

Appendix P

Statement of heritage impact

NBRS + Partners

STATEMENT OF HERITAGE IMPACT

BLIGH STREET TOWER
CITY EAST ZONE SUBSTATION AND
INTEGRATED COMMERCIAL DEVELOPMENT
33 BLIGH STREET
SYDNEY NSW 2000

11 OCTOBER 2011

Noel Bell Ridley Smith & Partners Pty Limited
Level 3, 4 Glen Street Milsons Point
NSW Australia

Telephone +61 2 9922 2344 Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects

Ridley Smith : Reg No.2268; Graham Thorburn : Reg No.5706; Geoffrey Deane : Reg No.3766

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STATEMENT OF HERITAGE IMPACT: 33 BLIGH STREET, SYDNEY, BLIGH STREET TOWER CITY EAST ZONE SUBSTATION AND INTEGRATED COMMERCIAL DEVELOPMENT NBRS+PARTNERS

STATEMENT OF HERITAGE IMPACT

33 BLIGH STREET, SYDNEY - BLIGH STREET TOWER

CITY EAST SUBSTATION AND INTEGRATED COMMERCIAL DEVELOPMENT

1.0 INTRODUCTION

NBRS+PARTNERS has been commissioned by Ausgrid and Investa to prepare this Statement of Heritage Impact (SHI). The subject site consists of a single allotment (Lot 101 DP 626651) with street frontages to Bligh and O'Connell Streets. The subject site comprises two buildings with street addresses given as No 33 Bligh Street, Sydney (eastern elevation) and No 20-26 O'Connell Street, Sydney (western elevation). The site faces onto Richard Johnson Square within the northern sector of the Sydney CBD. Hunter Street is located immediately south of the subject site. While the subject site is not listed as a heritage item, it is located in close proximity to a number of heritage items.

This SHI has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany a development application for proposed works to construct an Ausgrid City East Zone Substation and integrated commercial development with office tower envelope.

The assessment of potential heritage impact has been undertaken by Lynette Gurr, Senior Heritage Consultant, under the direction of Robert Staas, Director / Heritage Consultant of NBRS+PARTNERS. Details of the substation development proposal have been prepared by Kann Finch Group. The office development has been prepared by Fitzpatrick + Partners.

1.1 Site Location

The subject site is located in a city block defined by O'Connell, Bligh, Hunter and Bent Streets. The development site is located at the southern end of Bligh Street fronting Richard Johnson Square and extends through the block to a frontage in O'Connell Street. The northern boundary is straight and aligns with three existing buildings (Lowy Institute, Mulpha Building and Ashington House). The southern boundary steps around existing development fronting Hunter Street (not part of the site).

The development site is occupied by Kindersley House, a 1960s high-rise development erected to house the Sydney Stock Exchange. The existing building has no identified architectural merit and with the adjoining development to its south, detracts from the overall heritage and streetscape significance of the surrounding precinct.

1.2 Heritage Listings

The heritage items in close proximity (either adjoining the site or within the visual catchment) include the following heritage items listed on the Sydney Local Environmental Plan 2005 (Sydney LEP), Schedule 8 Central Sydney Heritage Items – Part 1 Heritage Items:

- 31 Bligh Street, NSW Club Building (State listed) – (No 26, CHSI No 2028) – also known as the Lowy Institute;
- 16-18 O’Connell Street, AFT House (former Delfin House) - (No 319, CHSI No 2026) – also known as Ashington House;
- 60-66 Hunter Street, CML Building (City Mutual Life Assurance Society Building), (State listed) - (No 183, CHSI No 2013);
- 19-21 O’Connell Street, Public Trust Office - (No 320, CHSI No 2027); and
- 64-66 Pitt Street / 27 O’Connell Street, Raddison Plaza Hotel (former Bank NSW), - (No 330, CHSI No 2017).

The following heritage item is listed on the Sydney LEP, Schedule 8 Central Sydney Heritage Items – Part 3 Archaeological / townscape / landscape items:

- Bligh Street, Richard Johnson Square - (No 30, CHSI No 8079).

2.0 HISTORIC OVERVIEW

Over a 10-year period, due to development pressures in the area, the site has been the subject of a number of designs for increased office accommodation. A design competition for the Office Tower development was undertaken by Ausgrid and Investa and awarded to Fitzpatrick + Partners. The current application is compatible with the existing approvals for the site and with design guidelines established in earlier discussions with Council for redevelopment of the site.

Initial discussions regarding basic design principles relating to potential heritage impacts for this application were held with the Council’s Heritage Officer, Mr Anthony Smith, before the present design was finalised. This discussion indicated a general acceptance of the principles of the design and their compatibility with the surrounding heritage context.

3.0 PHYSICAL DESCRIPTION AND HERITAGE SIGNIFICANCE

3.1 The Precinct

The surrounding Precinct is of particular heritage significance for historic, aesthetic and social values associated with the early Colonial period of development of Sydney and its subsequent development in the late Victorian era and early 20th Century.

Several significant heritage items are located adjacent to and in the vicinity of the development site representing these phases of historic development. The location of each is shown below (see Figure 1) together with brief descriptions of their significance:

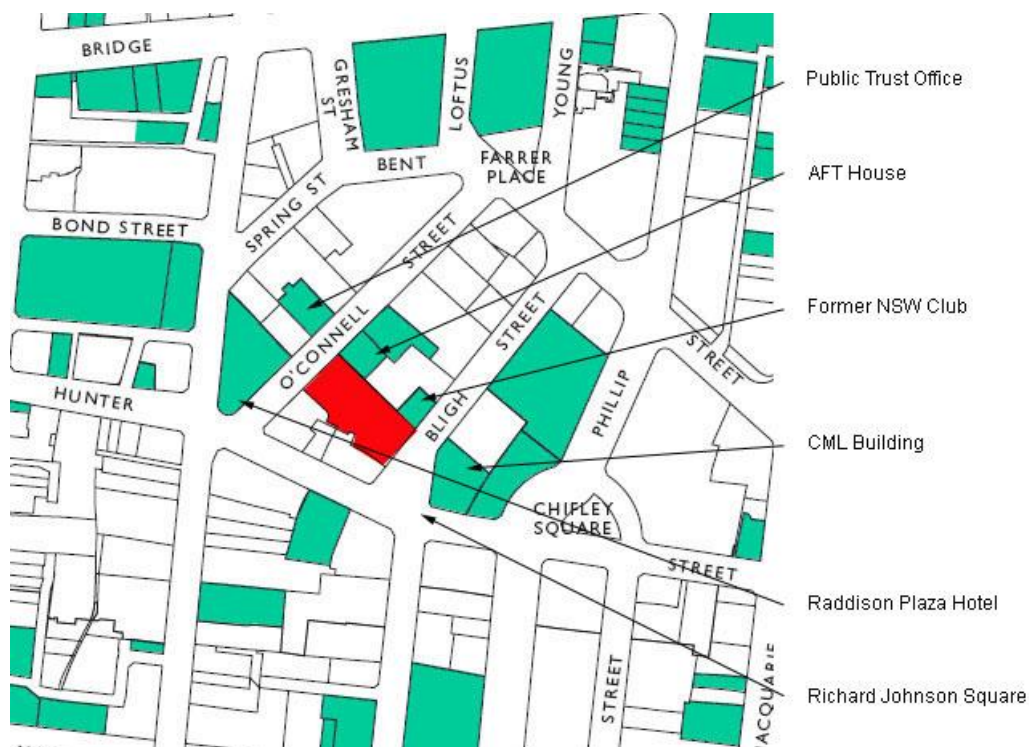


Figure 1 - Part Heritage Map, Sