Yanco and the Canberra networks.

The areas covered by the interconnected system at the end of the war extended from the Newcastle, Sydney and Wollongong industrial centres west to Dubbo through Lithgow and Orange, south through Goulburn and Wagga to the Murrumbidgee Irrigation area, including Canberra to the east and Parkes in the mid-west and north through to Singleton and through Kempsey to the Northern Rivers (formerly Clarence River) Country Council area.

At the end of the war, equipment shortages throughout the industry meant that plant installed in the pre-war years was operating at maximum capacity to meet demand, yet was aging and inadequate to meet the growth in demand generated by the resumption of normal conditions. The inability to obtain plant during the war meant no new plant had been installed since 1939 and much of the plant in use dated from the mid-1920s. The Government of NSW established the Electricity Authority in 1935 to promote and regulate the coordination, development, expansion, extension and improvement of the electricity supply throughout the State, although it was not required to acquire, constructed or operate any generating stations.

Each of the four major generating organisations, meanwhile, made plans for the expansion of generating capacity. Pyrmont Power Station's planned expansion, held up by the war, was immediately put into effect and new units were installed in Bunnerong. The Railways Department, the Balmain Company and the Southern Electricity Supply all commissioned new, large generators at their existing stations. Longer term plans were prepared and at the point the interests of the four organisations diverged. The two investigated ways of improving their existing stations. The Southern Electricity Supply and the Railways Department looked at all the major factors affecting the generation of electricity and both arrived at the conclusion that much larger power stations could be accommodated if they were located close to the source of their major on-going requirement (i.e coal), the costs of transmission of power to the consumer being relatively small. The other major resource required for a large power station, cooling water, led these two organisations to plan coal fields-based stations close to large water bodies, the Railways Department's choice in the north being Wangi-Wangi on Lake Macquarie and the S.E.S's choice being Tallawarra Point on Lake Illawarra. A third station, also by the Railways Department was planned for Wallerawang in the west, on a large site where a dam on the Fish River would create an artificial lake large enough to provide the requisite water. These three locations represent the extremities of the Sydney basin coal fields. In the northern region of the state, where hydro-electric generation was favoured, exhaustive investigations led to the decisions to create a small coal fired station at Koolkhan, near Grafton; largely due to the speed with which it could be established, as well as for the long-term reliability of their system. Located on the Clarence River, some 8km north of Grafton, it took coal from the Nymboida Mine, some 40km distant.

By 1949, despite the works in hand, the growth in demand was such that the emergency provisions of the Gas and Electricity Act of 1935 were enacted and an Emergency Electricity Commissioner was appointment. In May 1950, the Electricity Commission Act, 1950 was gazetted and the Commission was created with the immediate task of increasing power generation as rapidly as possible, utilising and consolidating existing means of generation and of developing resources to cater for the future electricity requirements of the State.

The Commission immediately acquired the generation and bulk supply assets and functions of the Sydney County Council and the Department of Railways and the whole of the assets and functions of the Southern Electricity Supply. Negotiations were undertaken to acquire the assets and functions of the Balmain Company, which, after protracted legal dispute over the valuation, was completed in 1956. The Clarence River County Council in 1952 to form the Northern Rivers County Council, remained a separate generation and distribution authority for its region, but continued its connection to the State Grid.

The commission undertook a state-wide assessment of electricity resources and requirements. An emergency construction program was implemented involving the purchase and erection of four "package" power stations from the United States, each capable of producing a maximum of 25,00 kW, that could be put into production in a minimal space of time. These were located at Penrith, Liverpool, Port Kembla and Maitland and were operational by 1954. The three coalfields stations being developed were approved and construction commenced. The first unit at Tallawarra commenced operation in 1954, at Wangi in 1956 and Wallerawang in 1957.

From the establishment of the Electricity Commission, the generation and distribution of electric supply was undertaken on a coordinated and interconnected basis. The state electricity grid has been extended to cover virtually all populated areas of the state and generation has centralised into a few massive coal-fields based power stations. Of the station operating by 1960, only Wallerawang is still in operation, but it underwent a massive rebuilding in the 1970s, such that little of the original 1960s plant remains.

4.5 SITE HISTORY

4.5.1 Introduction

The former Pyrmont Power Station was an electricity generating plant built by the Electric Lighting Department of the Municipal Council of Sydney and began operation as the Sydney Electric Lighting Station in 1904. Prior to this, Sydney's streets were lit by gas and trains were steam powered. The opening of the Pyrmont Power Station marked the beginning of Electricity undertaking in Sydney by the Municipal Council of Sydney and its successors, and resulted in major development of Australia's industries and urbanisation.

The former Pyrmont Power Station site has had two distinctive phases of development, known as Pyrmont Power Station A (c1903-1925) and Pyrmont Power Station B (c1941-1955). The surviving SELS building (the original administration and office block), forms part of the first phase of development of the site. This building (the southern portion) was constructed by 1904 and was extended to the north in c1922.

The construction of The Star Casino was completed in 1997 and occupies the site of what was originally Pyrmont Power Station B. The SELS building had a major refurbishment at this time and forms part of the larger Star Casino development. It is presently used as administration offices for The Star.

The following historical outline provides a general overview only of the former Pyrmont Power Station site as a whole as well as the SELS building. Additional detailed and technical information regarding the overall operation and layout of the power station site is provided in the attachments to this report.

4.5.2 Construction of Pyrmont Power Station A

In 1896, the New South Wales Legislative Council passed the *Sydney Municipal Council's Electric Lighting Bill* which gave the City Council the authority to proceed with the design and construction of a power station, the object of which was to provide electricity to the City of Sydney for both public lighting and private use.

Among the first works undertaken by Council was to appoint an appropriate Engineer to visit Sydney and prepare the necessary plans and specifications for the installation. The Council subsequently appointed Welsh engineering pioneer Sir William Preece K.C.B and a well known Board of Trade Expert Major Phillip Cardew, both of Westminster, for the works.¹⁰

In c1900, Cardew submitted a scheme which would enable the Council to supply electricity to districts up to a distance of about 8km from the Power Station, which was to be in Kent Street near the Observatory. However, the Kent Street site was abandoned for the present Pyrmont site due to its resumption by the Government. Shortly after this, in c1902, Preece and Cardew invited tenders for generating the required machinery and plant for the Power Station. Of those received, British firm Messrs. Dicky Kerr and Co. Ltd. was the lowest (at 49,072 pounds) and it was accepted.¹¹

¹⁰ In 1898, Sir William Preece & Major Phillip Cardew entered a partnership and they specialised in electricity and communications.

¹¹ Energy Australia (George Wilkenfeld and Peter Spearritt), *Electrifying Sydney*, p4.

Initial Construction and Opening

In 1903, Council purchased 1 ½ acres of land at Pyrmont, in close proximity to Darling Harbour Railway yards and wharfs, for 13,300 pounds. The site had sufficient area to accommodate the power station and was suitably located for easy delivery of coals from the railways, as well as advantageously placed for condensing water.¹²

The construction of the original Pyrmont Power Station A commenced in late c1903. The spoil excavations and first instalment of buildings and machinery foundations were carried out under the direction and superintendence of the City Building Surveyor. Over time, Pyrmont Power Station A became a rapidly expanding series of buildings, extensions and ancillary buildings which expanded to serve the increasing demand of Electricity in Sydney between c1903-1925.

In 1904, the first steam driven Power House came into operation with a network of five sub-stations, cables and arc lamps, which were erected in principal streets of the city.

The powerhouse site comprised of an engine room, boiler house, office block and stores. The engine room and boiler house were the principal buildings on the site and were designed with a steel framework and light (brick and cement) curtain walls. Temporary partition walls allowed for extensions when necessary. The steel framework also supported a twenty ton crane, coal bunkers and feed water storage tanks. The engine room contained five steam alternators with condensing plant and main switchboard. The Office block (present SELS building) fronted Pyrmont Street and provided accommodation and conveniences for employees.

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 in 1920 and voltage rose from 5,000 to 10,000 volts. Originally vertical reciprocating engines were used; these were replaced by reaction turbines in 1907 and impulse turbines in 1914.¹³

The chimney stack was circular and stood at 200 feet high, with an internal diameter of 11 feet. It was built in lime mortar with special pressed bricks. The top of the chimney was finished in a cast iron cap in 24 sections, weighing 7 and half tons.¹⁴

To provide circulating water for condensing purposes, the station utilised the waters from Darling Harbour. A double barrelled conduit from Darling Harbor to the machinery in the power house was constructed, with one conduit used for inflow of water and one for outflow of waste water.¹⁵ This was one of the most difficult and costly pieces of water supply and drainage works ever undertaken in the State.

The official opening ceremony of the station, by Lord Mayor Lees, took place on the evening of 8 July 1904 and included illumination of 343 of the city's first electric street lights, supplying an area from Redfern Railway Station north to Circular Quay, and east to west from Hyde Park to Darling Harbour. Twenty-eight miles of underground cable carried power to the sub-stations through the city. The total construction cost was 183,000 pounds.

The sub-stations were built above ground level and were of ordinary brick and stone construction. These were located in strategic locations at Town Hall, Darlinghurst, Wilson Street (Newtown), Lang Park (York Street, Sydney) and Athlone Place (Ultimo), to supply power to individual customers and other electricity networks. Their specific use was to house machinery to convert high voltage electricity for industrial or domestic use.

Prior to the erection of the power station, the city had been lit by gas powered lamps. Due to Sydney City having narrow streets, overhead wires and awnings, a special arc light post was adopted which had a large overhang and placed on the kerb. The post was designed to keep the light as high as possible, but not exceed a certain height above the footway, to avoid alterations to the telephone wire system.

¹² The Sydney Morning Herald, *Retrospect of a Century, Details of the Electric Lighting Scheme*, by W.D Watt, Wednesday 6 July 1904, p5, available online on Trove.

¹³ Conservation Management Plan (1994), *The Offices of the Sydney Electric Lighting Station*, Howard tanner & Associates, August 1994.

¹⁴ Electricity Supply undertaking, p166.

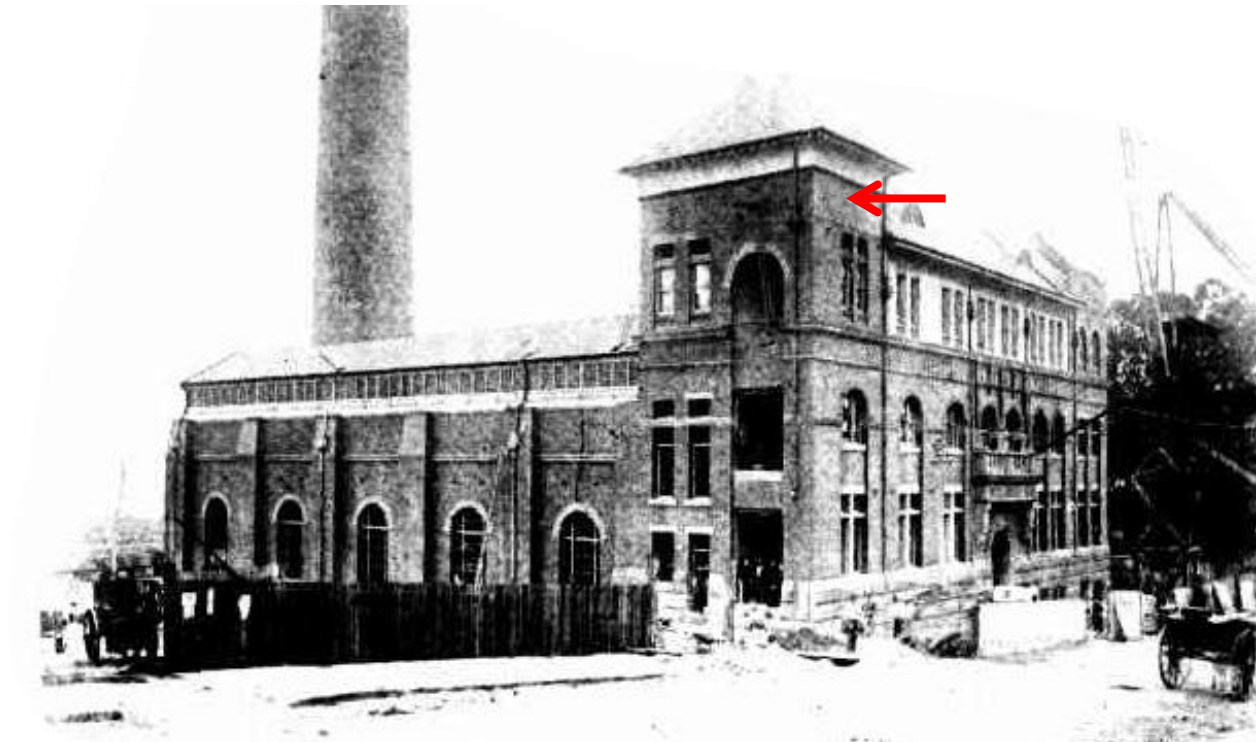
¹⁵ The Sydney Morning Herald, *Building & Works*, Tuesday 17 May 1904, p8, available online on Trove.

The following description of the power station was provided in the Sydney Morning Herald at the time:

“Upon this site a very fine power station has been erected, comprising generating station and offices, with a chimney stack probably the largest in the State. In addition to the work at the generating station there has also been erected four substations in different parts of the city, while the engine house at the Town Hall has been converted into the main sub-station. The underground cables are 73 miles in length and occupy 27 miles of roadway and footpaths. There are 343 open for streetlamps.

The Council did all the excavation works required at the powerhouse, and also in the opening and closing of the roadways for the cable by day labour. The machinery is equal to 3000 horse power, but the Council, in view of the large demand for electricity from the citizens, has ordered additional machinery, which, in 12 months time, will be in position, and then the power will have been increased to 5400 horse power. If the demand warrants it the buildings can be increased in size and the machinery augmented up to as high as 30,000 horse power.”¹⁶

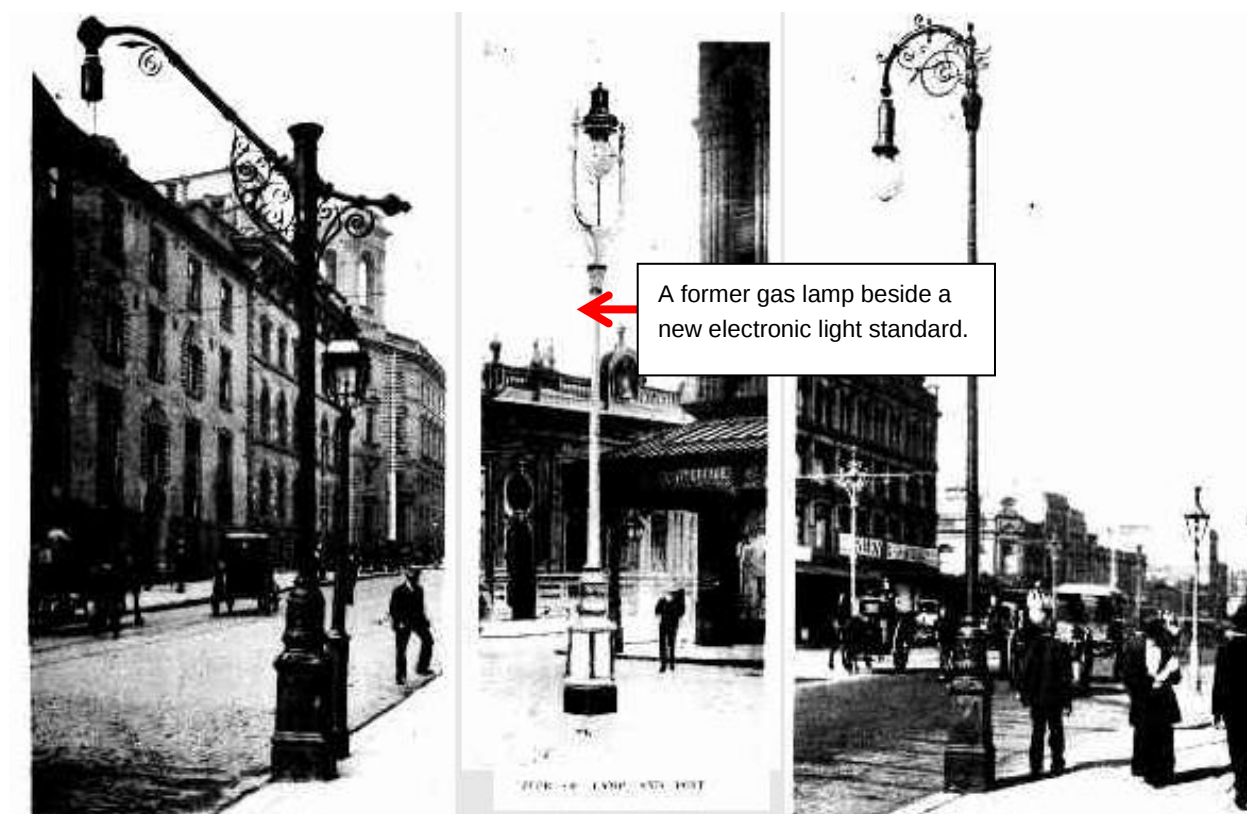
Figure 37 – The opening of the head Generating Station and Power House, Pyrmont. Note SELS Building fronting Pyrmont Street.



Source: The Sydney Morning Herald (Wed 19th July 1904).

¹⁶ Ibid.

Figure 38 – Standard new electronic lights in the city.



Source: *The Sydney Morning Herald* (Wed 19th July 1904).

Development and expansion of Pyrmont Power Station 'A' c1907 onwards

From c1907 onwards, Pyrmont Power Station A expanded to meet the increasing demands of the city and power was generated for other municipalities including Annandale, Mascot, Randwick and Woollahra.

The development of Pyrmont Power Station A is shown in Figure 15 and Figure 16 below and was effectively three power stations which were built, together with ancillary buildings. As described in the Conservation Management Plan prepared in 1994, the following developments and expansions occurred:

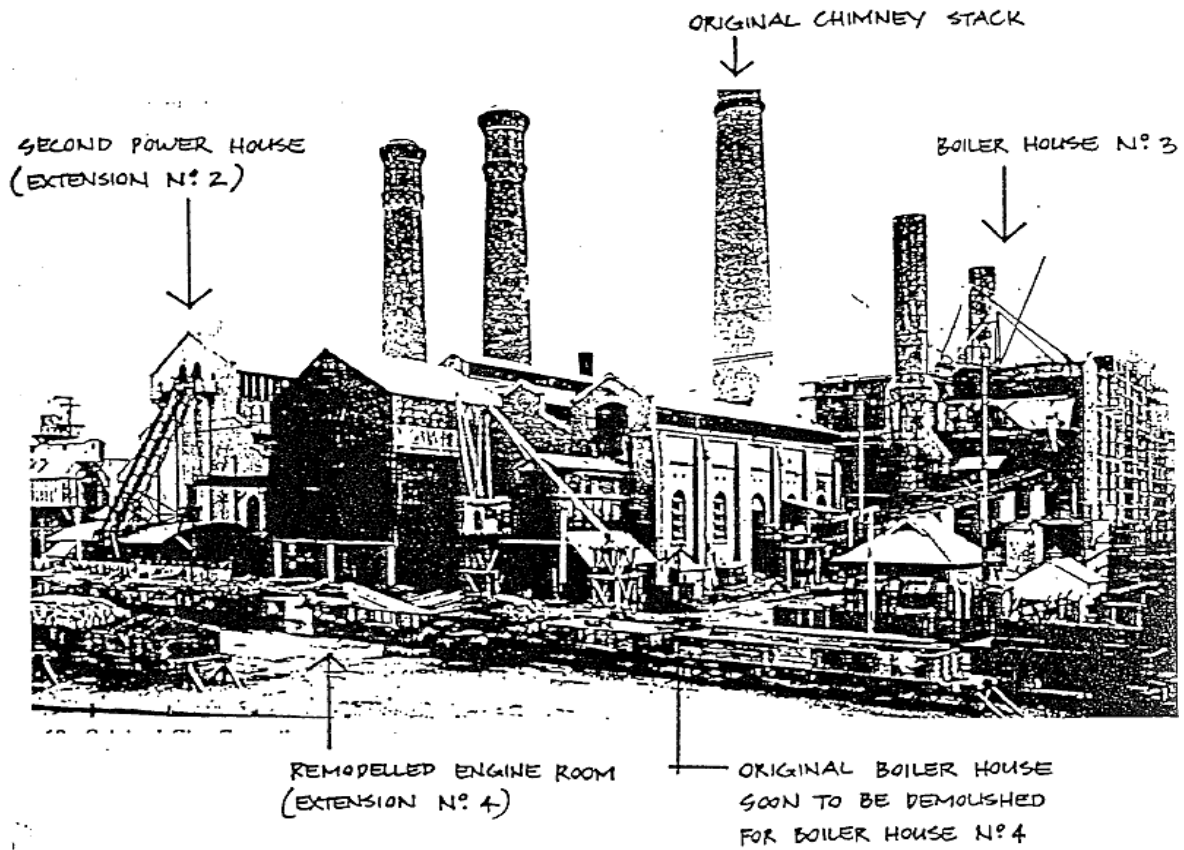
The first (original) power house on the site consisted of the original generating station and an extension to the east. The second power house on the site was located to the south of the first and was completed with subsequent additions of a second chimney stack and small extensions to the west.

The construction of the third power house involved the virtual demolition and resumption of the original generating power station (with exception of the front offices) and substantial extensions to the north, which was not part of the original site... Further, the offices on Pyrmont Street were extended to the north and two new boiler houses were added, resulting in the demolition and land resumption of the original boiler house and extension to the north... A number of ancillary buildings were also incorporated into the site, representing the expanding needs of the power station, including stores, workshops and switchgear houses.

Post World War I increases in demand required rapid development in generation, transmission and distribution capacity, as well as undertaking commercial activities. A final expansion of Pyrmont Power Station planned for 1924, would increase the total installed rating to 75,5000 KW. However, the demand forecast for 1924 was in excess of 60,000 KW and it was realised that another source of supply would be necessary. The Sydney Municipal Council expanded its supply system with the construction of Bunnerong

Station on Botany Bay in 1930, generating 150,000kw. Following this Pyrmont was wound down and only used when Bunnerong failed.¹⁷

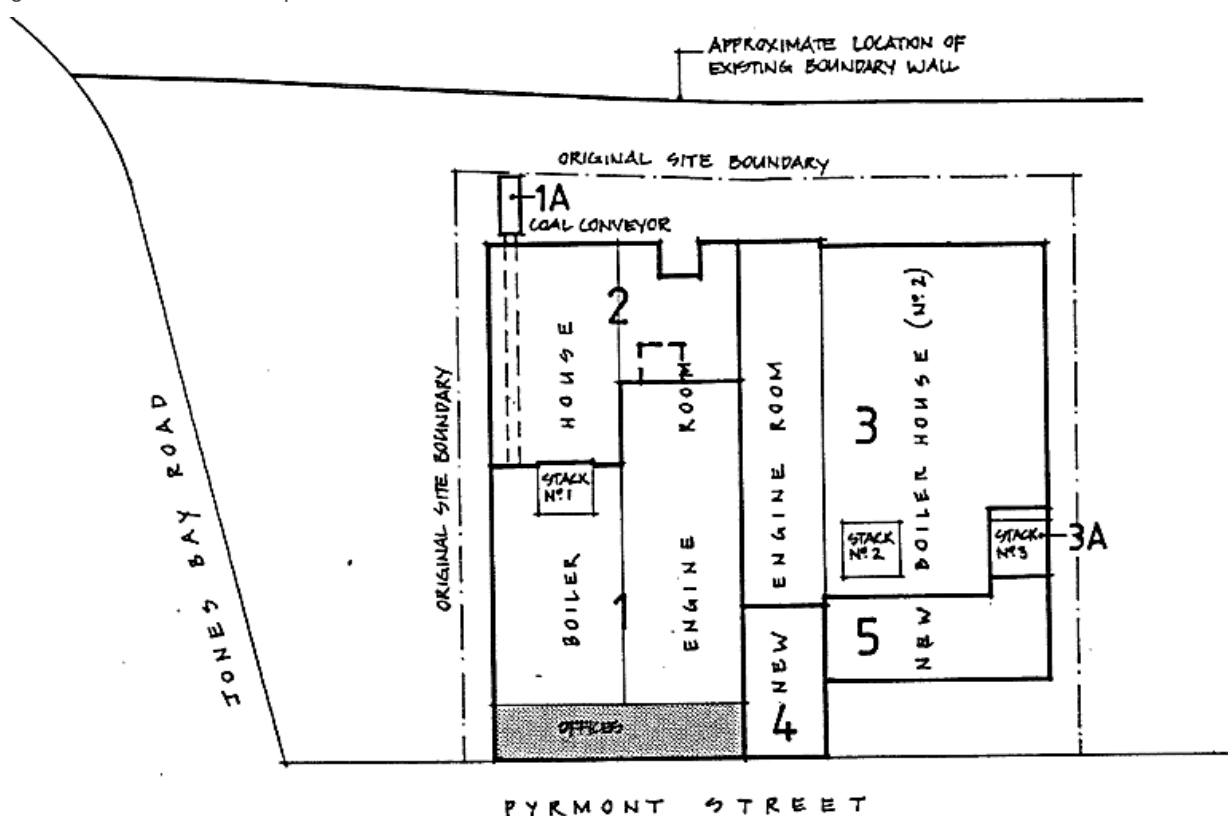
Figure 39 – Pyrmont Power Station A during construction of Boiler House No.3.



Source: Howard Tanner and Associates CMP (original source: Matthews M.R. "Pyrmont and Ultimo—A History", 1982.

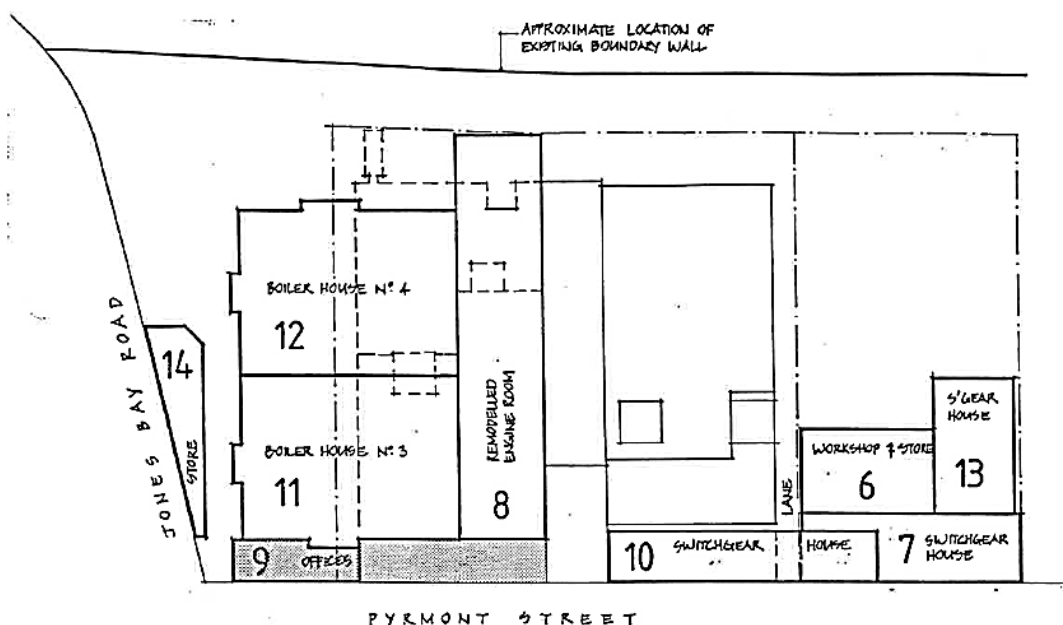
¹⁷ Ibid, CMP, p8.

Figure 40 – Phase 1 development of the Power Station 1903-1914



Source: Anne Bickford and Associates Report p11.

Figure 41 – Phase II development of the power station 1914-1925



Source: Anne Bickford and Associates Report p12.

4.5.3 Construction of Pyrmont Power Station B

By the late 1930s, the first turbo-alternators were nearing the end of their useful lives, and it was decided to redevelop the power station in 1938. In c1941, after around 40 years in operation, Sydney City Council approved a proposal for the progressive reconstruction of Pyrmont Power Station, known as Pyrmont Power Station B (controlled by the Electricity Commission of New South Wales), which was proposed to be the most efficient and economical of its kind in Australia.

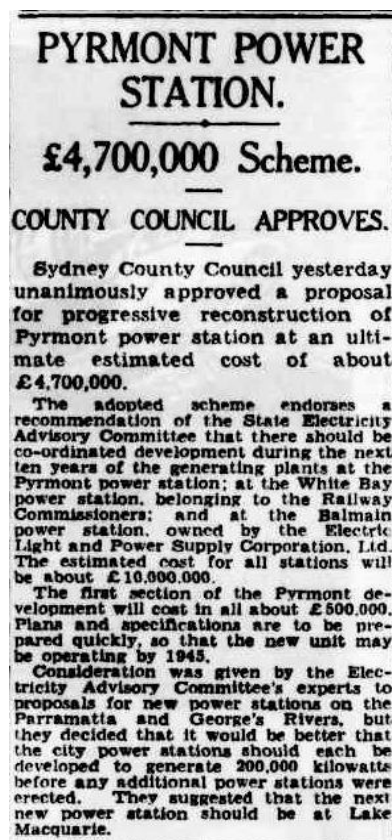
Although plans were drawn up as early as 1941, construction did not commence until 1951, due to delays as result of World War II, politics and industrial problems.

Council acquired seven acres of additional land from the Railways Department for the works and to make way for the new power station, the boiler and turbine buildings and three brick chimneys on the site were demolished to provide coal storage depots to the north west and immediately adjacent to Pyrmont B boiler house. The original SELS building survived these works.

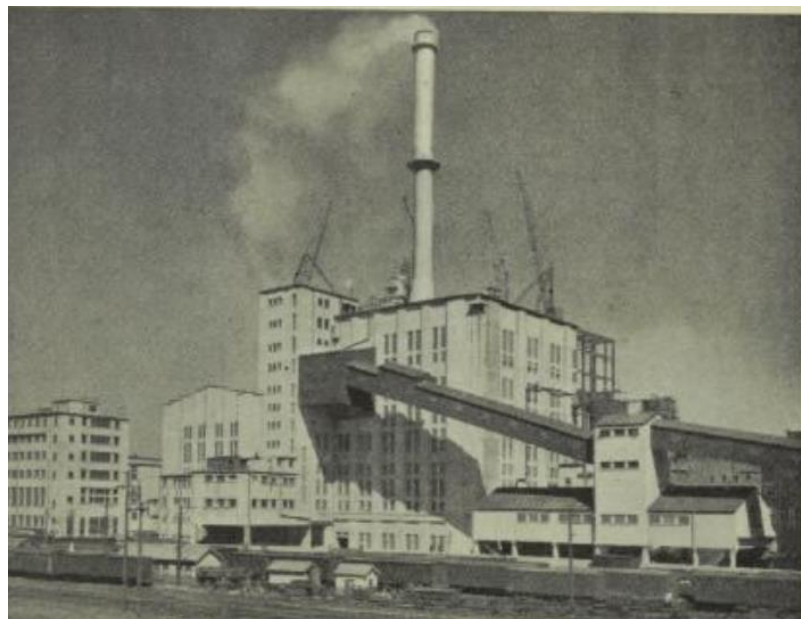
In 1955, Pyrmont Power Station B came into full production. It comprises of a lightweight modern structure as shown in Figure 21 below. It consisted of four 50,000kw turbo alternator units supplied by Metropolitan-Vickers Electrical Co. Ltd, which were some of the largest in Australia and were a fine example of modern design and practice. In full production, 200,000 megawatts were generated from the power plant. There was an extensive coal handling plant and conveyor system which handled a large and constant supply of coal to the boilers.

Pyrmont Power Station B was a vital power plant that supplied power to some of the most important industries in the State. It was decommissioned in 1983 in the same period as the White Bay Power Station and remaining derelict for almost a decade.

FIGURE 42 – PYRMONT POWER STATION 'B'.



Source: Sydney Morning Herald,
Wednesday 14th May 1941.



Source: Building, Lighting & Engineer, 25 January, 1954
p21.

4.6 THE SELS BUILDING

The existing building comprising the subject site is the only surviving building of Power Station A. It was designed and constructed by Mr R.H.Brodrick (City Building Surveyor) and his assistant Mr J.H.Merriman (Chief Architectural Draughtsman).

The offices on the corner of Pymont 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.

The SELS building was designed as a four storey building with a main entrance from Pymont Street. The external walls of the office block were constructed in brickwork, with a rock-faced free-stone base course. The upper floors of the building were constructed of rolled steel joists and terracotta lumber and the lower floors of concrete and those to the sub-station and battery room were tiled and wood blocked in the laboratory.

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 Boiler house 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 (Refer Figure 14).

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.

A full description of the Office building is provided in Figure 18 and a full set of original plans are provided as an attachment.

4.6.1 Robert Hargreave Brodrick (Architect and Surveyor)

The following information is sourced directly from (and supplemented where required) from The Encyclopaedia of Australian Architecture (2012), edited by Philip Goad and Julie Willis and the Beecroft-Cheltenham History Group.

Robert Hargreave Brodrick (1860-1934) was born in Mansfield, United Kingdom and educated in Macclesfield. He was the son of Robert Brodrick, a well-to-do silk manufacturer. At the age of 16 years he worked as an apprentice under architect, James Fraser, of Leeds. Brodrick's initial work was varied and included work for a firm of surveyors in several English cities.

Robert came to Sydney in 1882, with some experience of city architecture. The following year he began work with the Sydney Municipal Council as a draftsman in the City Architect's Department and within twelve years he became head of the Department, City Architect and Building Surveyor. He held a remarkable record of 45 years in the one municipal department and his architectural work was important in reshaping the City of Sydney, particularly during the first years of the 20th century at the time of the bubonic plague and when there was an awareness of unhealthy residential areas and debate on what was the most suitable home for the urban worker.

Brodrick designed a number of substantial urban renewal projects for the City of Sydney Council, including the markets complex at Haymarket (including Paddys Markets) (1909-10) and the nearby Coffee Palace. Once the new complex had been completed he remodeled the previous market building (the Belmore Markets) to form the Hippodrome (1916). The design of the Oxford Municipal Chambers, undertaken as part of the widening of Oxford Street in 1912-14, has also been attributed to Brodrick. In Chippendale, he designed the Strickland Building, a substantial block of workers housing built to replace substandard housing. From 1904 onwards, much of Brodrick's output was for the council's network of power generation plants.¹⁸

Brodrick's designs for inner-city housing were intended to gain as much light, air and privacy as possible within a confined space. There was frequent opposition to his ideas on public housing. During his long career in the Public Service he saw reformed plans benefiting the working man introduced under State Labor governments, but shelved under non-Labor governments. Robert Brodrick's aim was to give the city a more cohesive and improved appearance.

¹⁸ Brown A.J, *The Encyclopedia of Australian Architecture* (2012), p108

Figure 43 – Description of the Power Station SELS Building.

ELECTRICITY SUPPLY UNDERTAKING—DESCRIPTION OF POWER HOUSE, BUILDINGS, ETC.

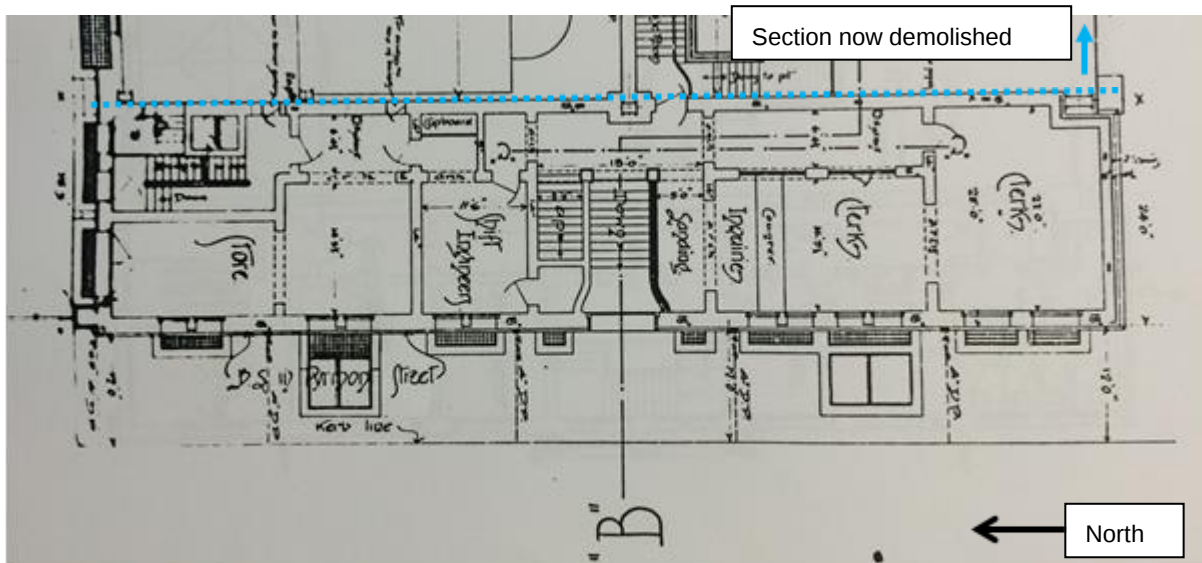
The generating station and offices are situated fronting Pymont Street, Pymont, and extend eastwards towards the Darling Island Railway Yards, and occupy the north-western portion of the site available. The total area of the site is about one and a half acres, the portion occupied by the present buildings being less than one-third of an acre, the remainder being left for future extension, consequent upon the development of the undertaking.

The office block is four stories high, and provides the following accommodation, viz.:—On the basement floor, laboratory, battery-room, sub-station, and firemen's mess-room; on the ground floor are the

inquiry office, clerks' room and main office, shift engineer's room, and store; on the first floor are offices for the principal engineer and assistant engineer, lamp testing and meter testing rooms, and necessary sanitary accommodation; the second floor is set apart exclusively for storage purposes. The main entrance is from Pymont Street, by means of a large handsome doorway and broad flight of stone steps flanked with masonry. The stone staircase continues up to the first floor with ornamental wrought-iron balustrade, the dado to walls being covered with ornamental glazed tiles. The landings on both floors are handsomely tiled over concrete and terracotta lumber. From the level of the ashpit subway up to the second floor is an easy iron staircase situated on northern side of block, affording access to the various floors, firing floor, workrooms, etc., conveyer gear, coal bunkers, etc., and which is intended for the use of employees. The stores on the ground and second floors and meter testing-room have large doorways in northern wall opening on to a private roadway ten feet wide, over which is suspended hauling gear for lifting heavy goods to these floors. Openings in the rear walls of this block on the various levels afford access to the ashpit subway, stairs to the condenser pit, stair down to the engine-room, firing floor, gangway over boilers and coal bunkers, all of which openings are provided with fire-resisting doors. The floors, ceilings and dividing walls throughout are fire-resisting, the upper floors being constructed with rolled steel joists and terracotta lumber, the lowest floors being of concrete, those to the sub-station and the battery-room being tiled, and woodblocked in laboratory. These basement rooms are provided with ample direct light from areas and above pavement line. The external walls of the office block are constructed of brickwork, with rock-faced freestone base course extending to level of ground floor sills, the arch heads and mullions to windows being also of rubbed freestone. Over the main entrance is a stone cornice and table forming a hood, the archivolt terminating in carved bosses. At the level of the second floor is a stone cornice, and in the frieze below the same are bold bronze letters fixed, denoting "Sydney Electric Lighting Station, 1904." The brickwork of the upper story is relieved by tinted rough cast; the roof is of slate with overhanging eaves finished by a copper cove. The design generally is plain, but extremely effective and characteristic, and affords ample proof of the architectural ability displayed by the City Building Surveyor, Mr. R. H. Brodrick, and his able assistant, the Chief Architectural Draughtsman, Mr. J. H. Merriman.

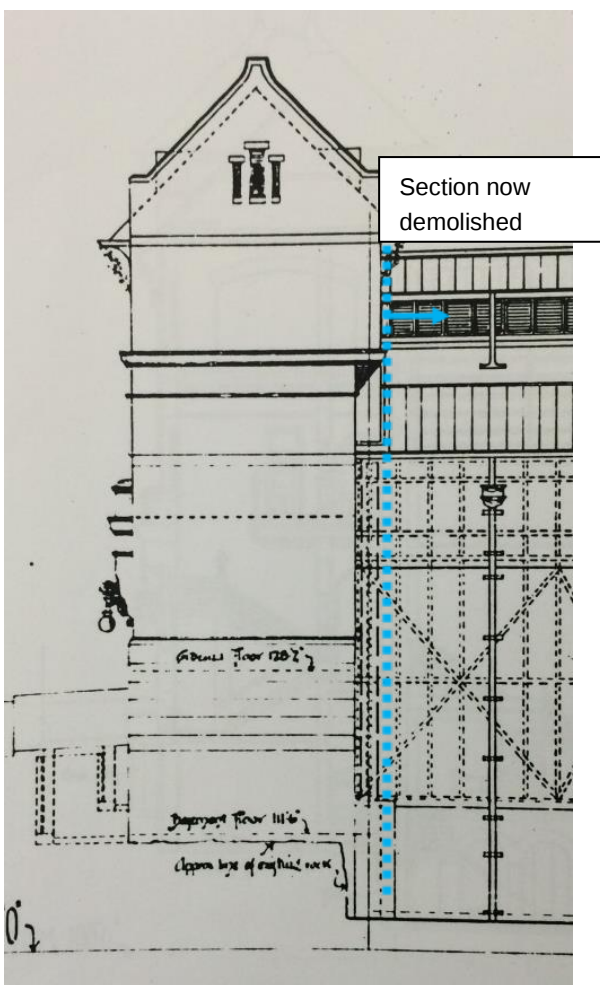
Source: Town Clerk Records, CMP (Tanner & Associates)

Figure 44 - c1903. Plan of the original section of the building



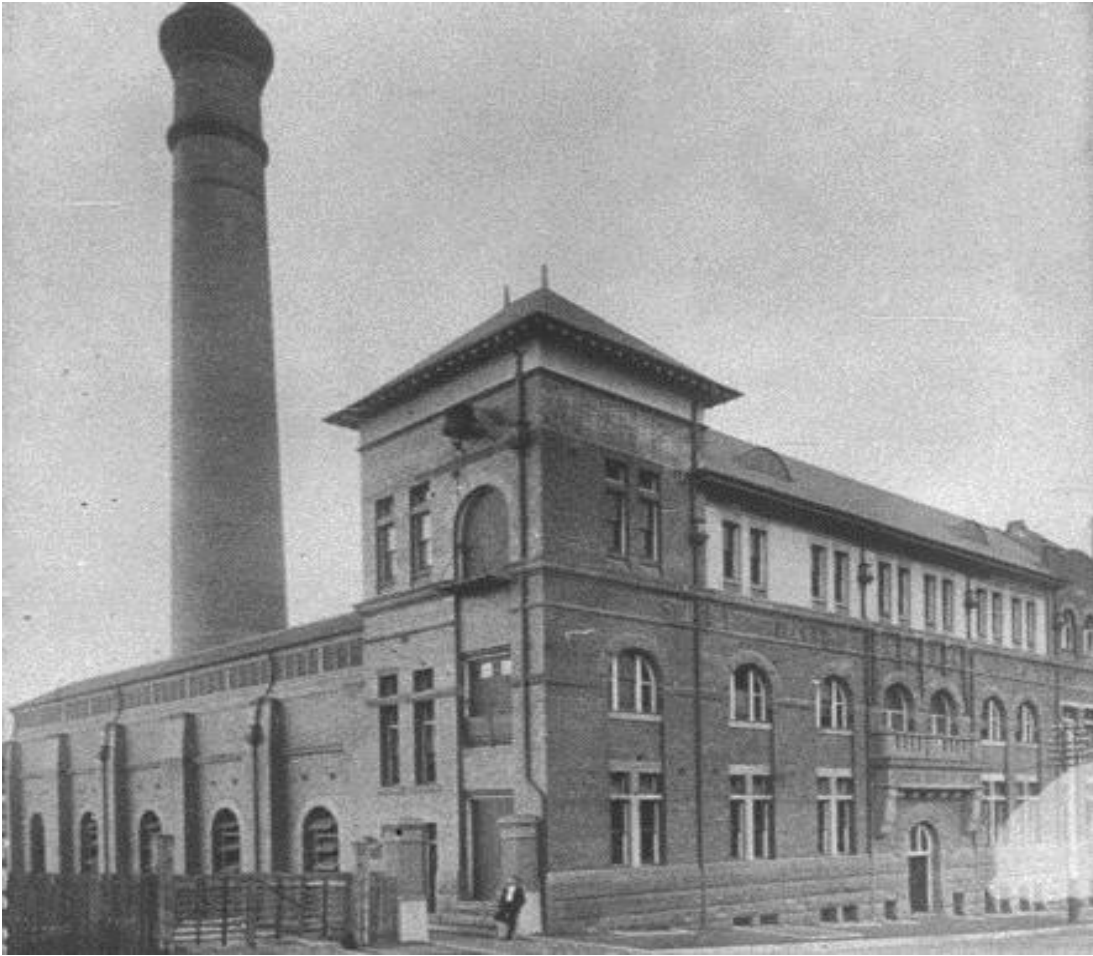
Source: State Records item D/3 series 01/01/1903 to 01/01/1906

Figure 45 - 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 46 – c1905. Northern extent of the original 1904 section of the Sydney Electric Lighting Station” Powerhouse–Pymont



Source: State Library of New South Wales

Figure 47 – 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



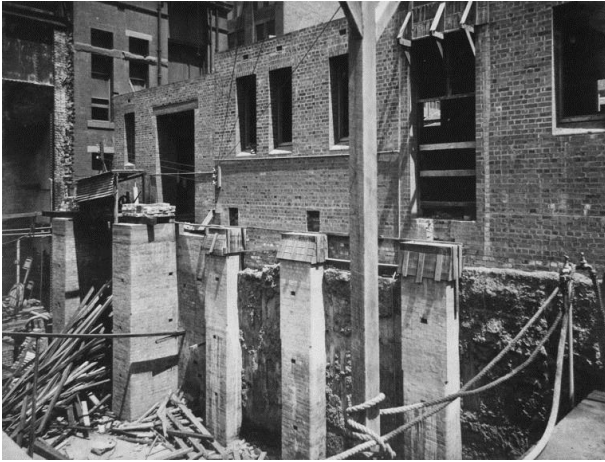
Picture 94 – October 1920

Source: CRS 51/4074



Picture 95 – October 1920

Source: CRS 51/4078



Picture 96 – December 1920

Source: CRS 51/4104



Picture 97 – April 1921

Source: CRS 51/4114



Picture 98 – October 1920. View towards the western façade

Source: CRS 51/4075



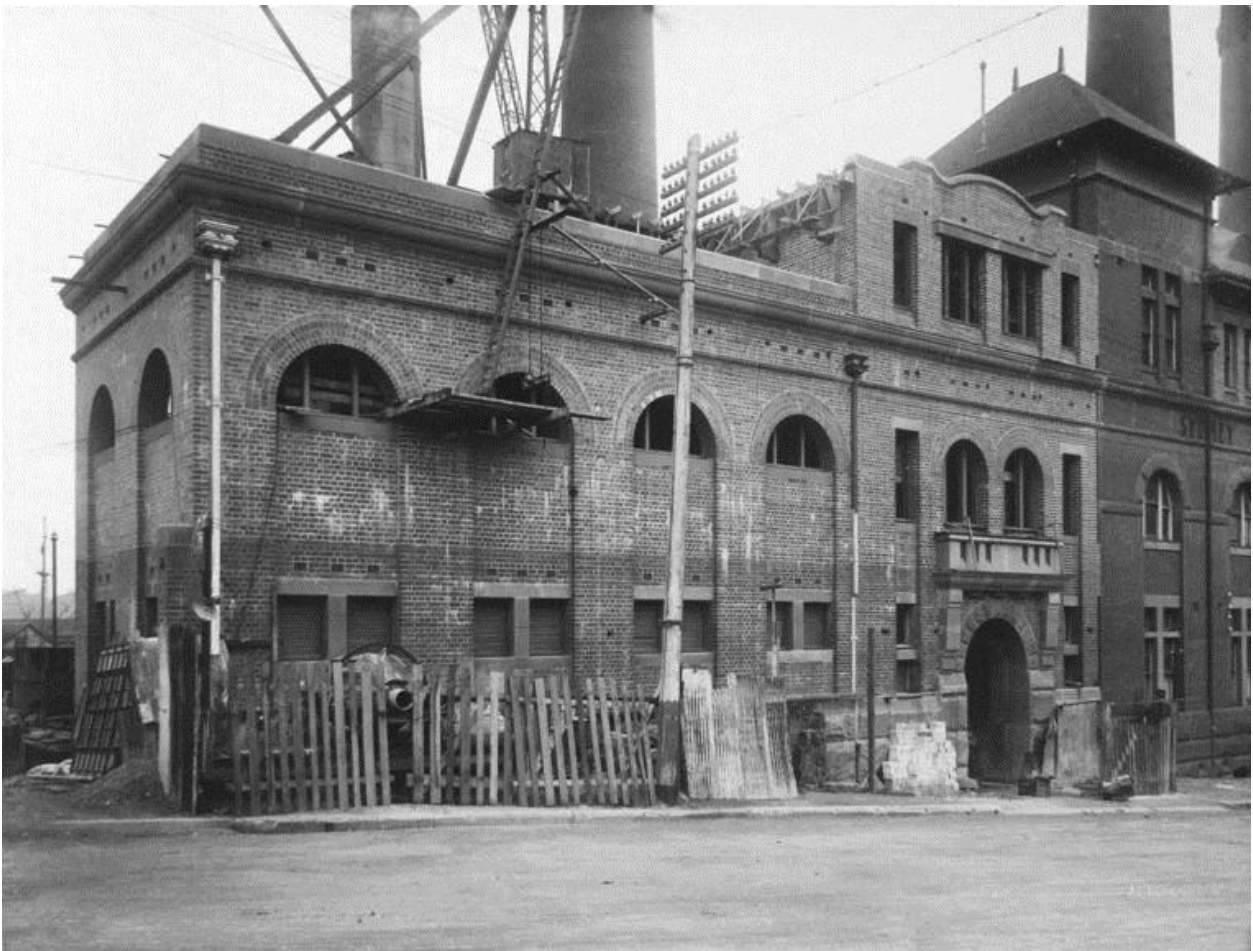
Picture 99 – May 1921

Source: CRS 51/4120



Picture 100 – August 1921

Source: CRS 51/4141



Picture 101 - September 1921

Source: CRS 51/4150

Figure 48 – Vertical extension of the western wall of The SELS to become the exterior wall of the adjacent boiler house No. 3.

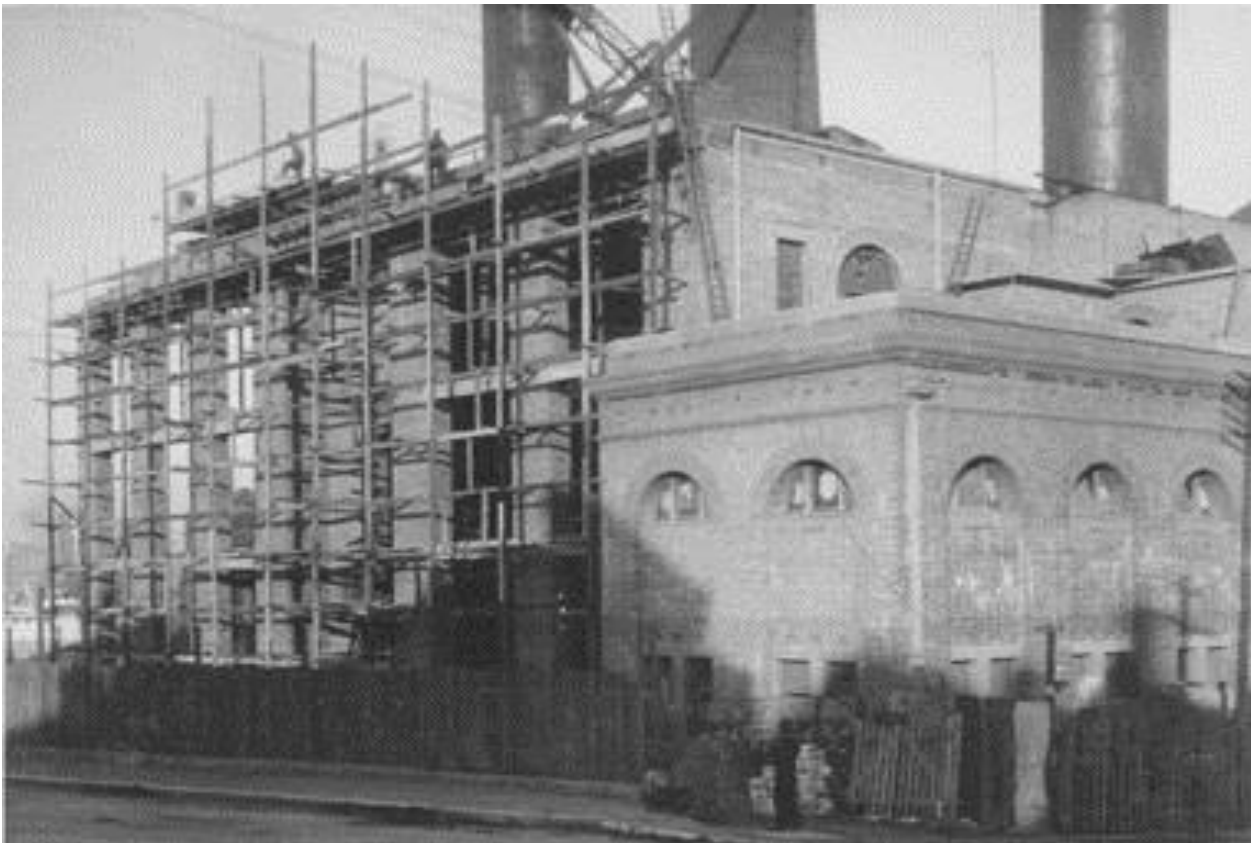


Picture 102 – December 1921 (CRS 51/4163)



Picture 103 – February 1922 (CRS 51/4174)

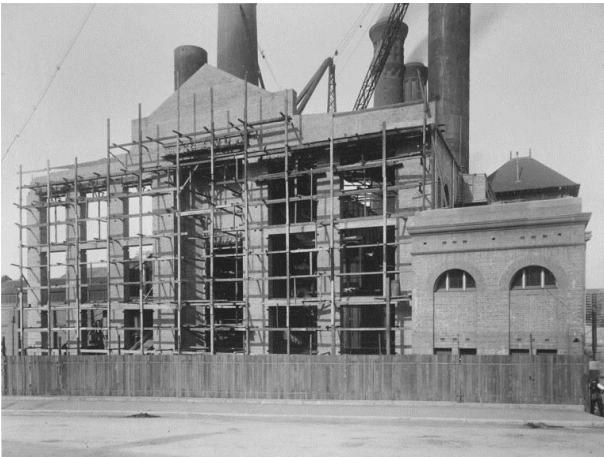
Figure 49 – 1922. Extensions to Pyrmont Power Station Boiler House No.3 under construction. The extension to the SELS appears to have been completed by this time



Picture 104 - March 1922

Source: NSCA CRS 51/2209

Figure 50 – 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 105 – March 1922

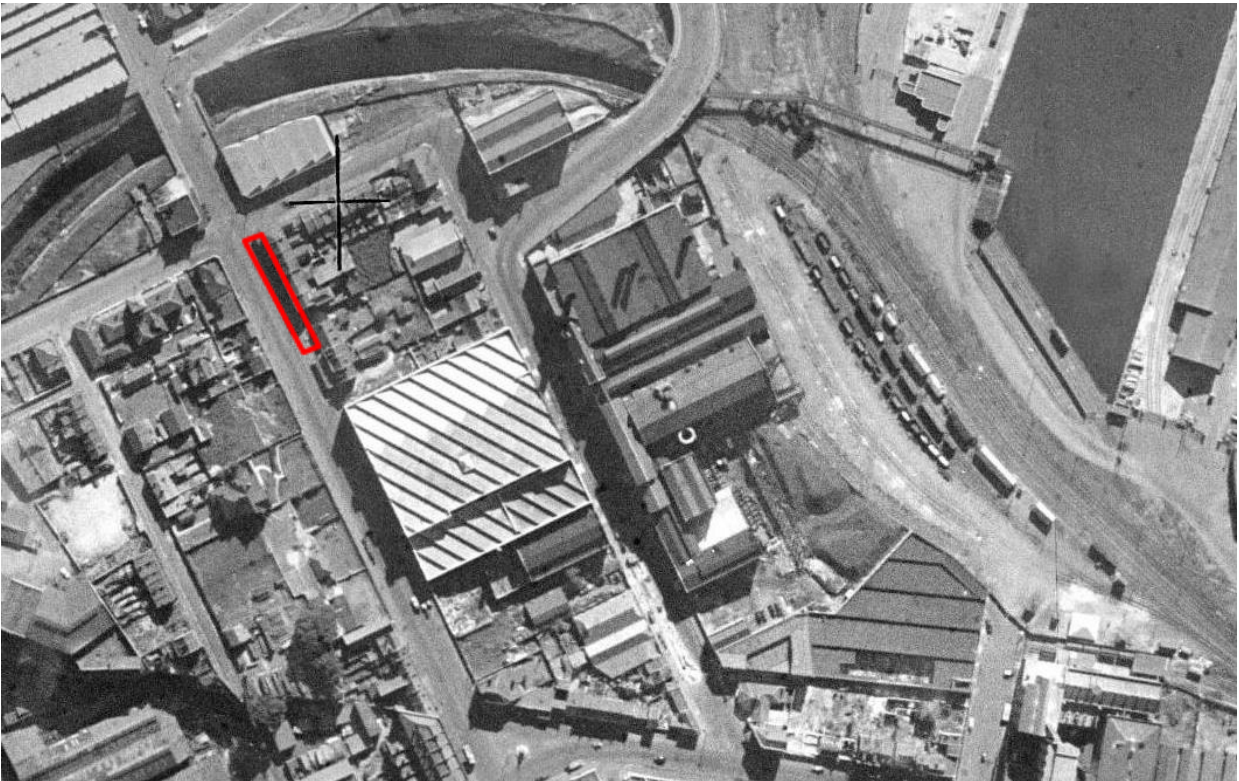
Source: NSCA CRS 51/2211



Picture 106 – November 1922

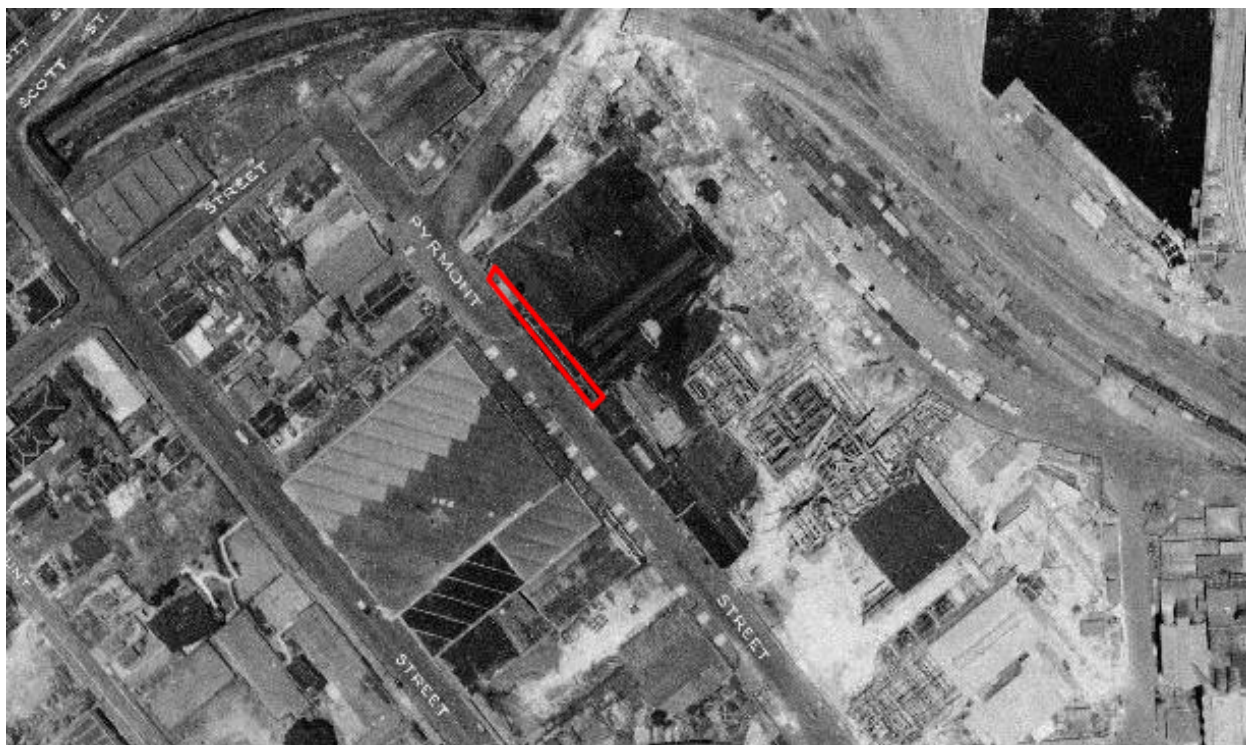
Source: NSCA CRS/51/2231

Figure 51 – 1943. Aerial imagery showing the state of the site (approximate extents of subject site outlined red).



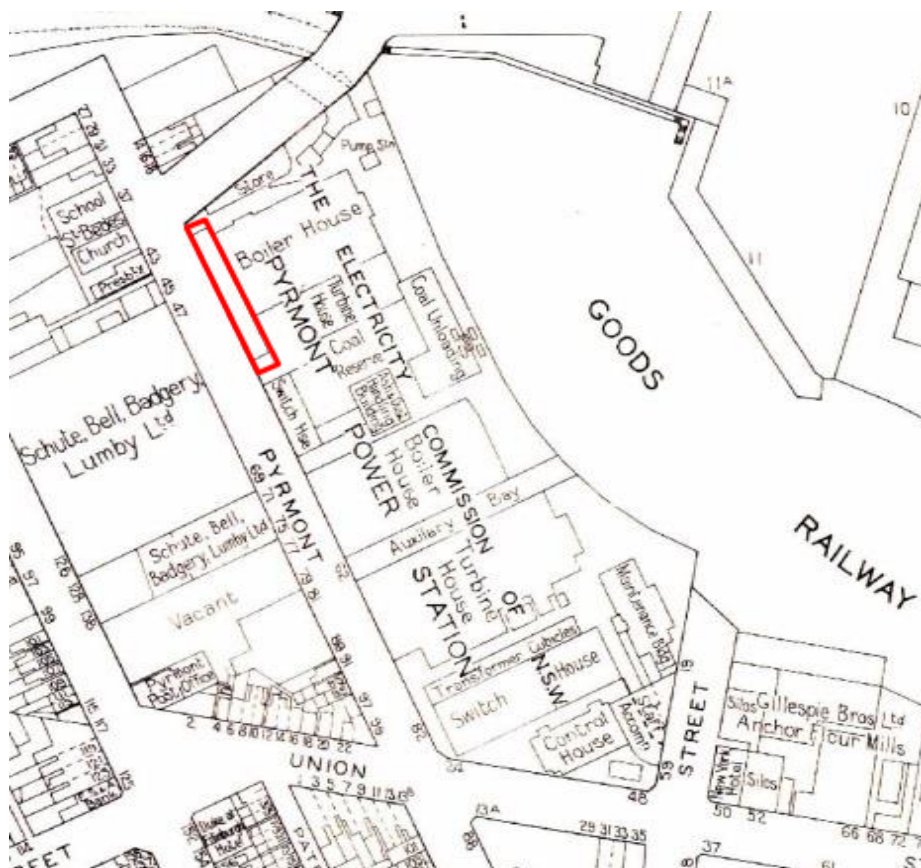
Source: Six Maps.

Figure 52 – 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 53 – 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 54 – C1970. Looking south east down Pymont 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 55 – c1990s. Western façade of the Pymont Power Station.



Source: City of Sydney archives SRC17548.

4.6.2 The Star Casino Development

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 (see Figure 25) and included the retention of The SELS building in the north west corner.

A full schedule and specification of works undertaken to The SELS building during the works to construct the casino is provided as an attachment. A summary of the works undertaken at this time include the following:

Externally:

- ◆ Removal of existing slate roofing (salvaged), instalment of new battens and sarking and reinstatement;
- ◆ Removal of colourbond metal roofing to tower and installation of new slate roofing together with battens and sarking;
- ◆ Reinstalment of stone parapet capping;
- ◆ Fixing of new cooper gutters, rainwater heads and downpipes;
- ◆ Some new windows to street elevations; and
- ◆ New interface and openings between casino and existing SELS building.

Internally:

- ◆ Internal refurbishment including repairing walls and ceiling finishes, joinery and glazing;
- ◆ New hydraulic lift;
- ◆ New reinforced concrete slab floor and stair to ground floor and new false floor to level 2;
- ◆ Refurbishment of existing toilets; and
- ◆ Various new partitions to separate office spaces.

A further significant refurbishment program to the Star building overall was undertaken in 2009. The refurbishment re-orientated the building towards Sydney Harbour and was completed in 2012; however, this did not involve any major works to the SELS building.

Figure 56 – The subject site prior to development of The Star complex



Picture 107 – East elevation of the offices of the Sydney Electric Lighting Station
Source: *Conservation Management Plan (Tanner) 1994*



Picture 108 – West elevation to Pymont Street
Source: *Conservation Management Plan (Tanner) 1994*



Picture 109 – North elevation of the Offices of the Sydney Electric Lighting Station
Source: *Conservation Management Plan (Tanner) 1994*



Picture 110 – South elevation of the Offices of the Sydney Electric Lighting Station
Source: *Conservation Management Plan (Tanner) 1994*

4.7 DATE OF CONSTRUCTION

Historic research indicates that the SELS building was constructed by 1904 and the northern extension was completed c1922.

4.8 HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Heritage Council of NSW established 35 historical themes relevant to the State of New South Wales. These themes correlate with National and Local historical themes.

Historical themes at each level that are relevant to the SELS Building are provided in Table 1.

Historical Theme	NSW Theme	Local Theme	Example
3. Developing local, regional and national economies	Technology	Activities and processes associated with the knowledge or use of mechanical arts and applied sciences.	The SELS building is significant as the only remnant of the original Pyrmont Power Station complex which provided electrical power to light the first electric street lights throughout Sydney. The site has a long period of occupation and expansion as a Power Station, between the time period 1904-1983.
5. Working	Labour	Activities associated with work practices and organised and unorganised labour.	The SELS building was built to house engineers, clerks, and draftsmen who worked at the power station. Further, it housed a testing laboratory, storage battery and a substation for the supply of low tension current to the Power House and neighbourhood.
7. Governing	Government & administration	Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities.	In 1896, the New South Wales Legislative Council passed the <i>Sydney Municipal Council's Electric Lighting Bill</i> which gave the City Council the authority to proceed with the design and construction of a power station, the object of which was to provide electricity to the City of Sydney for both public lighting and private use.

THE  STAR

SIGNIFICANCE ASSESSMENT

5 SIGNIFICANCE ASSESSMENT

5.1 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.

5.2 LEVELS AND GRADING OF SIGNIFICANCE

The Heritage Council of NSW recognises four levels of heritage significance in NSW: Local, State, National and World. The level indicates the context in which a heritage place/item is important (e.g. local heritage means it is important to the local area or region). Heritage places that are rare, exceptional or outstanding beyond the local area or region may be of State significance.

In most cases, the level of heritage significance for a place/item has a corresponding statutory listing and responsible authority for conserving them.

Different components of a place may contribute in different ways to its heritage value. The gradings of significance developed by the Heritage Council of NSW have been modified as part of this report as follows:

Grading	Justification	Status
Exceptional	Rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change should be minimal and retain significant values or fabric	Fulfil criteria for local or state listing
High	Element demonstrates a key aspect of the place's overall heritage significance; they have a high degree of original fabric or they retain their original use; alterations do not detract from significance	Fulfil criteria for local or state listing
Moderate	Element contributes to the place's overall heritage significance; they may have been altered but they still have the ability to demonstrate a function or use particular to the site; change is allowed so long as it does not adversely affect the place's overall heritage significance	Fulfil criteria for local listing
Little	Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance; change is allowed so long as it does not adversely affect the place's overall heritage significance	Does not fulfil criteria for local or state listing

Neutral	Elements do not add or detract from the site's overall heritage significance; change allowed	Does not fulfil criteria for local or state listing
Intrusive	Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration	Does not fulfil criteria for local or state listing

5.3 SIGNIFICANCE ASSESSMENT

Criteria	Significance 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 SELS Building (The Sydney Electric Lighting Station former administrative offices) was constructed in 1904 (and extended in 1922) and is a fine example of government architecture in the Federation period. The streetscape presence of the building is important in the historical development of Pyrmont. The building is the only remaining structure of a Power Station complex, which provided electrical power to light the first electric street lights throughout Sydney. It is therefore an exemplar of a significant phase in the early 20th century development of Sydney. The early extension to the north of the building has a strong functional relationship with the original section and contributes directly to its historical significance.
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 a historical process or activity ☒	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 ☐ - 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 has an association with the work of prominent Sydney City Council Architect and Surveyor Robert H Brodrick. Among the impressive list of public works Brodrick designed, included around 300 electricity substations in the city and suburbs, each of different style to suit its immediate environs, the Pyrmont and Woolloomooloo Baths (1902 and 1908), the Pyrmont and Bunnerong Power Houses (1904 and 1927-1928), the large municipal markets at the Haymarket built on cleared slum housing (1909-1915) and the

alterations to the Queen Victoria Building for the Sydney Municipal Library (1918).

Further, Brodrick also instigated the demolition books, a photographic record of buildings demolished by Council in Sydney (c1900-1949) which form an important part of Sydney's historical collections.

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

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

The central part of the building is a good example of government architecture in the Federation period Arts and Crafts style. It was designed as the face of the Power Station and civic importance is evidenced in the quality of the Art Nouveau detailing, including the entrance with its stained glass windows, decorative tile on floors and wall, cast iron balustrade and decorative plaster. The building makes a positive contribution to the streetscape. Civic importance is evidenced in the quality of the Art Nouveau detailing, including the entrance with its stained glass windows, decorative tile on floors and walls, cast iron balustrade and decorative plaster.

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 ☐
- is aesthetically distinctive ☐
- has landmark qualities ☐
- exemplifies a particular taste, style or technology ☒

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 ☐
- has only a loose association with a creative or technical achievement ☐

D – Social Significance

An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.

There is no evidence to suggest that the building is important for its associations with an identifiable group. It therefore does not meet 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

An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.

There is no evidence to suggest that any unique or rare methods were adopted in the construction of the building. Further, there is no known remnant evidence of machinery related to the supply of power in the building which would indicate early substation practices. As such, it is considered that there is no information comprised within the subject site which cannot be easily gained from other sources.

Overall the archaeological potential of the 1904 portion of the SELS building is assessed to be low to nil at the northern (higher) end of the building, and moderate at the southern (lower) end of the building.

Accordingly, the site does not meet the requisite standard of significance under this criterion.

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

An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.

The subject building is considered rare. Whilst Federation period Arts and Crafts buildings are seen throughout Sydney, it is rare to see a largely intact civic administration building in this style, and particularly one with the cultural significance and intangible values associated with the demolished Pyrmont Power Station.

Guidelines for Inclusion

- provides evidence of a defunct custom, way of life or process ☐
- demonstrates a process, custom or other human activity that is in danger of being ☐
- 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 ☐

Guidelines for Exclusion

- is not rare ☒
- is numerous but under threat ☐

G – Representative

An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's): cultural or natural places; or cultural or natural environments.

The building is a good representation of civic architecture in the Federation period. It retains many of the characteristics of its type and positively contributes to the presentation of the streetscape.

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 item ☐
- 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 ☐

5.4 SCHEDULE OF SIGNIFICANT ELEMENTS

Various elements of the subject site have been graded below in relation to their contribution to the site's overall heritage significance. Elements include buildings, structure, landscape and equipment that are located within the site's curtilage. Grading and significance mapping is outlined in two sections below, including overall form and shape and detailed elements.

The following schedules of significance of components is to be read in conjunction with the significance diagrams at Section 5.5. It should be noted that there was limited access for fabric identification to some areas.

Further assessment and confirmation of fabric significance should be made prior to the removal of any fabric and prior to the commencement of any building work.

5.4.1 Schedule of Significant External Elements

Refer to significance diagrams at Section 5.6

Area/elements	Description/Notes	Date	Ranking
External form (as a whole) See Images at Section 3.5.2	See Section 3.4.1.	Original (1904 & 1922)	Exceptional
Composition / presentation of west façade generally	See Section 3.4.1.	Original (1904 & 1922)	Exceptional
Composition / presentation of north façade; exposed areas of south façade; face brick returns to the east.	See Section 3.4.1.	Original (1922) but modified.	Original form and materiality: High Current reconstruction (windows): Moderate
Composition / presentation of east façade generally (Rendered wall areas facing Porte Cochere)	See Section 3.4.1.	Modified c1994.	Moderate Original Fenestration pattern: High.
Roof cladding	Slate	c1994	Original form and materiality: Exceptional

Area/elements	Description/Notes	Date	Ranking
			Current reconstruction: High
Dormer windows	Timber	Original (1904)	Exceptional
Rainheads and downpipes	Copper	c1994	Original form and materiality: Exceptional Current reconstruction: High
Face brickwork	Face brickwork	Original (1904 & 1922)	Exceptional
Roughcast	Roughcast plasterwork	Original (1904)	Original form and materiality: Exceptional Repair/reconstruction: High
Rendered external masonry	Current render is mainly on the east façade.	c1994	Neutral
Sandstone façade elements including architraves, base/plinth course, sills, mullions, cornice.	Sandstone	Original (1904 & 1922)	Exceptional
String courses	Sandstone (Flush, Moulded and Rockface)	Original (1904 & 1922)	Exceptional
Parapets	Face brickwork with stone coping.	Original (1904 & 1922)	Exceptional
Eaves West Elevation	Coved copper	Original (1904)	Exceptional
Other Eaves lining and detailing	Timber	Original (1904 & 1922)	Exceptional
Eaves brackets	Metal	Original (1904)	Exceptional
Original windows to west facade	Timber	Original (1904 & 1922)	Original form and materiality: Exceptional Current reconstruction: High
Lead lights	Leadlights (inside and outside)	Original (1904)	Exceptional
Other original windows	Timber	Original (1904 & 1922)	Original form and materiality: High Current reconstruction: Moderate
Modified or new fenestration	Timber	c1994	Little/neutral

Area/elements	Description/Notes	Date	Ranking
Main entrance doors and fanlights	Timber with leadlight features	Original	Exceptional
Balconette 1 (1904) (inc lettering)	Sandstone	Original (1904)	Exceptional
Balconette 2 (1922)	Sandstone	Original (1922)	Exceptional
Tower	Form and materials.	Original (1904)	Exceptional
Lettering 1904	Metal	Original (1904)	Exceptional
Basement openings	Bricked up windows	Original (openings only) Brickwork: c1994	Form of openings: High Brickwork: Intrusive.
Pavement lights	Cast iron and glass pavement bricks	Original (1904)	High
Wall vents	Terracotta (west façade)	c1950?	Moderate
Awnings to north façade ground floor windows	Metal and canvas. Shop awnings.	c2000?	Neutral
Roof Terrace	To the North	c2000	Original flat roof form: High Masonry wall and parapet walls: See Diagram 5.6.1. Current spatial value: Moderate. Paving: neutral

5.4.2 Schedule of Significant Internal Elements

Refer to significance diagrams at Section 5.6

Space or Element	Location / Notes	Date	Ranking
Main stairwell See section 3.5.2	Levels 00 to 01	1904	Spatial form and elements: Exceptional Significance
Main 1904 corridors See section 3.5.3	Levels 00 to 01. Corridors immediately north and south of Main 1904 stairwell	1904	Spatial form and elements: High
Secondary 1904 corridors See section 3.5.3	Levels Basement to 02. Corridors outside wet areas and to northern wing (housing new)	1904	Spatial form: Moderate
1922 corridors.	Levels 00 – 01	1922	Spatial form: Moderate

Space or Element	Location / Notes	Date	Ranking
See section 3.5.3			
Main 1904 office spaces	Levels 00 to 01. Corridors immediately north and south of Main 1904 stairwell	1904	Spatial form and elements: High
Other office and ancillary spaces	Levels Basement to 01	1904, 1922	Spatial form: Moderate
Other office and ancillary spaces	Level 02	1904, 1922	Spatial form & c1994 elements: Little
Lightweight partitioning	Levels Basement to 02	c1994	Neutral
Northern shop area See Section 3.5.5	Level 00	1922, c1994	Spatial form & c1994 elements: Little
Modern bathrooms See Section 3.5.6	Level 00 South	1904, c1994	Spatial form: Moderate c1995 Partitions, Finishes, Fittings: Neutral
Bathrooms and wet areas See Section 3.5.6	Level 01 South	1904	Spatial form & 1904 elements: High c1995 Partitions, Finishes, Fittings: Neutral
Northern staircase See Section 3.5.7	Level 00 – 02	1922	Spatial form & 1904 elements: High c1994 elements (e.g. additional handrail): Neutral
Aluminium sliding doors to stairwells (smoke compartmentation) See Section 3.5.7	To arched openings into the northern stairwell	c1994	Neutral
Plaster ceilings and cornices See Section 3.5.8	Basement to Level 02	1904, 1922. c1994	Original ceilings & cornices 1904 & 1922: High Later c1994 ceilings & cornices: Neutral
Internal architraves to external windows and doors See Section 3.5.9	Basement to Level 02	1904, 1922	Original architraves 1904 & 1922: High
Internal joinery generally See Section 3.5.10	Basement to Level 02	1904, 1922. c1994	Form & materials: 1904 & 1922: High c1994 forms: Neutral
Elevator See Section 3.5.11	Basement to Level 02 In NE corner of 1904 Building off spaces 0B04, 00/05, 01/05 and 02/01.	c1994	Neutral

Space or Element	Location / Notes	Date	Ranking
Surface Mounted Services	Throughout. In some cases services (particularly computer cabling) have ben surface mounted leading between floors and rooms.	c2000	Intrusive

5.5 MAPPING OF SIGNIFICANT/ORIGINAL FABRIC

This section includes coloured maps which generally show the significance of the overall external form and spaces within the building. Refer to the section above for more detailed gradings for individual elements.

5.5.1 Floor Plans

Figure 57 – Basement Floor.



Figure 58 – Ground Floor.

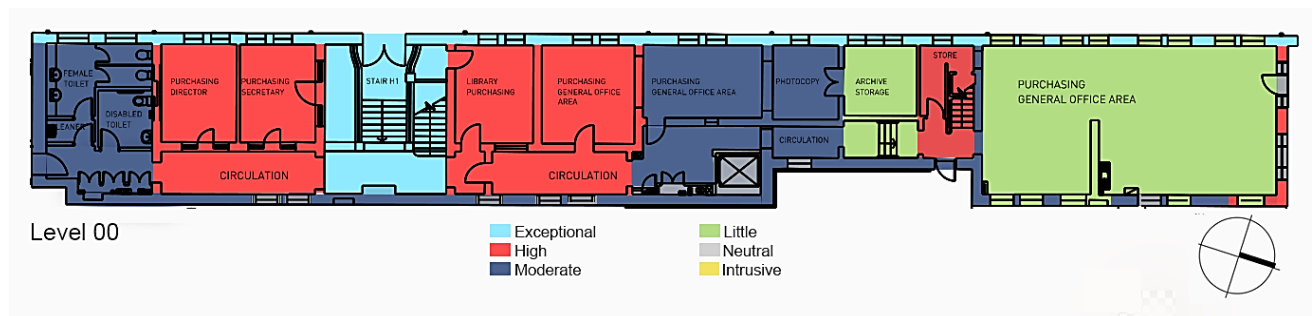


Figure 59 – First Floor.

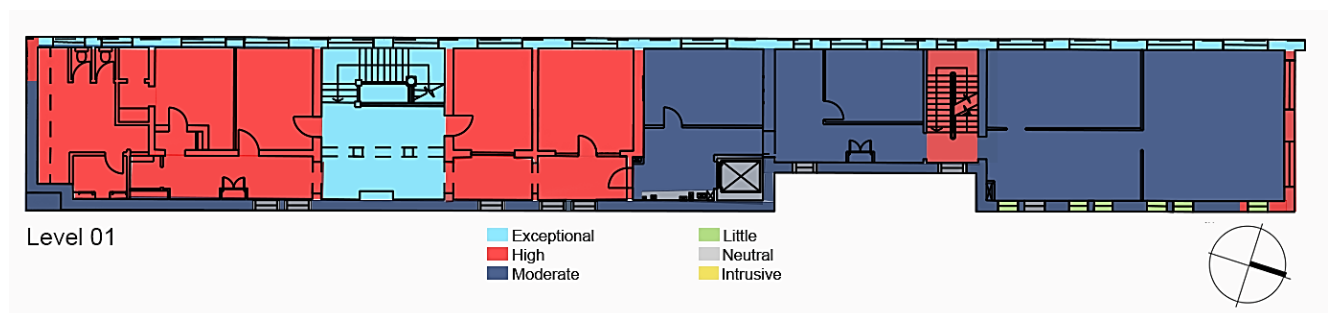


Figure 60 – Second Floor.

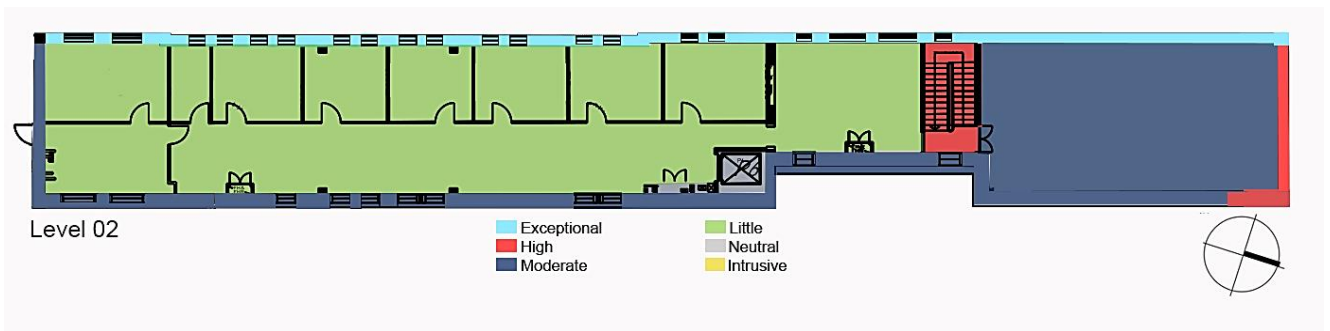
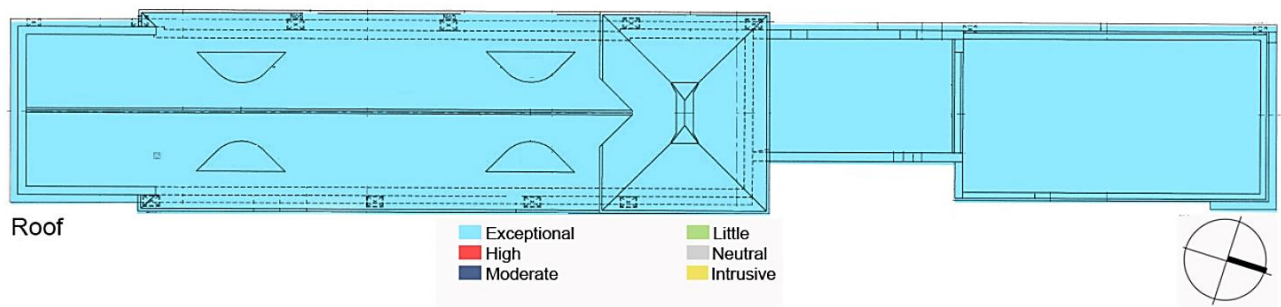


Figure 61 – Roof Plan.



5.5.2 Elevations

Figure 62 – West Elevation (to Pyrmont Street).



Figure 63 – East Elevation.



Figure 64 – North and South Elevations.



5.6 ARCHAEOLOGY AND CULTURAL HERITAGE

5.6.1 Aboriginal Cultural Heritage

Aboriginal cultural heritage consists of places and items that are of significance to Aboriginal people because of their traditions, observances, lore, customs, beliefs and history. It provides evidence of the lives and existence of Aboriginal people before European settlement through to the present. Aboriginal cultural heritage is dynamic and may comprise physical (tangible) or non-physical (intangible) elements. It includes things made and used in traditional societies, such as stone tools, art sites and ceremonial or burial grounds. It also includes more contemporary and/or historical elements such as old mission buildings, massacre sites and cemeteries.¹⁹

Aboriginal cultural heritage also relates to the connection and sense of belonging that people have with the landscape and each other. It recognises that Aboriginal people understand cultural heritage and cultural practices as being part of both the past and the present and that cultural heritage is kept alive and strong by being part of everyday life.

Cultural heritage is not confined to sites; it also includes peoples' memories, storylines, ceremonies, language and 'ways of doing things' that continue to enrich local knowledge about the cultural landscape. It involves teaching and educating younger generations. It is also about learning and looking after cultural traditions and places, and passing on knowledge. It is enduring but also changing. It is ancient but also new. Aboriginal cultural knowledge provides crucial links between the past and present and therefore represents an essential part of the identities of Aboriginal people and all Australians.

The traditional owners of the land are the Gadigal.

The multiple phases of construction that have occurred at the site over time, including the construction of the SELS building in its entirety, have resulted in substantial sub-surface disturbance across the building footprint, including the removal of all natural soil layers.

Historical information (refer below for further detail) shows that the majority of the building is sitting directly on sandstone bedrock. Further, there are no identified sensitive landscape features that are likely to indicate the presence of Aboriginal cultural material within or in the immediate vicinity of the SELS building. The original shoreline, which may have been frequented by Aboriginal people in the past for the procurement of resources is located further to the east.

It is considered that the overall disturbance of the site as well as the absence of any such landscape features means that the potential for Aboriginal cultural material to be present on site is very little to nil.

5.6.2 Historical Archaeological Potential

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains, it is also about landscapes and links between sites.

Archaeological Potential is defined as the degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.²⁰

Common units for describing archaeological potential are:

- ◆ known archaeological features/sites (high archaeological potential);
- ◆ potential archaeological features/sites (medium archaeological potential);
- ◆ no archaeological features/sites (low archaeological potential).

Based on the historical mapping in Section 4, the following findings are detailed below:

* By 1855-1865, there was small shed structure located on the 1904 portion of the SELS building (Figure 31)

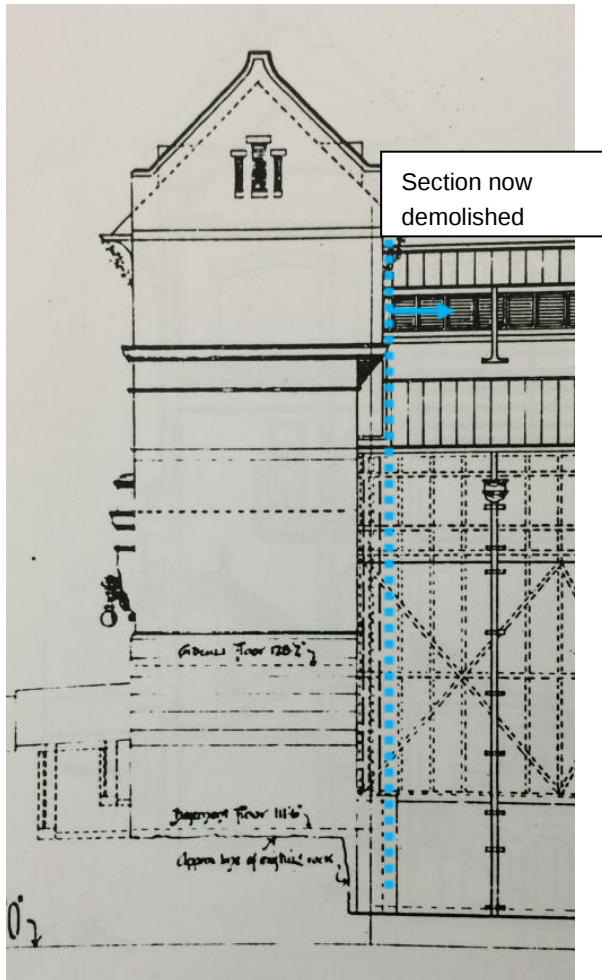
¹⁹ Office of Environment and Heritage 2011a

²⁰ Department of Urban Affairs and Planning 1996

* By 1888, there was a small residential/commercial structure (representing the later phase of residential and commercial development in Pyrmont at the time) located on the 1920s extension of the SELS building (1888) (Figure 33)

The section plan of the 1904 portion the SELS building below (Figure 65) shows that the 'original rock' level was below the basement level of the 1904 portion of the SELS building. Given the slope of the site, it is likely that at least the northern portion of the 1904 building would have had to be cut into the sandstone below. As such, there may be a degree of residual potential for fill or similar to be located at the lower (south) end of the building, beneath the 1904 basement, but little to no potential beneath the higher (northern) end of the 1904 building.

Figure 65 - 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

Summary:

1904 portion of SELS building

- There are no known substantial structures beneath the 1904 building, as shown in historical mapping. Therefore, the potential for structural remnants to be present is assessed as very low to nil.
- Archaeological material, if present, is therefore likely to be limited to occupational deposits associated with former uses of the wider site. This potential appears to be limited to the southern (lower) end of the building, however this requires further investigation to confirm.

Overall the archaeological potential of the 1904 portion of the SELS building is assessed to be low to nil at the northern (higher) end of the building, and moderate at the southern (lower) end of the building.

1920s portion of SELS building

The 1920 portion of the building is shown in historical images to sit immediately above sandstone bedrock, albeit with an apparently brick foundation. This means that there is very little potential for structural remains or occupational deposits associated with the former residential/commercial structure shown in the 1888 map (Figure 33) to have been retained on site beneath the 1920s building.

It is also noted that the construction of the Boiler House is shown in these same photos to have resulted in excavated into sandstone bedrock to a substantially greater depth than under the 1920s SELS building. This is highly likely to have removed evidence of deeper sub-surface features such as service lines, wells or cesspits, formerly located to the rear of the residential/commercial property.

Figure 66 - c1903 Original Southern elevation of the building showing the abutting building to the rear (east).



Source: CRS 51/4074

Overall, the archaeological potential for the footprint beneath the 1920s portion of the SELS is assessed as very low to nil, based on available historical information.

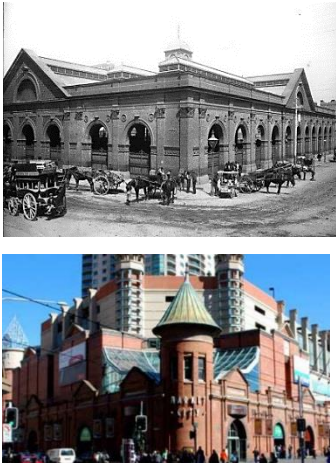
It is noted that the historical record is not a complete source of information, and that there may remain residual pockets of archaeological potential beneath both building (1904 and 1920s) footprint. As such, and to mitigate any archaeological risks, it is recommended in the policy section of this CMP that sub-surface work beneath the SELS building in its entirety be accompanied by an archaeological assessment.

5.7 COMPARATIVE ANALYSIS

5.7.1 Introduction

The following comparative analysis primarily examines other architectural works by city architect Robert H Brodrick, as well as other examples of Federation period buildings of a similar construction period and style in Sydney CBD, which feature aspects of Art Nouveau and/or Romanesque detailing.

Table 1: Comparison with other examples by Architect Robert H Brodrick.

Site	Significance, integrity and other details	Images
Strickland Buildings, Chippendale (date unknown) 54-62 Balfour Street, Chippendale	Sydney Local Environment Plan—“Residential Flat and Retail Building Group “Strickland Building” including interior” (item I163) Physical Description: A three storey Federation Arts and Crafts style residential flat building occupying an entire block. These early apartments mark an important transition from terrace to flat dwelling. The overall massing and integration of the building with its gardens is well-executed. The building possesses a good range of material in its elevational composition including sandstone, plinth, timber detailing, face brickwork and roughcast stucco. Good integrity of original detailing to interior and exterior public spaces. Commercial premises form a part of the complex at the northern and southern ends. Statement of Significance: Of historical significance as an early, innovative and substantial residential apartment development. Of architectural significance for its detailing and original integrity. The complex is of environmental importance, greatly contributing to the character of its community.	
Capitol Theatre including interior (formerly known as Hippodrome (1916) and Belmore Markets (1893)) 21 Campbell Street, Sydney CBD	Sydney Local Environment Plan—“Capitol Theatre including interior” (item I826) Physical Description: A five storey Federation Free Classical style building occupying half a city block and stylistically showing features of the Edwardian monument. The 1893 market building retains original trachyte, brick, terracotta and freestone fabric to facades. The fabric has a long history of adaptation, reconstruction and restoration to accommodate changing uses, first as the new Belmore Markets (1893) and then as a permanent circus venue (Hippodrome) (1916) and finally conversion to a theatre for Union Theatres (1927-28). Statement of Significance: Of associational, historical and aesthetic significance as an early and rare example of its type. The building is associated with the Belmore Market (1893) and has operated as an entertainment venue with few interruptions, since it was refurbished and reopened in 1916 as The Hippodrome, and then converted to an atmospheric theatre in 1927. Historically and socially significant as a building illustrating the history of public entertainment in Sydney	

throughout the 20th century. Aesthetically significant as an example of a rare atmospheric theatre interior from 1927, and as an example of the Federation Free Classical style externally.

Bunnerong Power Station

(c1929)

Matraville, NSW

(demolished)

Physical Description: Bunnerong Power Station is a demolished former coal-powered electric power station in the south-eastern Sydney suburb of Matraville, New South Wales, Australia. When the last generating units were commissioned, it was the largest power station in the southern hemisphere, with a capacity of 375 megawatts (MW) from eleven turbo-alternators. It was able to supply up to one third of the state's electricity needs at the time. It remained the most powerful until the completion of Vales Point Power Station in 1966.



Table 2: Comparison with other examples of a similar construction period and style

Site	Significance, integrity and other details	Images
Mining Museum (former) and former electrical power station (c1902-1909) 36-64 George Street, Sydney	State Heritage Register—Listing Number 01555. Architect/Designer: Walter Liberty Vernon Physical Description: The principal building on the site consists of a six storey Federation building/warehouse with a detached high chimney stack. The building addresses two roadways, George Street and Hickson Road. It would appear that considerable bedrock has been excavated to George Street which is approximately three storeys above Hickson Road to facilitate the building on the site. The building has a direct relationship with Circular Quay, George Street and Hickson Road and dominates the immediate precinct with its impressive chimney stack, large building scale and its fine proportions. Generally, the building is constructed with a combination of sandstone, brick and rendered facades. The roof is composed of a series of gable roofs, with central sawtooth roof lights. The exterior facades feature distinctive art nouveau and Romanesque detailing. The internal construction is chiefly rolled steel column and beam structure with various sections concrete slab and timber floor construction. Statement of Significance: The Mining Museum and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right.	

**Burns Philip
Building**

(1899-1900)

5-11 Bridge Street,
Sydney

State Heritage Register—Listing Number 00347

Architect/Designer: A.L and G. McCredie

Physical Description: The Burns Philp Building is located at the south western end of Bridge St. Sydney. The architectural styles are described as Federation, Romanesque/late Victorian, Gothic and Neo-Romanesque with Scottish Baronial gables. The facade is symmetrical apart from the laneway access at ground level from Bridge Street to Bridge Lane. The elaborate stonework is made from Pyrmont 'Purgatory' sandstone. The base is constructed of rock-faced stonework with dressed reveals and ornate carvings over the arched entrance. The Bridge lane facades are of brick construction with face brick landing and lintels.

Statement of Significance: The Burns Philp Building has state historical significance for its relationship, and continuous association from 1901-1997, with the Burns Philp Company, a major Australian maritime company who traded with the Pacific Islands. The building is one of the few identified extant works of the firm A.L & G. McCredie. The building has state aesthetic significance for its rare architectural quality, which includes the richly carved and modelled façade in the Romanesque style and the finely executed sandstone carving and interior finishes. The building makes a major contribution to and is a key element in the Macquarie Place / Bridge Street Conservation area. The building is of state technical significance as one of the first uses of composite construction and is a landmark building for the combination of new structural techniques and a fine façade treatment.



**Sydney Technical
College (Former
Administration
Building)**

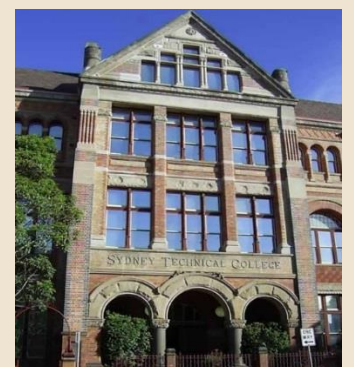
(1891)

19 Mary Ann Street,
Ultimo

Sydney Local Environment Plan— “*Sydney Technical College (Former Administration Building)*” (item I2049)

Architect/Designer: William E Kemp

Physical Description: The Administration Building is a large, symmetrical, rectangular three storey brick building with a slate hipped and gabled roof. It features two storey high, double semicircular arched recessed panels between expressed pilasters and has carved sandstone and terracotta tile decorative panels to the window spandrels. Top floor windows are grouped as triple semicircular arched openings and the roofline has a central triangular parapeted gable end, with segmental arched pediments to the gable ends of the outer end bays. The entrance portico is colonnaded with polished trachyte columns supporting rusticated sandstone arches containing carved representations of Australian fauna. There are small towers either side of the central gable. The building reflects Federation Romanesque style through its parapeted gable, the emphasis on semicircular openings and the use of grouped semicircular headed windows. Art Nouveau influence is seen in the iron gates with their arched light brackets. The



Sydney Technical College is an important site of public education in Sydney which includes several fine, turn of the century educational buildings.

Statement of Significance: The building dates from one of the key period of layers for the development of Ultimo as a direct result of subdivision of the Harris and Macarthur Estates. It is an outstanding example of Federation Romanesque educational building on a prominent corner and landmark site which makes a positive contribution to the streetscape and is part of the first technical college in the NSW public education system.



Former Warehouse (façade only)
(1902)

533-539 Kent Street, Sydney

Sydney Local Environment Plan—Former Warehouse (façade only)
(item I1836)

Physical Description: This facade is now a frontispiece for a high-rise residential complex. It is four-storeys high, three bays wide and meticulously detailed in red-brown brick and stone. The ground floor, banded alternately with brick and stone, features a sumptuously detailed Richardsonian central doorway having a stilted round arch of sandstone on bold polished trachyte colonettes, the whole crowned by a bracketed entablature. In the flanking bays the windows are paired and round-arched. Brick pilaster piers, punctuated by stone bands at spandrel level rise from the entablature to a top storey ensemble of intricately decorated stone arches, the centre bay and its arch being narrower than the side ones. The brick and stone parapet has a centre pediment below which is a panel bearing the legend established 1879. The first and second floor windows, framed in smooth stone, are triple light in the outer bays and double-light in the centre. The spandrels between are finely-modelled terra cotta.

Statement of Significance: The former warehouse at 537-539 Kent Street is a modestly-scaled, beautifully designed and intricately detailed facade. It is one of the best and most expressive surviving examples of the Federation Warehouse style architecture, a style distinctive to Sydney. It is a handsome component of a most effective streetscape of traditional masonry forms. The old warehouse facade and its adjacent streetscape context still echo of the former character of this warehouse district of the city.



Pymont Fire Station
(1906)

147 Pymont Street, Sydney

Section 170 Heritage Register—*Pymont Fire Station*

Architect: Walter L Vernon

Physical Description: Federation Free Style: an imposing three storey dark red brick and sandstone corner building with a tiled hipped and gabled roof and a corner tower element, topped by a romantically styled copper cupola with overhanging exposed timber eaves on sandstone columns. This cupola is balanced by gables on the extreme ends of both



street elevations. The building shows a restrained use of dressed sandstone in sills, keystones, quoins, eaves line and detailing on the tower, with rusticated sandstone dominating the segmental arches of the engine bays, the semi-circular arch over the former entry, the lintels and the deep plinth that extends around the building. The upper level railing shows florid, art nouveau motifs.

Statement of Significance: A good example of an early twentieth century functional public building, still used for its original purpose. Built in 1906, is a rare, relatively intact, example of the larger form of fire station built in the metropolitan area during the first two decades of the operation of the Metropolitan Fire Brigade. Its design and layout reflects the state of the art fire station at the turn of the century, as distinguished by a high level of on site residential accommodation for paid firefighters and their families, a high level of hand equipment based on horse drawn technology, permanent stables and a location which is amongst the highest in its vicinity. Pyrmont Fire Station is a very good example of Federation Free style architecture, as seen in the landmark tower, parapet gables, contrasting use of brick and stone, variegated voussoirs and multipaned upper sash windows. The building is significant for having been designed by notable NSW Government Architect WL Vernon.



5.7.2 Summary

The subject site is the only remaining structure of the original 1904 construction of the Pyrmont Power Station. While the Federation Arts and Crafts style is seen throughout Sydney, it is rare to see a largely intact civic administration building in this style, and particularly one with the cultural significance associated with the demolished Power Station.

The building comprises prominent Federation design features commonly associated with warehouse buildings (e.g. sandstone walls, sandstone arch contrasted with brick, sandstone window dressings with arched openings on the first floor). This may have reflected other warehouse or industrial buildings in Pyrmont at the time; however, this building was specifically designed as the administration wing and face of the power station complex. This can be seen with the addition of art-nouveau details including the entrance with its stained glass windows, decorative tile on floors and wall, cast iron balustrade and decorative plaster, which demonstrate the civic importance of the site.

The comparative analysis shows a common thread of prominent architects e.g. W.L Vernon & W.E Kemp as well as demonstrates that similar building styles were often associated with warehouses or educational institutions, both within Sydney and in regional NSW. Several other civic buildings (e.g. Mining Museum and Pyrmont Fire Station) also display these characteristics but on different scales and with significantly different uses and interiors.

The analysis confirms that the former Administration Building is distinct and rare and is largely intact.

5.8 STATEMENT OF SIGNIFICANCE

The former offices of the Sydney Electric Lighting Station (SELS building), constructed in 1904 (and extended in 1922), has local historic, associative and aesthetic significance as well as representative and rarity value.

The building is historically important as the only remaining structure of the former Power Station, which was the original generating station to provide electricity throughout Sydney. It was a major feature of Pyrmont and wider Sydney and was one of the largest and most important stations in NSW for many years. Further, there is an association with the work of prominent City Architect and Surveyor Robert Hargreave Brodrick.

Although the heritage setting of the building has been compromised by more recent development in the vicinity, it contributes to the immediate streetscape and has aesthetic significance and representative value as a good example of an early Federation Period Arts and Crafts style civic building. Further, it retains a number of original features characteristic of the Art Nouveau period, including stained glass windows, decorative tiles, cast iron balustrades and decorative plaster. The 1922 extension to the north generally contributes to the aesthetic significance of the original section.

The subject building is considered rare. Whilst Federation period Arts and Crafts buildings are seen throughout Sydney, it is rare to see a largely intact civic administration building in this style, and particularly one with the cultural significance and intangible values associated with the demolished Pyrmont Power Station.

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HERITAGE LISTINGS AND STATUTORY OBLIGATIONS

6 HERITAGE LISTINGS AND STATUTORY OBLIGATIONS

6.1 HERITAGE LISTINGS

The following statutory heritage listings apply to the subject site:

Type of Listing	Name of Item	Assessed level of significance
Sydney Local Environment Plan (LEP) 2012. Schedule 5—Items of Environmental Heritage (items of Local significance)	<i>“Former Pyrmont Power Station Administrative Building (42 Pyrmont Street) including interiors” (item I1259).</i>	Local

The following non-statutory heritage listings apply to the subject site:

Type of Listing	Name of Item	Assessed level of significance
Register of the National Estate	<i>“Pyrmont Power Station Building A (42 Pyrmont Street)” (place ID100714).</i>	Local

6.2 STATUTORY OBLIGATIONS

Works to the subject site may require particular approvals depending on the nature of proposed works.

Key state and local legislation, plans, policies and programs and committees affecting the management of the place are described below. This section should be referred to in addition to other management plans for the site.

6.3 NSW LEGISLATION

Environment Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW only.

Development approval for works may be required under Part 3A, Part 4 or Part 5 of the Act. The subject site is owned by SHFA a NSW State Government Entity however the site is occupied on a long term lease of 99 years.

It is necessary in most cases to submit a development application to the relevant Local Council for permission to erect or alter a building, demolish a building; or change the use of an existing building. This does not apply to a building proposal defined as an 'Exempt Development'. Six categories of development are defined by the new legislation: Exempt Development, Complying Development, Local Development, Integrated Development, Designated Development or State Significant Development.

Approval is required under this Act for alterations and additions to the subject site. Independent heritage advice or assessment may be required if works are likely to impact on the overall heritage significance of the place or elements identified in this report as being of exceptional or high significance.

Heritage Act 1977

The Heritage Act is administered by the Office of Environment and Heritage. The purpose of the Heritage Act 1977 is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act. The subject site is not currently listed on the SHR and it is not considered that it fulfils the criteria for a state listing.

HISTORICAL ARCHAEOLOGICAL SITES

Historical relics are also protected under the Heritage Act throughout all areas of NSW. If historic relics are discovered on the site during any maintenance or construction works, the Office of Environment and Heritage of the NSW Department of Planning must be notified under Section 139 of the Act or Section 57 if it is a State listed item. The subject site is not currently listed as an archaeological site and this report has found archaeological potential to be little to nil for both Aboriginal and historical archaeological potential.

NATIONAL PARKS AND WILDLIFE ACT 1974

The *National Parks and Wildlife Act 1974* is administered by the Office of Environment and Heritage. Under the Act, the Director-General of the National Parks and Wildlife Service is responsible for the care, control and management of all national parks, historic sites, nature reserves, reserves, Aboriginal areas and state game reserves. State conservation areas, karst conservation reserves and regional parks are also administered under the Act. The Director-General is also responsible for the protection and care of native fauna and flora, and Aboriginal places and objects throughout NSW.

If Aboriginal objects and places are found, the National Parks and Wildlife Service must be informed under Section 91 of the Act and permits may apply under Section 90. A licence may also be required under the Act to damage or destroy threatened fauna species. Penalties apply for the destruction of Aboriginal objects and places, and the harm of any protected species. There are Interim Guidelines for Consultation associated with applications for permits under Section 90 of the Act.

6.4 COMMONWEALTH POLICIES

National Construction Code 2015 (formerly Building Code of Australia 1996)

The National Construction Code series of Australia guides all construction work in Australia. Under the Local Government (Approvals) Regulation 1993 the consent authority has the discretionary power to require that existing buildings comply with current building standards, as a condition of approval for proposed works to the building. The NCC provisions relate to fire safety, access and egress, and services and equipment.

Any strategies or solutions to ensure that components of property to comply with the NCC should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

Australian Standard AS1428 (Universal Access)

The objective of this Standard is to provide building designers and users (architects, property owners, regulators, and the like) with the minimum design requirements for new building work to enable access for people with disabilities.

Because of the variety of situations that may need to be addressed when designing buildings and facilities, it was seen as necessary for the Standards to provide a range of data so that the requirements for access can be met and to also allow for flexibility in design where limitations are imposed by other building conditions. The intention was to make the Standard a practical reference document for designers, particularly with regard to problem areas such as doorways and sanitary facilities. To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate solutions to the deemed to satisfy provisions of the BCA should be derived from performance based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation, and energy efficiency.

6.5 LOCAL GOVERNMENT POLICIES

Sydney Local Environment Plan (LEP) 2012

A Local Environmental Plan is the legal document for controlling development and guiding planning decisions made by Council. The subject site is subject to the provisions of the SLEP 2012. The LEP came into effect on 14 December 2012. The aims of this plan and relevant provision are listed below however it should be noted that the LEP is subject to change and reference should be made to the current document and provisions herein should not be relied upon.²¹

1.2 Aims of Plan

This Plan aims to make local environmental planning provisions for land in the City of Sydney in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

(2) The particular aims of this Plan are as follows:

- (a) to reinforce the role of the City of Sydney as the primary centre for Metropolitan Sydney,*
- (b) to support the City of Sydney as an important location for business, educational and cultural activities and tourism,*
- (c) to promote ecologically sustainable development,*
- (d) to encourage the economic growth of the City of Sydney by:*
 - (i) providing for development at densities that permit employment to increase, and*
 - (ii) retaining and enhancing land used for employment purposes that are significant for the Sydney region,*

²¹ Sydney Local Environment Plan (LEP) 2012, Section 1.2 (as at 5/01/2017).

- (e) to encourage the growth and diversity of the residential population of the City of Sydney by providing for a range of appropriately located housing, including affordable housing,*
- (f) to enable a range of services and infrastructure that meets the needs of residents, workers and visitors,*
- (g) to ensure that the pattern of land use and density in the City of Sydney reflects the existing and future capacity of the transport network and facilitates walking, cycling and the use of public transport,*
- (h) to enhance the amenity and quality of life of local communities,*
- (i) to provide for a range of existing and future mixed-use centres and to promote the economic strength of those centres,*
- (j) to achieve a high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities,*
- (k) to conserve the environmental heritage of the City of Sydney,*
- (l) to protect, and to enhance the enjoyment of, the natural environment of the City of Sydney, its harbour setting and its recreation areas.*

The subject site is listed as a heritage item under Section 5 of the Sydney Local Environment Plan (LEP) 2012 as shown on the heritage map in Figure 67.

The LEP requires consent for certain types of development (including development affecting and in the vicinity of heritage items) and the consent authority, in considering any proposed development, must have regard to the relevant aims, strategies and principles contained in this plan and may have regard to any published planning and design provisions and policies adopted by the Central Sydney Planning Committee or the Council. Heritage provisions under the LEP are incorporated under section 5.10 of the instrument.

Clause 5.10 (2) nominates consent required for certain development as outlined below²²:

(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,*
- (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.*

The management recommendations of the City of Sydney Heritage Inventory listings for the site are as follows:

General: The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring, tiles and fireplaces should be retained and conserved. Any additions and alterations

²² Sydney Local Environment Plan (LEP) 2012, Section 5.10(2) (as at 5/01/2017)

should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Sydney Development Control Plan (DCP) 2012

A development control plan is a non-legal document that supports the LEP with more detailed planning and design guidelines. For development where the City of Sydney Council and the Central Sydney Planning Committee are the consent authority, various DCP's may apply. The Sydney DCP 2012 applies to most of the City's local area including the subject site.

The Sydney DCP was adopted by Council on 14 May 2012 and came into effect on 14 December 2012, the same day the Sydney Local Environmental Plan 2012 started. The DCP incorporates provisions for works to heritage items, development in the vicinity of heritage items, and within special character areas.

Heritage item provisions are predominantly considered in the general provisions of the DCP in section 3, and specifically section 3.9 Heritage (although this is not exhaustive). The DCP acknowledges that heritage conservation does not preclude change but rather responds to different constraints and opportunities. The DCP aims to ensure that the significant elements of the past are appropriately managed and respected by new development, with the underlying principles being that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item or area.

The intention of these provisions is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.²³

In summary, where new works or uses are proposed to the building, specific provision within the DCP should be considered including but not limited to the provisions for heritage items in Section 3.9.1-3.9.5.

This report lists the provisions at the time of preparing this report and reference should be made to the current instrument in conjunction with any proposed works.

6.6 MANAGEMENT PLANS AND GUIDELINES

This Conservation Management Plan has revised the following report:

The Offices of the Sydney Electronic Lighting Station, Conservation Management Plan prepared by Tanner and Associates Pty Ltd for Leighton Contractors Pty Ltd (1994).

Policy recommendations from the above report have been considered, revised where appropriate and incorporated into this CMP (refer Section 8). This report therefore supersedes the policy recommendations of the 1994 report.

²³ Sydney Development Control Plan (SDCP2012), Section 3: General Provisions: Section 3.9 Heritage 3.9-1.

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OPPORTUNITIES AND CONSTRAINTS

7 OPPORTUNITIES AND CONSTRAINTS

7.1 INTRODUCTION

The conservation planning process established by the *Burra Charter* of Australia ICOMOS guidelines (refer Article 6 which defines the Burra Charter Process) requires that relevant constraints be identified as part of the process for developing conservation policies for places of significance. These constraints include:

- ◆ Obligations arising from the cultural significance of the place;
- ◆ Physical constraints of the place, including environmental factors and the physical condition of the fabric;
- ◆ Relevant statutory and non-statutory controls;
- ◆ Owner's needs, resources and other external constraints;
- ◆ Obligations involved in undertaking research, maintaining records and communicating the heritage values of the place.

The assessment of the following specific constraints and opportunities will result in appropriate policies for the subject site.

7.2 OBLIGATIONS ARISING FROM STATUTORY AND NON-STATUTORY REQUIREMENTS

Approvals for works to the site may be required under the EP&A Act, the Heritage Act or National Parks and Wildlife Act as outlined above in section 6. This section should be referred to prior to undertaking any works.

Where new works are proposed, compliance with the National Construction Code 2015 and Australian Standard AS1428 (Universal Access) may also be required as outlined in section 6. Any strategies or solutions to ensure that components of the building comply with the BCA/ NCC or AS1428 should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should be obtained. To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate solutions to the deemed to satisfy provisions of the BCA should be derived from performance based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation, and energy efficiency.

Similarly, works to achieve environmental performance standards should be carefully considered in conjunction with heritage advice.

7.2.1 The Burra Charter

The ICOMOS Burra Charter 2013 adopted by Australia ICOMOS, establishes the nationally accepted principles for the conservation of places of cultural significance. Although the *Burra Charter* is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW. The document provides the underlying methodology by works to heritage items of all levels of significance are undertaken and provides the guidelines for the management of heritage items. The building is of demonstrated cultural significance and therefore, procedures for managing change and activities at the site should be in accordance with the recognised conservation methodology of The Burra Charter.

A copy of the Burra Charter is available via the following link: <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>.

7.3 OBLIGATIONS ARISING FROM HERITAGE SIGNIFICANCE

This CMP provides an analysis of the significance of the subject site in its present form. It has been determined that the building has significance for its historic, associative, aesthetic, representative and rarity values at the local level (refer section 5.8)

This places an obligation on the owners, occupiers and users of the building and any other stakeholders responsible for or involved in the maintenance and management of the building to conserve this identified significance. This includes the building façades and form, nominated internal and external fabric, individual spaces, elements and structures of the building as identified in section 5.5.

Any future proposed changes to the building must be undertaken in accordance with the Sydney LEP and DCP 2012, the Burra Charter and with reference to the provisions of this CMP and further should seek to retrieve lost elements and restore the buildings previous significance and character. The significance of the site is summarised above in Section 5 Significance.

Specific policies for the treatment of the fabric have been set out below in Section 8 however, general constraints in relation to the elements, fabric and spaces of heritage significance include:

- ◆ The Statement of Significance embodies the core heritage values of the building and all future decisions and works to the building must be guided by the Statement of Significance and the identified significant spaces, fabric and building elements identified in this CMP, together with any additional detailed research and assessment. The significance is defined in section 5.4 of this report with a schedule of significant elements provided in section 5.5. Fabric and spaces of moderate or higher significance should generally be retained and conserved and with consideration for policies herein. Elements of exceptional/high significance should be retained and should not be obstructed by new works, structures or services.
- ◆ Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible whilst facilitating appropriate ongoing use.
- ◆ Works should be undertaken in accordance with the principles of the Australia ICOMOS Burra Charter.
- ◆ The buildings current envelope and its significant character as a Federation Arts and Crafts style building should be retained and conserved. No removal of fabric which contributes to the overall form of the building should occur and unsympathetic alterations and additions should not occur.
- ◆ Refer to section 8: Conservation Policies for all policies regarding management of heritage significance of the building and its setting.
- ◆ Works to achieve compliance or environmental performance standards should be carefully considered in conjunction with heritage advice.
- ◆ This CMP advocates for the continuing use of the building primarily for commercial use.
- ◆ The contribution that the building makes to the streetscape should be retained and conserved.

7.4 OBLIGATIONS ARISING FROM THE CONDITION AND INTEGRITY OF FABRIC AND PHYSICAL EVIDENCE

Section 5.4 includes a record of significant external and internal elements. The condition of each of these elements in their present form has been assessed briefly and the condition has been noted against each. It has been determined that in general terms; the significant fabric and structure are in good condition and on this basis, should continue to be retained, maintained and conserved.

General constraints in relation to condition of the fabric include:

- ◆ The process for conservation should be informed by the relative condition of the fabric, the level of documentary and historical evidence associated with the fabric and significance gradings.
- ◆ Conservation of the building fabric should be managed in accordance with the Conservation Policy in Section 8: Conservation Policies.
- ◆ Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works should be sympathetic to highly significant fabric and repairs should be undertaken over replacement, if possible. Where required works to significance fabric should be undertaken as a priority and in situ in preference to removal and reinstatement.
- ◆ Impact on highly significant fabric should be considered and the appropriate approvals sought.
- ◆ Any repair, conservation or reconstruction works to significant elements or facades should be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator.
- ◆ Owners, occupiers and stakeholders responsible for and involved in the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.
- ◆ Works to achieve compliance or environmental performance standards should be carefully considered in conjunction with heritage advice.
- ◆ Reference should be made to the cyclical maintenance plan appended to this document.

7.5 OWNERS REQUIREMENTS

The Star Entertainment Group is the present owner of The Star including the subject site, The SELS Building. There is a view to revitalise the existing complex over the next five years to create a landmark, exemplar integrated resort.

This may necessitate some changes to The SELS building which is currently being used as administrative offices for The Star. Change to the building may be appropriate subject to consideration of the policies set out in the section below, ongoing heritage advice and the appropriate approvals.

7.6 CURRENT AND FUTURE USES

The SELS building is the only remnant building from the original power station. It was built to house administration offices for engineers, clerks, draftsmen, testing laboratory, as well as a storage battery and a substation for the supply of low tension current to the Power House and neighborhood. The southern section of the building was constructed in 1904 and the northern addition was completed in 1922. The SELS building, constructed 1904 (and extended in 1922), has local historic, associative and aesthetic significance as well as rarity and representative value.

The ongoing use of the item is vital to retention of heritage significance and maintenance of the item. The consideration of any future uses of the building must be mindful of its original historical use as administrative offices and any physical changes to the fabric that may be required to accommodate a change of use.

It is preferable that the building retains a primarily administrative/commercial use. However, as at present it is considered acceptable that the northernmost space on the ground floor is retained as retail space given it does not comprise intrusive fabric and encourages public appreciation of the item. There is also an opportunity to sympathetically integrate the hospitality function of The Star on the ground floor by adapting the ground floor to integrate with the arrivals area.

The following general principles should apply to the adaptation of the building to new and different uses. The preferred new uses for this significant building are that will:

- ◆ Facilitate the appreciation of its values and significance.
- ◆ Conserve identified significant building elements fabric and spaces, and context in accordance with the policies herein.
- ◆ Accommodate the activities, services and fittings which are essential to the new use without having a significant impact on significant spaces, elements or fabric.
- ◆ Future uses for this significant building may be considered compatible if the cultural significance of the building and its significant elements, fabric and spaces are not compromised.
- ◆ It is noted that lack of use, and the consequent lack of maintenance may be equally as damaging as the introduction of an incompatible use.
- ◆ Proposed uses which achieve relatively more of the conservation policies are preferred to those which necessitate greater change and intrusion.

THE  STAR

CONSERVATION POLICIES

8 CONSERVATION POLICIES

8.1 WHAT IS CONSERVATION POLICY?

A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance, and how the significance can be maintained and enhanced. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

The below policies and guidelines are informed by background discussion which explains the reasoning behind the policy. This includes obligations arising from heritage significance and statutory requirements as detailed in Sections 5 and 6 of this report, as well as owners requirements and current and future uses. It is noted that not all the guidelines and/ or policy may be achievable when external matters are taken into account such as condition or owners requirements (within reason).

8.2 ADOPTION, IMPLEMENTATION AND REVIEW

The subject site is listed as a heritage item in Schedule 5 of the Sydney Local Environment Plan 2012. Approvals are required for development works to the heritage item except where exemptions apply or for maintenance and minor works.

Background

Any works to the property should comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited to the Heritage Act 1977 (NSW), the Building Code of Australia, the Australia ICOMOS Burra Charter 2013 and relevant City of Sydney Council LEP and DCP documentation as outlined in section this document.

Guidelines

- ◆ Management of the site under legislation should be guided by the site's significance, this CMP and the following policies.
- ◆ This CMP should be adopted by present and future owners and used as a guide for the management, conservation and maintenance of the place. All persons responsible for the management and maintenance of the site should be familiar with the significance of the place and the conservation policies in this report.
- ◆ Future proposed changes to the building need to be undertaken in accordance with the relevant LEP and DCP. A heritage impact statement may be required to assess any works to the place.
- ◆ City of Sydney Council should refer to the CMP when considering proposed changes to the building.
- ◆ Any works to the place should be carried out in accordance with the principles set out in the Australia ICOMOS Burra Charter.
- ◆ Any works to the place should comply with National Construction Code/Building Code of Australia requirements and should be guided by the heritage significance of the place.
- ◆ This CMP should be reviewed and updated within 5-10 years to remain relevant to ongoing change and use of the place, and statutory compliance. Prior to the review, if substantial changes in the management or use of the place is proposed that are not covered by policies in this report then the policy section should be reviewed. Irrespective of the requirement to review the document every 10 years, the CMP should remain as a valid basis for on-going heritage management until such reviews are completed. Reviews of the CMP should be based on The Burra Charter and other guidelines by the NSW Heritage Branch. Reviews should also take into account any other relevant legislation, planning frameworks and widely recognised conservation practices and procedures. Reviews should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.
- ◆ Conservation works undertaken in accordance with the CMP should involve experienced heritage and conservation professionals.

Policies

- Policy 1. This conservation management plan should be adopted by present and future owners and used as a guide for management and conservation of the place.
- Policy 2. A copy of this conservation management plan should be retained on site at all times for use by those responsible for the management and conservation of the place.
- Policy 3. A copy of the plan should be submitted to the City of Sydney Council for research purposes and should be used to assist in the assessment of development applications.
- Policy 4. This Conservation Management Plan should be considered in the assessment of any application for new works which have the potential to physically or visually impact on The SELS. Where appropriate or requested, an application should be accompanied by a Heritage Impact Statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.
- Policy 5. This CMP should be reviewed and updated within 5- 10 years to remain relevant to ongoing change and use of the place, and statutory compliance.
- Policy 6. The policies in this plan are not to be read in isolation but rather in conjunction and as part of a comprehensive guide to the conservation management of the building.

8.3 MANAGEMENT OF HERITAGE SIGNIFICANCE

Background

Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. One of the key objectives therefore, of contemporary conservation practice, is to retain as much of the **significant** original fabric as possible, in order to preserve the essential integrity of the heritage resource.

A considerable part of the significance of the place is contained in the fabric and associated spaces, which includes the building structure and its components and any sub-surface remains or remains as evidence of occupation. However not all the fabric has such significance to warrant conservation as defined by the Burra Charter.

Various built components contribute in different ways to the overall significance of the building and the degree of change considered appropriate is dependent on its assessed level and grading of significance. Elements with a higher grade of significance will have greater constraints on change. Depending on relative significance, different levels of alteration of fabric are appropriate from conservation through to complete removal. Conservation policy guidelines for the place should determine the extent of retention and conservation of significant fabric, giving guidance to future management of conservation works.

Guidelines

- ◆ The Statement of Significance embodies the core heritage values of the building and all future decisions and works to the building must be guided by the Statement of Significance and the identified significant spaces, fabric and building elements identified in this CMP, together with any additional detailed research and assessment. The significance is defined in Section 5 of this report with a Schedule of Significant Elements provided in Section 5.5.
- ◆ Owners, occupiers and stakeholders responsible for and involved in the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.
- ◆ As a basic principle, it is desirable that the place be conserved in accordance with recognised conservation principles and procedures such as those included in the Burra Charter, and in accordance with the conservation policy guidelines of this report. As set out in the various policies below, such conservation

includes maintenance, preservation, restoration and reconstruction, and also includes adaptation which can allow modifying a place to suit proposed compatible uses and encourage conservation of significant values of the place.

Policies

Policy 7 should be read in conjunction with the schedules and diagrams of significance at (Section 5.4 and Section 5.5).

Policy 7. Elements of **exceptional significance** are rare or outstanding elements that directly contribute to the place's overall heritage significance. They demonstrate a key aspect of the place's overall heritage significance and should be retained and conserved in-situ and or managed in accordance with other policies herein. Any change should generally be minimal and retain significant values or fabric.

Elements of **high significance** have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and should be retained and conserved; retention should be considered in-situ; minor change is allowed so long as significant values and fabric are retained and conserved. Reference should also be made to specific policies herein.

Elements of **moderate significance** have been altered or modified or do not demonstrate a key aspect of the significance of the place; they contribute to the place's overall heritage significance however change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance.

Elements of **little significance** do not substantially add to the significance of the place in a positive way, though neither do they detract from its overall significance. Elements of little significance may also reflect fabric that may have been substantially altered or modified or may reflect non-significant phases of development. Changes and or removal are allowed so long as it does not adversely affect values and fabric of exceptional or high significance.

Elements identified as **neutral** do not contribute or detract from significance. The attribution of 'neutral' typically applies to introduced new or utilitarian fabric that does not relate to a significant historical period or use. Changes and or removal are allowed so long as they do not impact on associated fabric of higher significance.

Intrusive elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration.

Policy 8. Extant significant building elements, spaces and fabric, both internally and externally, should be retained and conserved, in accordance with the levels of significance identified in this CMP and in accordance with particular actions specified in specific policies of this CMP.

Policy 9. All future decisions and works to the building must be guided by the Statement of Significance and the significant spaces, fabric and building elements identified in this CMP (refer to the schedule in Section 5) together with any additional detailed research and assessment.

Policy 10. The future conservation and development of the place should be carried out in accordance with the principles of the Burra Charter.

Policy 11. The subject site (the former offices of the Sydney Electric Lighting Station) is of local heritage significance for its historic, associative, aesthetic and representative values and should be retained and conserved (this does not preclude sympathetic alterations in association with regulatory conditions, ongoing use of the building and in conjunction with heritage advice/approvals).

Policy 12. Elements of high or exceptional significance should not be materially obstructed by new works, structures or services, and they should be clearly visible and interpreted as part of any new works.

- Policy 13. Where it is clear that original or significant fabric has been removed, consideration should be given to its reconstruction as part of future projects.
- Policy 14. Allow investigation of the fabric to better understand constructional aspects or other elements of significance of the place. Any investigation into the fabric through physical intervention is to be minimal, and should be guided by reference to this conservation plan and further documentary research, if necessary.
- Policy 15. Intervention into any building fabric, element or space should respect the identified significance, the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Policy 16. Any significant elements proposed for demolition or removal should be subject to archival photographic recording, copies of which should be retained on site and provided to the consent authority. This should include photography and/ or measured drawings. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording.
- Policy 17. Fabric or elements of high/ exceptional significance uncovered in new works or investigations should be exposed and restored where possible where their condition permits.

8.4 CONSERVATION AND MAINTENANCE

Background

The subject site requires regular maintenance and upgrade works to conserve its heritage significance and identified significant fabric. Change should also be considered with a goal of conserving and enhancing the identified heritage values of the asset, wherever possible, while accommodating its continued use.

Guidelines

- ◆ Maintenance works to the building should be undertaken on a regular basis to avoid substantive future conservation works.
- ◆ Fabric identified as highly significant should have priority works undertaken when required. Impact on significant fabric should be considered and the appropriate approvals sought.
- ◆ Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works should be sympathetic to highly significant fabric and repairs should be undertaken over replacement, if possible.
- ◆ Minimum standards of maintenance and repair under Section 118 of the Heritage Act 1977 and as specified in the Heritage Regulations 2005, is recommended to be applied to the asset to ensure its long-term conservation. The minimum standards refer to weatherproofing, fire protection, security and essential maintenance, to ensure that the significance of the place is retained.
- ◆ The conservation of particular materials requires due consideration and the expertise of appropriately experienced personnel. The NSW Heritage Office 'Maintenance Series' provides general advice as to the cause, treatment and remediation of various traditional building materials. These publications can be sourced from the NSW Heritage Division of the Department of the Environment and Heritage.
- ◆ The sandstone of the façade requires particular conservation expertise. Consideration should be given to the provision of lead weathering to the sandstone cornices to prevent salt decay of the sandstone detailing below.

Policies

- Policy 18. The significant fabric of the building should be maintained by the implementation of the cyclical maintenance program set out in Section 9. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the

loss of significance due to the deterioration of fabric. Maintenance should be in accordance with the Heritage Office Guidelines.

- Policy 19. Where elements of high or exceptional significance are damaged they should be repaired with sympathetic materials in preference to replacement. Significant elements should be repaired in-situ where-ever practicable.
- Policy 20. All contractors, project managers and consultants engaged to work on items of significance within the building should have appropriate conservation skills, experience and techniques appropriate to the trade, fabric or services and significance of respective elements.

8.5 USE

Background

The SELS building is the only remnant building from the original power station constructed from 1904. It was built as the face of the Power Station Complex and to house administration offices for engineers, clerks, draftsmen, testing laboratory, as well as a storage battery and a substation for the supply of low tension current to the Power House and neighborhood. More specifically, the southern section of the building was constructed in 1904 and the northern addition was completed in 1922. The SELS building, constructed 1904 (and extended in 1922), has local historic, associative and aesthetic significance as well as rarity and representative value. The existing retail use of a small part of the ground floor does not preclude an appreciation of the significance of the building and can be retained.

The ongoing use of heritage items is vital to retention of heritage significance and maintenance of the item. The consideration of any future uses of the building must be mindful of its original historic use as administrative offices and the significant fabric. It is preferable that the building retains a primarily administrative use so to interpret its original function and to facilitate minimal alterations to significant fabric. However, it is also considered acceptable that the existing northernmost space on the ground floor is retained as retail space as it does not comprise intrusive fabric and it encourages public appreciation of the item.

There may be opportunities to sympathetically integrate the hospitality function of The Star into the building by adapting the southern end to integrate with the arrivals area. Ancillary uses to the primary hospitality (gaming) function of The Star which may be appropriate within The SELS may include patron services or small function spaces where the change of use does not require alterations to highly significant fabric including significant reconfiguration of the most significant ground and first floor spaces.

Practical matters must also be considered including statutory requirements, economic feasibility, improvement in retail operations, structural capacity, requirements and installation of services, DDA requirements, fire safety and investigation of the place.

Guidelines

- ◆ It is preferable that the building retains a predominantly administrative function, however ancillary uses associated with the hospitality function of The Star may also be appropriate, having regard to the identified significant fabric.

Policies

- Policy 21. The building should retain a predominantly administrative use to facilitate the interpretation of the original functional relationship between the building and the rest of the site.
- Policy 22. Uses ancillary to the hospitality use of The Star may be appropriate e.g. patron services. However, a clear distinction should be retained between the predominant function of The Star and The SELS Building. For example, gaming spaces should be confined to The Star.

- Policy 23. Any proposed new use should be compatible with the nature and significance of the building. Uses which require an unacceptable degree of intervention for upgrading would not be acceptable. New and future uses should not substantially obscure significant fabric. impact on facades or require significant reconfiguration of the ground or first floor spaces.
- Policy 24. Where new internal fit outs are undertaken, new works should aim to maximise exposure of original fabric and features in accordance with the original design intent.
- Policy 25. New uses should enhance the appreciation of the site's values and significance, ensure the conservation of the identified significant building elements, fabric and spaces and context; and accommodate the activities, services and fittings which are essential to any new uses without damaging significant spaces, elements or fabric.

8.6 MANAGING CHANGE: ALTERATIONS AND NEW WORKS

Background

Additions may be acceptable to the building. These can be defined in location, form, height, bulk, and materials, and the affect they have on the existing significance of the place in terms of fabric changes, use changes. They can also be defined in terms of their affect on the relationship with the adjacent environment, and overall significance of the place. New work within and additions to the building include such elements as appropriate signage, external lighting, and fixtures or plant and equipment

The need to conserve and adapt significant fabric is to be facilitated in any future upgrade, with any proposed modifications to the heritage item taking into consideration the identified significance and having regard for the total resource. New works should not only ensure that significance is not further eroded, but consider opportunities to interpret its character.

8.6.1 Managing Change: Basis of Approach

Guidelines

- ◆ Articles 15, 22 and 27 of the Burra Charter establish the principles and processes for managing significance in the event of change and new work. The impact of proposed changes including incremental changes should be assessed with reference to the statement of significance and policy for managing change. Existing fabric, use, associations and meanings should be adequately recorded prior to making any change. New work should respect and enhance significance, rather than distort or obscure significance. Changes which reduce significance should be reversible.
- ◆ When designing and undertaking new work at the site it is strongly recommended that owners work with a suitably qualified and experienced heritage professional with proven skills and experience, to guide works projects from the planning phase through to construction supervision and certification.

Use of the Burra Charter

As noted above considerable part of the significance of the place is contained in the fabric and associated spaces, which includes the building structure and its components. However not all the fabric has such significance so as to warrant conservation.

Policies

- Policy 26. The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter (The Burra Charter).
- Policy 27. While recognising the need for change, the approach to the building fabric should be a cautious approach, one of minimal intervention - changing as much as necessary, but as little as possible. New work should

respect and enhance significance, rather than distort or obscure significance. Changes which reduce significance should be reversible. (Burra Charter Article 3).

Policy 28. Intervention should occur in areas of lower significance where possible.

Recording of future changes

Policy 29. All significant changes to the building should be carefully recorded.

8.6.2 Exterior Elements and Fabric

Guidelines

- ◆ Section 5 sets out the levels of significance of the exterior elements and fabric that should form the basis of the approach for all works. Any substantial development proposal such as an adaptive reuse of the building or redevelopment of the site should entail works to the exterior of the building to conserve significance whilst sympathetically adapting the building.
- ◆ The original external envelope is to be retained, conserved and interpreted.
- ◆ Unsympathetic alterations and additions or alterations that dominate the heritage character of the building are discouraged. Removal of intrusive fabric (e.g. brick infill of pavement level windows to basement on western façade) should be considered.
- ◆ Proposed alterations should consider the impact upon heritage items in the vicinity including the Former Woolstore “Schute, Bell, Badgery and Lumby” opposite at 94-106 Harris Street and the warehouse “Slades Building” and terrace group at 12-18 Pymont Street.
- ◆ Modifications to the exterior of the building may be subject to approvals under the SLEP2012 and may be subject to undertaking a formal heritage impact statement in accordance with Office of Environment and Heritage Guidelines.

Policies

Facades

- Policy 30. The form, scale, general configuration and principal facades (Pymont Street and Jones Bay Road) of the place should be retained and conserved.
- Policy 31. The SELS Building was constructed in two sections (1904 and 1922) in parallel with the expansion of the Pymont Power Station which is representative of the growing demand for electricity in Sydney. The two sections are distinct in the presentation of the building to Pymont Street in terms of their detailing and the quality of their brick. Both phases of development are significant. The fabric associated with each should generally be retained and the existing distinction between them should remain legible.
- Policy 32. Works to the primary façade (west) should be minimal, and primarily confined to maintenance, repair and interpretation. The existing fenestration pattern should be retained.
- Policy 33. On the western façade, the windows at pavement level (to the basement) and a ground floor window to the northern end have been bricked in. This fabric is unsympathetic and the reinstatement of original detailing or a more sympathetic design should be explored.
- Policy 34. Works to the northern façade should be minimal. Alterations should be confined to areas comprising neutral fabric and should maintain the general composition of the façade. There is an opportunity to reinstate windows on the ground floor in the future providing the existing openings are not further enlarged so to impact the brick recesses.

- Policy 35. Existing awnings to the northern façade are of no significance and may be removed subject to approval. New awnings associated with the retail tenancy may be installed on the ground floor. Awnings should be designed in consultation with a heritage architect. They should fit within the original recessed bays and should be complimentary to the original character of the building.
- Policy 36. The southern façade has largely been internalized by contemporary fabric. The remnant external fabric including brick return from western façade, gable end, stone string courses, tryptic window and associated stone headers should be retained as external architectural features.
- Policy 37. Works to the eastern façade should respect the character of the building generally. New openings should be minimal, and respond to the pattern and proportion of existing fenestration.
- Policy 38. New openings should have regard for the significance of the corresponding internal spaces.
- Policy 39. The face brick return from the northern façade should be retained.
- Policy 40. External additions should generally be avoided. However, sympathetically sited additions e.g. to the roof terrace of the 1922 northern extension, may be explored in consultation with heritage architect. Any additions should be minimal, respond directly to the scale of the building and should not exceed the height of the existing eaves.

Roof Top Additions

- Policy 41. Vertical additions which impact the original 1904 pitched roof form and tower are not appropriate.
- Policy 42. Existing slate roofing is sympathetic to the character of the building. It should be retained and conserved.

Signage and Lighting

Guidelines

- ◆ Fixings for external lighting should, where possible, reuse existing services and fixing points into the façades.
- ◆ Where it is not possible to fix into existing fixing points fixings should either be made into mortar joints rather than masonry. Where possible light fitting should be fixed with reversible architectural adhesive.
- ◆ Signage and lighting strategies should be consistent with City of Sydney Council policy.
- ◆ Appropriate methodologies for implementing lighting and signage strategies which physically impact the building should be developed in consultation with the heritage architect.

Policies

- Policy 43. The qualities of the principal elevations should be reinforced through a unified lighting strategy. The lighting strategy should be consistent with relevant City of Sydney signage policy and/or guidelines.
- Policy 44. New lighting fixed to The SELS building should be subject to a detailed methodology prepared in consultation with a heritage consultant to ensure that it can be changed and removed in the future with no or minimal change to original and significant building fabric.
- Policy 45. The treatment of signage around The SELS building should be incorporated into any signage strategy prepared for The Star generally and any future interpretation signage.
- Policy 46. The existing heritage signage on the western façade (two signs, one metal and one stone) has high significance and must be retained and properly maintained in accordance with the Cyclical Maintenance Schedule set out herein.

- Policy 47. Additional external signage, with the exception of interpretation or discreet way finding, is not appropriate on the western facade. Signage to the northern façade associated with the retail space may be acceptable but should be modest, reversible and sympathetic to the presentation of the northern façade.
- Policy 48. Signage to the eastern façade should have regard to heritage significance of the building generally. It should be appropriately scaled and located. Illuminated signage may be appropriate subject to assessment and high quality design.

External Paint Schemes and Finishes

Guidelines

- ◆ New colour schemes should consider the City of Sydney guidelines for external colour schemes and original finishes.
- ◆ Evidence of original/early finishes should be retained.

Policies

- Policy 49. Finishes never intended for painting, such as the face brick elevations, copper signage, and sandstone detailing must remain unpainted.
- Policy 50. The window frames should be repainted as required in accordance with the Cyclical Maintenance Plan herein. Colours should be sympathetic to the character of the building and approved by the heritage consultant.
- Policy 51. With the exception of the northern face brick return, the rear elevation is highly modified. The existing paint scheme is non-original and can be modified to respond to the contemporary Porte Cochere associated with The Star. However, the face brick return from the northern façade should remain unpainted. Colours should be approved by the heritage consultant.

Building Services (External)

Guidelines

Upgrades may be required to rationalise building services. Services should be sympathetic to the heritage significance of the building.

- ◆ Services (including air conditioning units) should not be fixed to and should not significantly impact the principal façades.
- ◆ New works should comply with the BCA/ NCC and Australian Standards unless the heritage significance determines that the matter will be professionally determined under performance standards. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Due to the complex nature of heritage buildings, 'deemed to comply' design solutions approved by BCA or access consultants may be used to satisfy the intent of the Standard.

Policies

- Policy 52. New services should be sympathetically located to mitigate heritage impacts.
- Policy 53. New services should not be attached to or significantly alter the principal facades of the building.
- Policy 54. Any required roof plant should be minimal and located to minimise visual impacts. Any works should not adversely impact on the façades and should ensure the integrity of views to the building both from the public domain and from surrounding buildings and respect the significant qualities of the building.

8.6.3 Interior Elements and Spaces

Guidelines

Section 5 assesses significance and provides a schedule of significant interior elements and fabric (refer Section 5.4) that should form the basis of approach for all works.

Generally, the interiors have been refurbished in 1994. The highly significant elements of the building include the configuration of the main offices and circulation in the original 1904 section, main stair, first floor bathrooms and significant original joinery and art nouveau glazing.

Any development proposal should provide for the sympathetic adaptation and use of the building. The significant internal spatial qualities and significant features identified in this CMP should be retained and conserved. There may be scope to alter sympathetically areas of moderate, little or neutral significance. Modifications to the building may be subject to approvals under the SLEP 2012 and may be subject to undertaking a formal heritage impact statement in accordance with Office of Environment and Heritage Guidelines.

Policies

- Policy 55. Exceptional internal fabric/spaces including the main stair and stair hall, should be retained and conserved with no changes except maintenance, repair and reinstatement of original features. Any works should be subject to heritage advice.
- Policy 56. Significant internal elements and spaces of high or moderate significance (identified in Section 5.4) should be retained and conserved. Alterations and additions in these spaces should be minimal and subject to heritage advice.
- Policy 57. Internal alterations and additions should be located in areas that are of little/neutral significance and have been previously altered, in preference to those which are relatively intact.
- Policy 58. The fitout of the retail area is of neutral significance and is not required to be retained. New fitout to replace the existing should be sympathetic to the aesthetic significance of the place.
- Policy 59. The contemporary lift is of neutral significance and is not required to be retained. Any alterations to the vertical circulation should consider using the location of the lift as it comprises previously altered fabric.
- Policy 60. New fitout of second floor office space, including introduction of new lightweight partition walls, may be appropriate subject to sympathetic design and retention of nibs remnant from original walls. New partitions should not impact on the presentation of the principal facades i.e. partition walls should not bisect window glazing.
- Policy 61. Intrusive elements as identified in this CMP and neutral elements that obscure highly significant fabric should preferably be removed to expose original fabric and structure, where these elements are surviving. Intrusive elements include brick infill of windows on western façade and dropped ceilings in ground floor bathroom.

Building Services (Interiors)

Guidelines

Upgrades may be required to rationalise building services. It is anticipated that some services may not be able to be sustained in the future redevelopment of the place. Services should be sympathetic to the heritage significance of the building.

New works should comply with the BCA/ NCC and Australian Standards unless the heritage significance determines that the matter will be professionally determined under performance standards. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Due to the complex nature of heritage buildings,

'deemed to comply' design solutions approved by BCA or access consultants may be used to satisfy the intent of the Standard.

Where practicable works for fire safety should not detract from significant facades, finishes or elements. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

Any modification to significant fabric or spaces in the building for BCA/ NCC compliance purposes may be subject to undertaking a formal Heritage Impact Statement in accordance with the Office of Environment and Heritage Guidelines.

New works should aim to reduce the environmental impact of new construction and building fit-outs.

Policies

Policy 62. Internally, new services and plant should reuse existing service areas or be located in areas of lesser significance (e.g basement level).

Policy 63. The upgrading of services within the building is to comply with the following approach:

- ◆ Minimise impact on significant fabric, by maximising the exposure of heritage fabric and minimising penetrations and fixings through heritage fabric, utilising existing penetrations where feasible.
- ◆ New services should be located in areas of lesser significance, in areas that are not visible or that have been previously modified or in the area of existing services (including stairs and/ or WCs) where possible.
- ◆ Not conflict with window and door openings.
- ◆ Be complementary to the interiors.
- ◆ Minimise the extent of servicing required by enhancing natural ventilation and natural light.

8.7 ARCHAEOLOGY

Background

It is considered that the overall disturbance of the subject site as well as the absence of any such landscape features means that the potential for Aboriginal cultural material to be present on site is very little to nil.

Further, the historical archaeological potential of the 1904 portion of the SELS building is assessed to be low to nil at the northern (higher) end of the building, and moderate at the southern (lower) end of the building.

Guidelines

There are no known archaeological remains on the subject site; however, the following recommendations are made:

- ◆ If any Aboriginal remains were discovered during works, works should immediately cease and the National Parks and Wildlife Service of the Office of Environment and Heritage should be contacted for further advice, as required under Section 91 of the National Parks and Wildlife Act 1974.
- ◆ In the event that unexpected archaeological material was encountered during works, it would be necessary to stop all work in the immediate vicinity of the identified deposits. The NSW Heritage Council would be notified and a qualified archaeologist would be engaged to assess the significance of the material and recommend whether further investigation and/or permit application(s) are required.

Policies

Policy 64. In the event that sub-surface works are proposed at depths greater than the existing basement/ground floor levels, an assessment of the potential archaeological impacts should be undertaken.

8.8 SETTING AND VIEWS

Background

The location of the SELS building to the north western corner of The Star, being the corner of Pymont Street and Jones Bay Road, does not provide for significant distant views to or from the site from the wider suburb. However, the building contributes to immediate streetscape views which should be retained and conserved. A views analysis is provided in Figure 3. Select views are shown in Figure 4.

Immediate views of the SELS building are available from various points on Pymont Street and there are oblique views from corner of Jones Bay Road to the northern façade. These views allow for the scale and significant features of the front of the building, designed as the face to the former Power Station, to be appreciated in its immediate setting, which also comprises of traditional building stock (including heritage listed items) in the vicinity of the subject site. Streetscape trees partially screen the front façade but contribute to the overall setting.

Existing views to the rear (east) façade are non-significant due to the fabric associated with The Star which precludes any vantage points from which to view that façade. Further, the nature of views towards the rear façade has changed; as outlined in Section 4 the rear wall was externalised only after the demolition of the Pymont Power Station.

View from the south along Pymont Street are largely obscured by contemporary fabric associated with The Star which front Pymont Street.

Policies

- Policy 65. The significant façades and overall form of the building should be retained as they contribute to the character of the immediate streetscape.
- Policy 66. Significant streetscape views as identified in Figure 68 below should be retained and not obscured. Development in the vicinity should not visually dominate these views.

Figure 68 – Significant streetscape views



Source: Six Maps with Urbis overlay

8.9 DEVELOPMENT IN THE VICINITY OF THE SELS

Background

The SELS building is located in the north west corner of the The Star which was developed in 1994. The removal of the Pyrmont Power Station to facilitate the construction of The Star did compromise the original setting of The SELS Building and a holistic understanding of its original function. Notwithstanding, the significance and setting of The SELS building was considered in the initial design of The Star. Specifically, the Porte Cochere was sited adjacent as it presented the best opportunity to allow an appropriate curtilage around the significant fabric given the open space required for the multi lane driveway. This ensures that its appreciation and significant features as viewed from Pyrmont Street are retained and conserved.

Guidelines

It is appreciated that there will be ongoing development to The Star generally given its reputation as a major Sydney entertainment destination. Although The Star forms a larger and more dominant structure and none of the fabric comprised within The Star contributes to the heritage significance of The SELS; future development in the vicinity of The SELS building should consider, and respect the physical and visual curtilage of the heritage fabric.

Policies

- Policy 67. New development in the vicinity of the SELS building is to be designed to protect the heritage significance of the item. New work over the Porte Cochere should have no irreversible impacts on The SELS i.e. any new first floor slabs/ceilings over the Porte Cochere and any changes to the Porte Cochere itself should not be structurally dependent on the heritage fabric but should be supported by independent framing.
- Policy 68. New development in the vicinity of the SELS building is to be designed to respect and complement the SELS building in terms of building envelope, proportions, colours and finishes.
- Policy 69. Higher density on the wider site is acceptable given its existing contemporary character. However, the heritage fabric should be considered in the application of the higher density. Development adjacent to The SELS Building (to the south and immediate east) should predominantly maintain a maximum height of 3-4 storeys.
- Policy 70. New development in the vicinity of the SELS building is to minimize the impact on the setting of the item by providing an area around the building to allow interpretation of the heritage item. The existing Porte Cochere facilitates the retention of some visual curtilage around the heritage fabric despite the larger scale of The Star. The Porte Cochere should where possible be retained or replaced by an element which similarly retains some visual curtilage around the adjacent fabric.
- Policy 71. New development should not obscure the existing face brick return from the northern façade.
- Policy 72. Minor works to the small plaza to the immediate north of The SELS could be explored to create a small destination space. Works should be low lying so to not obscure the significant northern façade of The SELS and should complement the materiality of The SELS.

8.10 INTERPRETATION

Background

Interpretation is an essential part of the conservation process. In commercial properties, opportunities to interpret the heritage values of the property through any conservation works and alterations and additions/modifications should be incorporated in development proposals. A variety of methods may be used to interpret the significant values and associations of the property, as identified in the analysis of significance section of this CMP. Methods of interpretation may include conserving original features and fabric, reconstructing missing or damaged elements based on documentary

and/or archaeological evidence, introducing interpretative devices (such as discreet labelling), the use of historic photographs, preserving evidence of original finishes and fabric (e.g. a cleaned patch of original wall colour), facilitating access for specialist study and/or presentation in publications and websites.

The heritage values of the SELS building should be interpreted to facilitate education and understanding of the site. The history, as outlined in Section 4 and the significant features, as identified in Section 5 should form the basis of this interpretation. There is an opportunity to consider the overall history of Pymont Power Station at the site. Interpretive devices at the SELS building could include interpretive devices such as built form interpretation, signage and historic markers and online publications. Currently there is no heritage interpretation at the site.

Policies

Policy 73. An Interpretation Strategy should be prepared for the site that interprets the significant use and historical values of the subject and the demolished Pymont Power Station generally (now The Star) to the general public.

Policy 74. The highest form of interpretation is the retention and conservation of significant fabric, spaces and relationships and accordingly significant elements should be retained, exposed and interpreted in accordance with other policies herein. Interpretation of significant built elements should include the following:

- ◆ Retention of form of the building and detailing distinguishing the original 1904 section and 1922 extension;
- ◆ Retention of original signage on western façade; and
- ◆ Retention face brick return of the northern façade distinguishing the originally internal/external expanses of eastern façade.

Policy 75. Any interpretation should be considered strategically, with consideration for future uses, ongoing maintenance of interpretive media, public access and amenity issues and ordinance compliance.

8.11 IMPLEMENTATION STRATEGIES

The following table lists strategies for implementing the conservation policies for the building. The strategies have been cross-referenced to conservation policies above and prioritised as follows:

- ◆ high priority works should be undertaken within the next two to four years;
- ◆ medium priority works should be undertaken within the next four to six years, and
- ◆ low priority works should be undertaken within the next six years.

Table 1 – Implementation strategies for conservation policies.

Strategy	Conservation Policy	Priority
Adopt CMP to guide management and conservation	Policy 1	Following finalisation of draft
Undertake interpretation strategy	Policy 73	Medium

Provide copies of the CMP council, tenants, and relevant stakeholders	Policy 3	Following finalisation of draft
Undertake CMP review	Policy 5	As directed in guidelines

THE  STAR

CYCLICAL MAINTENANCE PLAN

9 CYCLICAL MAINTENANCE PLAN

9.1 FUTURE EMERGENCY MAINTENANCE AND REPAIRS

Emergency maintenance and repairs due to accidental, unforeseen or storm damage should be repaired as soon as possible to prevent further damage or degradation to the item. Any short term emergency, temporary or short term repairs should be reversible and not damage or remove significant fabric.

Item	Frequency
Blocked or broken stormwater or sewer lines	Repair as they occur as soon as possible
Clearing of blocked gutters or downpipes	Repair as they occur as soon as possible.
Broken water supply lines	Repair as they occur as soon as possible
Damaged or defective light fittings	Repair as they occur as soon as possible
Vandalism that allows access to the building Repair immediately with temporary measure E.G. screw fixed ply sheeting to broken window. Repair to match existing as soon as possible	Repair as they occur as soon as possible. There
Storm damage to external fabric	Repair as they occur as soon as possible
Breaking of defective security including locks latches and alarms	Repair as they occur as soon as possible

9.2 CYCLICAL MAINTENANCE PLAN

Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2012*, are recommended to be applied to the subject site to ensure its long-term conservation, particularly in relation to neighbouring properties and the overall maintenance standards of the conservation area/precinct. The minimum standards refer to weather protection, fire protection, security and essential maintenance, to ensure that the good condition of the property is maintained. It is also intended to protect the neighbouring heritage listed properties from any damage or adverse impacts associated with a lack of adequate maintenance at the subject site.

The following schedule of maintenance works should be incorporated into maintenance actions as part of property management. Frequency of inspection may need to be adjusted if the rate of decay is accelerated due to adverse weather conditions.

Avoid the following:

Roofing

- ◆ Walking on brittle slate or roof tiles.
- ◆ Combining dissimilar metals.
- ◆ Replacing sympathetic slate roof coverings, unless approved by Heritage Architect.
- ◆ Hosing leaves into downpipes.
- ◆ Placing ladders or leaning objects onto soft copper gutters, rainwater heads and downpipes.
- ◆ Replacing roofing in part with roofing of alternate material, design or colour.
- ◆ If replacing 100% of roof, advice must be sought from heritage consultant on suitable replacement.

Masonry (brickwork and stone)

- ◆ Covering wall vents and damp proof courses with garden beds, soil or structure.
- ◆ Building up garden beds adjoin masonry.
- ◆ Applying anti-graffiti or protective coatings to stonework unless specifically tested and approved for stone and approved by a heritage architect or consultant.
- ◆ Inappropriate cleaning including, water jets or pressure washers, wire brushes or chemical detergents that may damage masonry or mortar.
- ◆ Joinery.
- ◆ Replacing original hardware unless absolutely necessary and approved by heritage architect or consultant.
- ◆ Removing original hardware, keep in place and install new adjacent.
- ◆ Installing or replacing hardware with new not in keeping with the building.
- ◆ Installing one way or different coloured glass when replacing glazing.
- ◆ Replacing original joinery, patch repair where required.
- ◆ Using difference timber species to repair joinery.

Paint

- ◆ Painting surfaces not previously painted such as face brick and stonework
- ◆ Using inappropriate colours.
- ◆ Stripping painted surfaces back to substrate without heritage advice. (evidence of existing colour schemes must be retained).

Table 2 – Cyclical Maintenance Plan

Item	Frequency			
	12 months	2 years	5 years	10 years
General: Cleaning		Clean external painted surfaces. Clean down with water to remove built up dust and pollutants.		
General: Pest Control		Termite inspection and report by suitably qualified pest inspector. Complete any recommendations in report.		
Paint Generally External	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; flaking or chalking that may indicate damp. Repairs as required in report		Previously painted surfaces. Prepare and paint in approved colours.	Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.
Timber Joinery External Windows, doors, facias, columns, balustrades etc.	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; rotting, damage, loose or damaged mouldings, parting beads and stop beads, binding sashes, weather tight door fit, cracked or broken glass, weathered sills,		Previously painted surfaces. Prepare and paint in approved colours.	Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.

	decay, broken sash cords, hardware and locks are in working order.		
	Repairs as required in report.		

Masonry	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; vegetation growth, cracking, delamination, crumbling, missing or flaking pointing, evidence of surface salt, damp proof courses and water egress and shedding. Repairs as required in report.	If previously painted: prepare and paint in approved colours.	Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.
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Rainwater goods	Inspection, condition & repair/maintenance report by appropriate personnel.	Inspection, condition & repair/maintenance report by appropriate personnel.	Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report.
Gutters, rainwater heads, downpipes, support bracket etc.	Gutter and downpipes: inspect gutters and downpipes clear any debris and ensure they are free flowing. Check brackets are all secure, and are draining effectively. Repairs as required in report.	Inspection including; damage, weathering, deterioration, corrosion, blockages, water ingress, fall of gutters, brackets, downpipes, sumps and rainwater heads	Complete unscheduled maintenance and conservation repairs as required in report.

Roofing	Inspection, condition & repair/maintenance report by appropriate personnel.	Detailed inspection by Heritage Consultant/ Architect with appropriate
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Corrugated iron and metal Roof sheeting, ridge capping, roof lanterns, vents, fixings etc.	Inspection including; damage, weathering, rust stains around fixings, deterioration, corrosion, dissimilar metals, capping Repairs as required in report.	personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.
Roofing Slate Roof sheeting, over, & under flashings, ridge capping, roof lanterns, vents, fixings etc.	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; slate tiles that have slipped, cracked, broken or become porous. Inspect for timber shingles that have slipped, cracked, decayed or badly formed. Repairs as required in report.	Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.
Roofing Flashings and cappings. Over, & under flashings.	Inspection, condition & repair and maintenance report by appropriate personnel. Inspection including; loose, raised, lifted, slipped deteriorated lifting and missing flashings. Also check bedding is secure/ Check for dissimilar metals. Repairs as required in report.	Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.
Eaves	Inspection, condition & repair/maintenance report by appropriate personnel.	Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare

	Inspect for holes from old service pipes where birds can nest, and for surface stains to fascia and soffit that indicate roof or valley and gutter failure. Check for ventilation holes. Identify any wasp or hornet nests for removal. Repairs as required in report.	repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.
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Security

Inspect walls, roof and other building elements, doors, windows and other closures, glazing, locking and latching mechanisms. Inspect electronic surveillance and alarm systems and any other security components

Repair and secure as required.

Internal

Paint Generally

Inspection, condition & repair/maintenance report by appropriate personnel.

Inspection including; flaking or chalking that may indicate damp.

Repairs as required in report.

Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report.

Previously painted surfaces. Prepare and paint in approved colours.

Walls

Inspection, condition & repair/maintenance report by appropriate personnel.

Inspection including; checking for cracks

Inspection, condition & repair and maintenance report by appropriate personnel.

Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare

	indicating structural movement (if substantial structural engineer to inspect) Repair to match existing as required.	Inspection including; plaster and tiled surfaces and finishes for cracking, drummy and failing plaster, evidence of rising or falling damp Repair to match existing as required.	repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. Previously painted surfaces. Prepare and paint in approved colours.
Timber Joinery Internal: Windows, doors, balustrades, handrails etc.	Inspection, condition & repair/maintenance report by appropriate personnel. Repairs as required in report. Inspection including; rotting, damage, loose or damaged mouldings, parting beads and stop beads, binding sashes, weather tight door fit, cracked or broken glass, weathered sills, decay, broken sash cords, hardware and locks are in working order.	Inspect condition of surface finish for defective or failing finish. If repainting or refinishing is required within the next five years schedule.	Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. If previously painted, prepare and paint in approved colours. Alternate finishes: Inspect for condition and refinish if required.
Ceilings	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; checking for cracks indicating structural roof movement, sagging ceilings and water damage (if substantial structural engineer to inspect) Repair to match existing as required.		Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. Prepare and paint in approved colours

**Timber
Structure**

Inspection, condition & repair/maintenance report by appropriate personnel.

Inspection including; Sub-floor, walls and roof structure for termites, dry rot, wet rot, ant caps, unapproved penetrations, sagging and subsidence.

Termite & Pest Inspection and Report by Specialist.

Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report.

Complete unscheduled maintenance and conservation repairs as required in report.

Ventilation

Sub Floor

Check sub floor ventilation is clear of obstructions and debris and functioning correctly.

Check sub floor for signs of damp and sub floor walls for signs of rising damp.

Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report.

Complete unscheduled maintenance and conservation repairs as required in report.

**Walls:
Internal and
external**

Check wall vents are functioning free from obstructions paint build up and operating correctly if mechanical.

Detailed inspection by Heritage Consultant/ Architect with appropriate personnel and prepare repair and maintenance report.

Complete unscheduled maintenance and conservation repairs as required in report.

**Roof Space
and Eaves**

Check vents are functioning free from obstructions paint build

Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare

up and operating
correctly if mechanical.

repair and maintenance
report.

Complete unscheduled
maintenance and
conservation repairs as
required in report.

**Services: Fire
services**

Inspection, condition &
repair/maintenance
report by appropriate
personnel.

Inspection including;
fire services and
fixtures including
sprinkler and hydrant
line, exits signs,
smoke detectors and
controls, fire control
room, fire doors etc. in
accordance with
Australian Standards
and regulations.

Repair or upgrade as
required in report.

Detailed inspection by
Heritage Consultant /
Architect with appropriate
personnel and fire
consultant and prepare
repair and maintenance
report.

Complete unscheduled
maintenance and
conservation repairs as
required in report.

**Services:
Stormwater,
water and
sewage**

Inspection, condition &
repair/maintenance
report by appropriate
personnel.

Inspection including;
dish drains and sumps
for blockages, internal
and external taps for
leaks and drips.

Repairs as required in
report.

Detailed inspection by
Heritage Consultant/
Architect with appropriate
personnel and prepare
repair and maintenance
report.

Complete unscheduled
maintenance and
conservation repairs as
required in report.

**Services:
Electricity**

Inspection, condition &
repair/maintenance
report by appropriate
personnel.

Detailed inspection by
Heritage Consultant/
Architect with appropriate
personnel and prepare

	Inspection including; all electrical appliances and systems are in safe working order approved by a qualified electrician. Repairs as required in report.	repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.
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**Services: Air
Con**

Inspection, condition &
repair/maintenance
report by appropriate
personnel and air
conditioning
contractor.

Repairs as required in
report

Detailed inspection by
Heritage Consultant/
Architect with appropriate
personnel and air
conditioning specialist and
prepare repair and
maintenance report.

Complete unscheduled
maintenance and
conservation repairs as
required in report.

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10 BIBLIOGRAPHY AND REFERENCES

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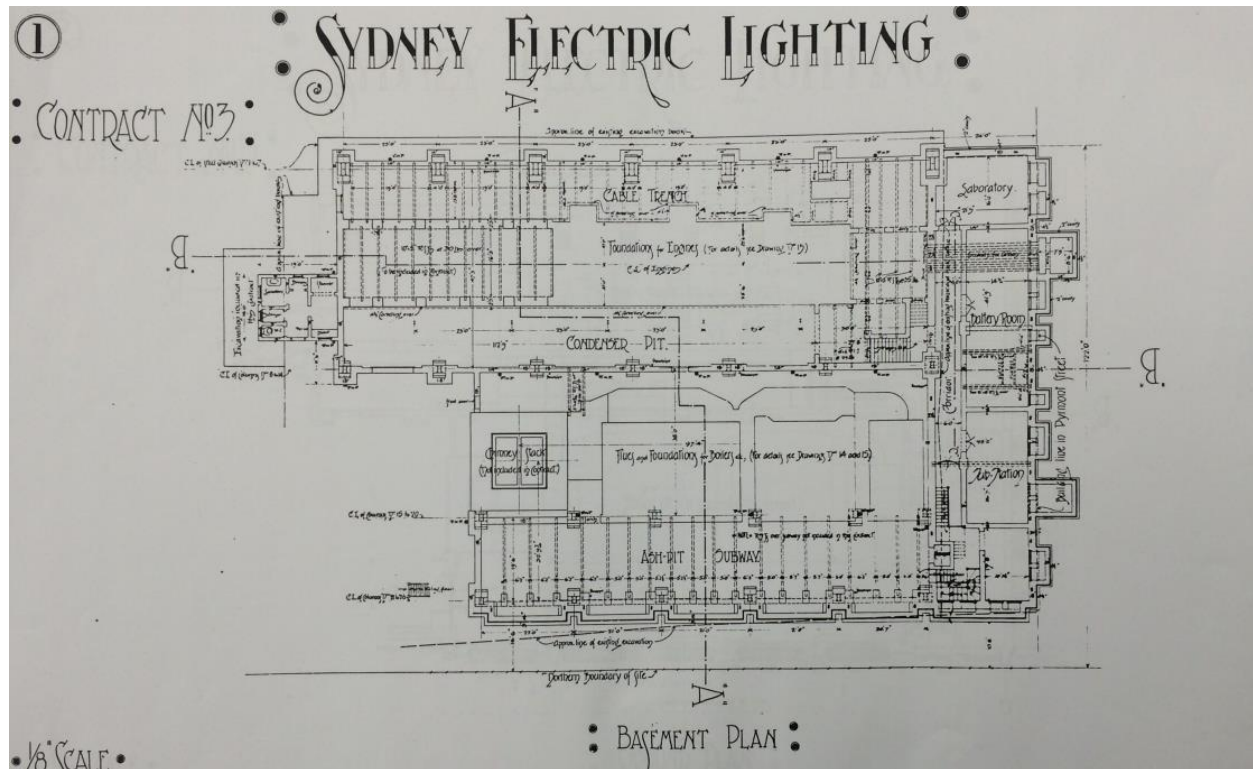
This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading and taking into account events that could reasonably be expected to be foreseen, subject to the limitations above.

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ATTACHMENTS

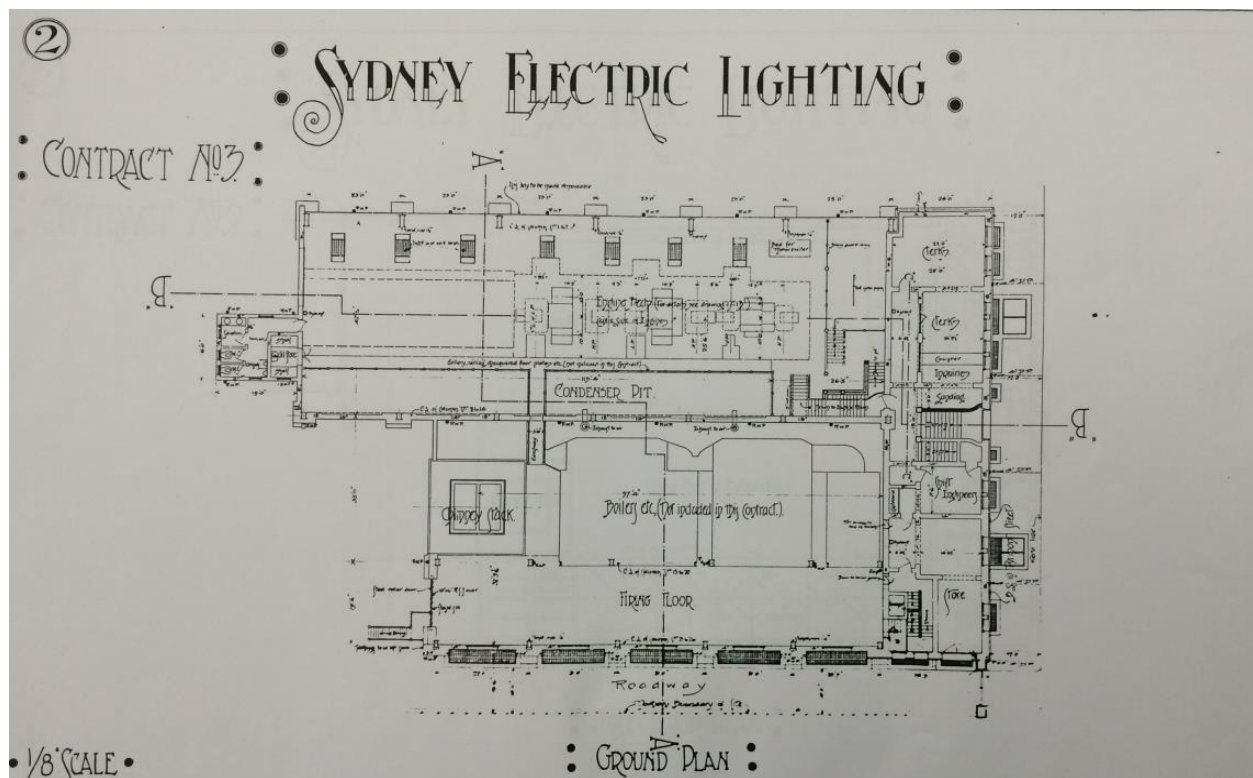
ATTACHMENT A—SELECTION OF ORIGINAL 1904 PLANS

Figure 69 – Basement Floor Plan



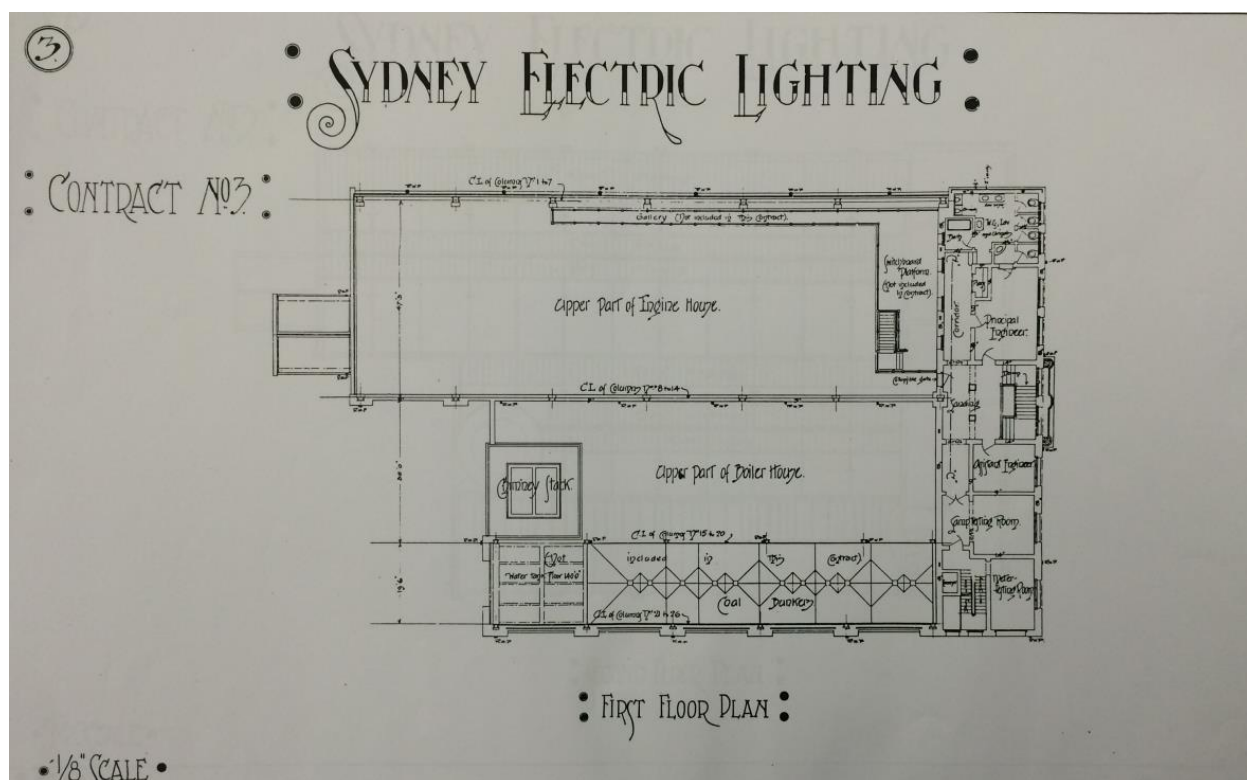
Source: State Records

Figure 70 – Ground Floor Plan



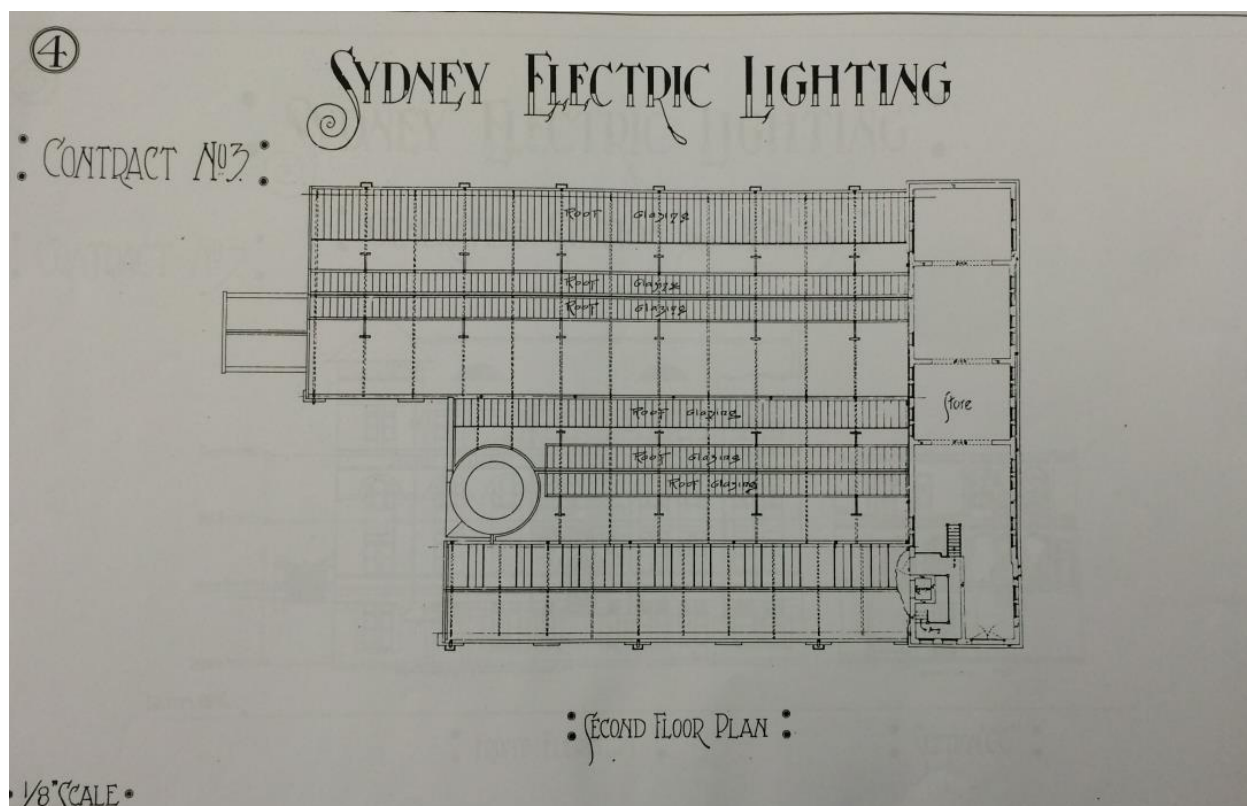
Source: State Records

Figure 71 – First Floor Plan



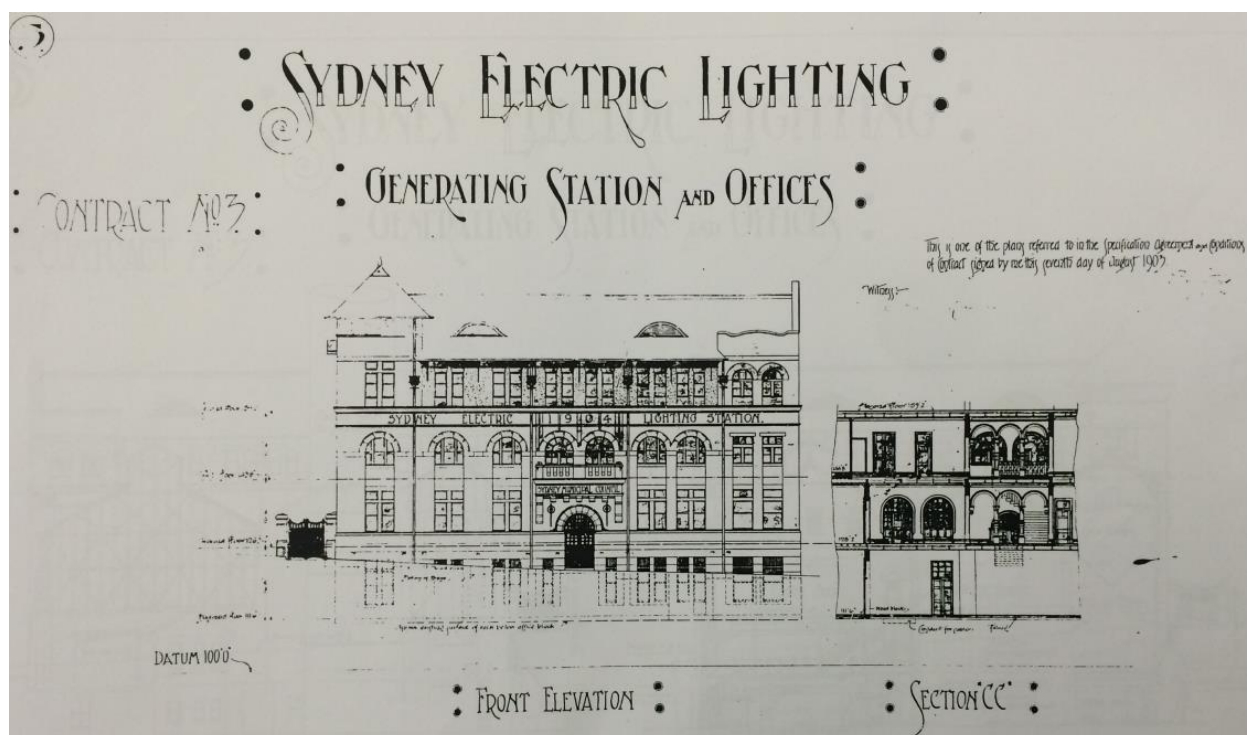
Source: State Records

Figure 72 – Second Floor Plan



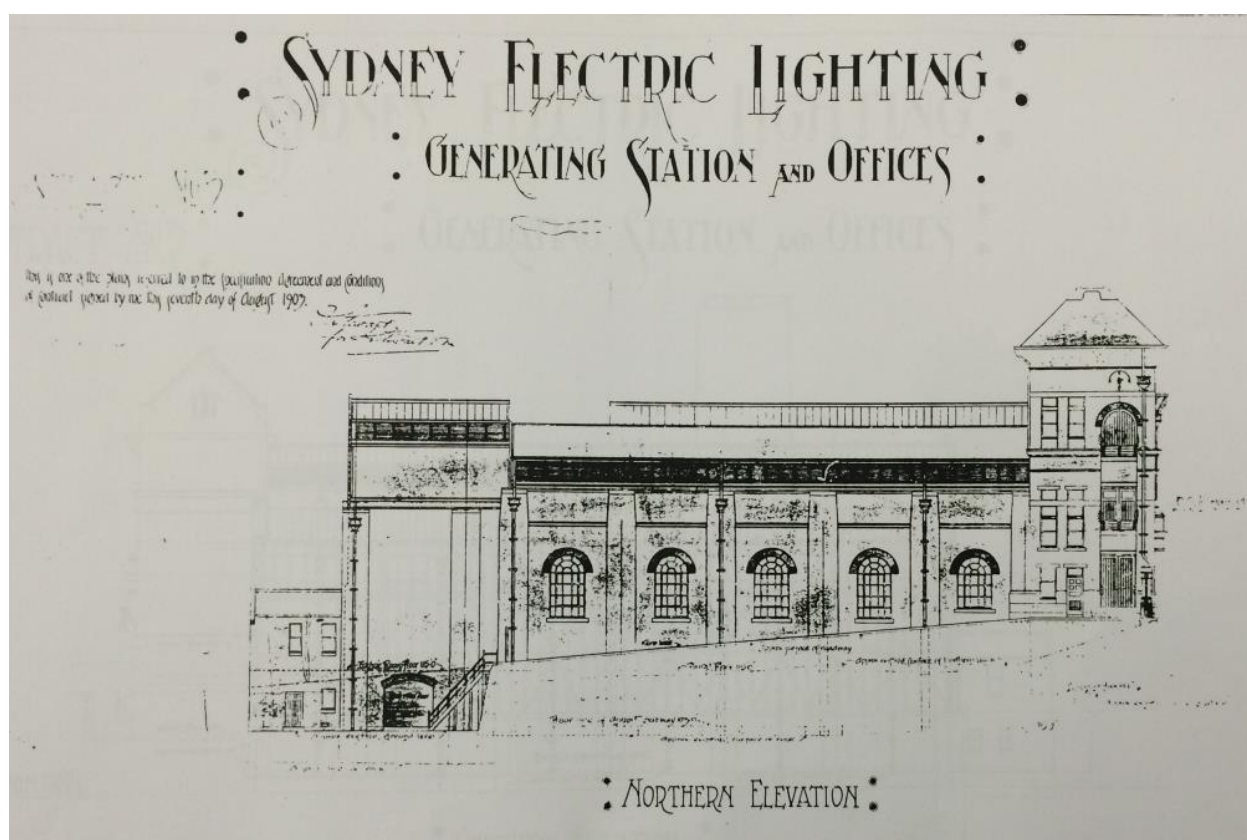
Source: State Records

Figure 73 – Elevations



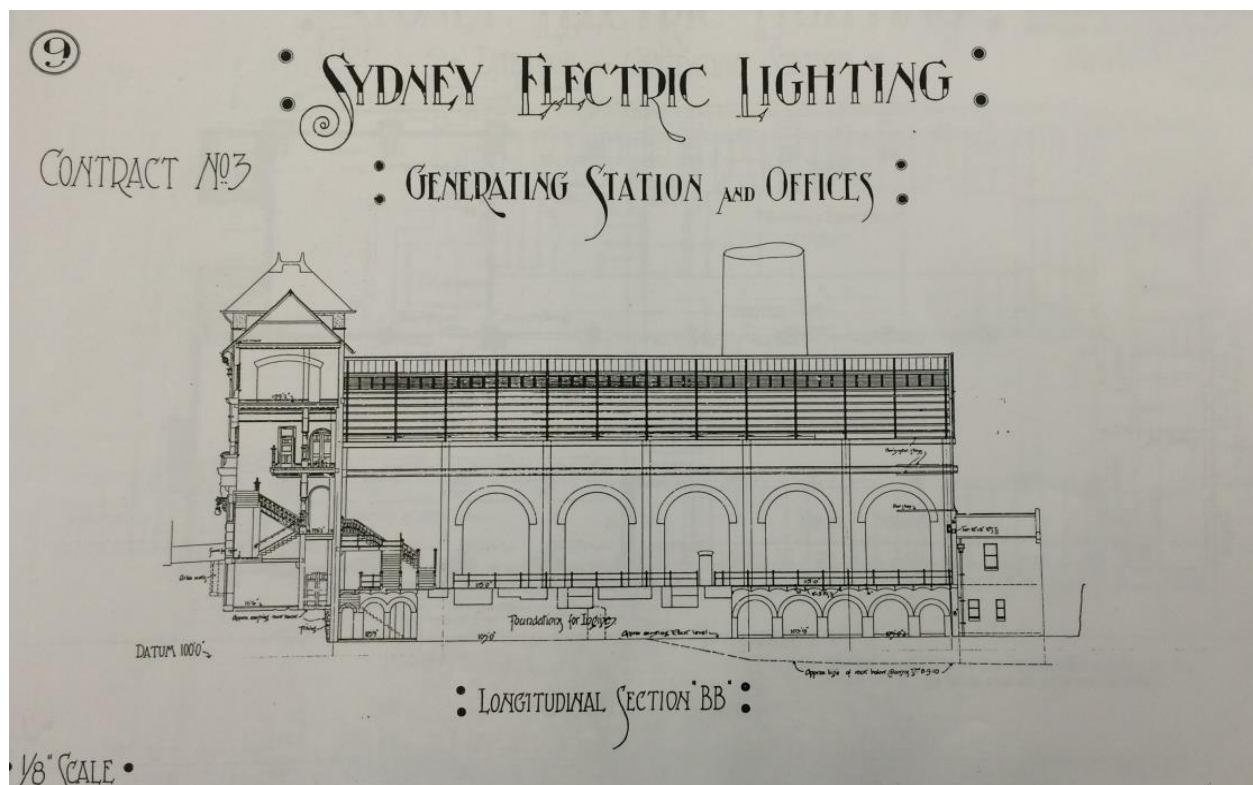
Source: State Records

Figure 74 – Elevations



Source: State Records

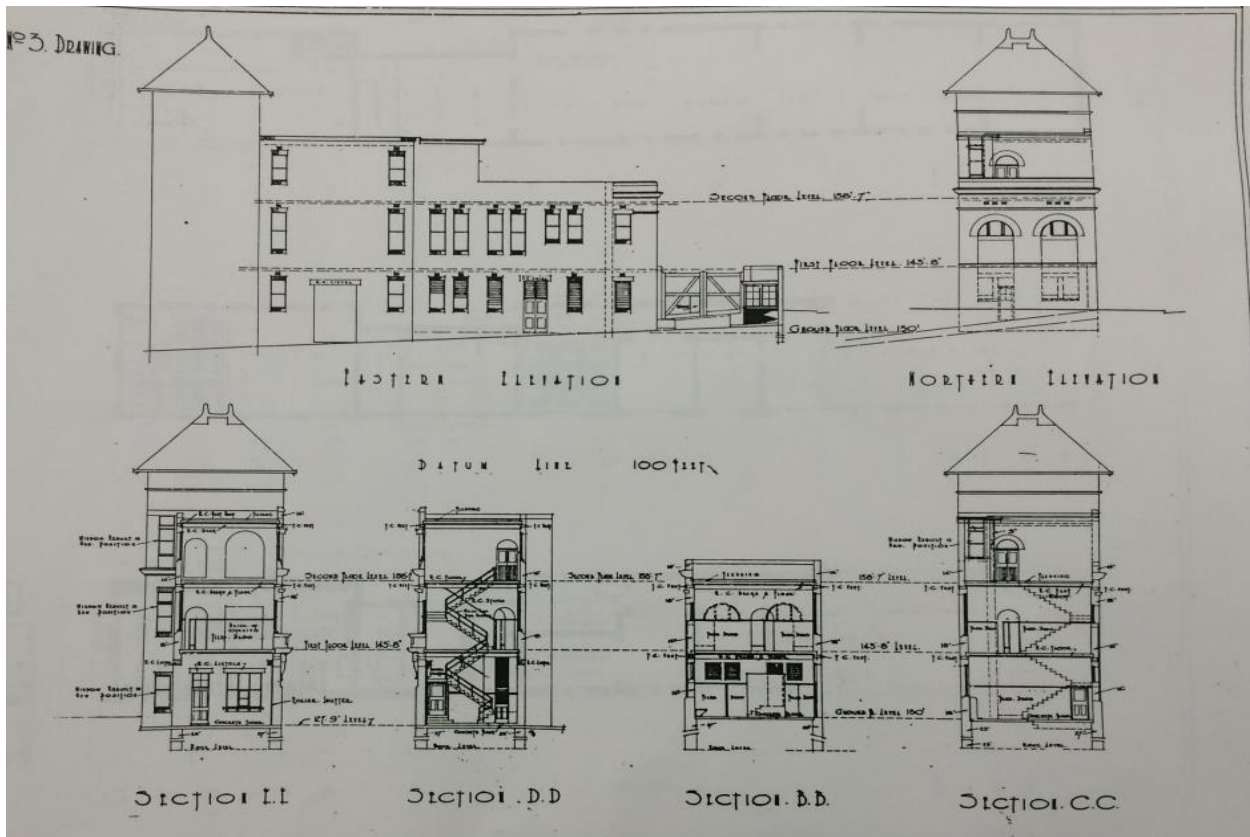
Figure 75 – Elevations



Source: State Records

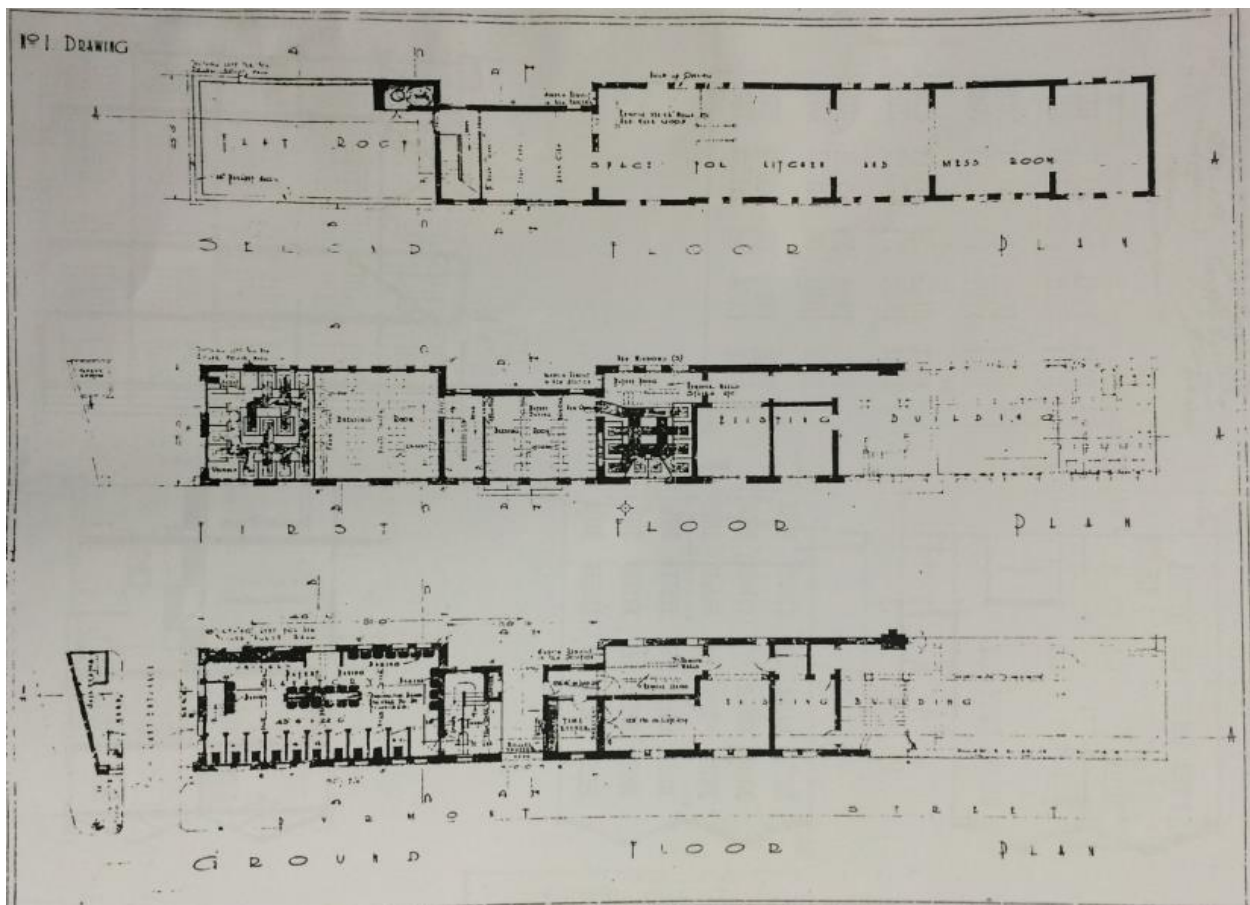
SELECTION OF ORIGINAL C1920S PLANS

Figure 76 – Extension of Office Block Power House, Pymont



Source: State Records

Figure 77 – Extension of Office Block Power House, Pyrmont



Source: State Records

ATTACHMENT B—SCHEDULE OF CONSERVATION WORKS,
1994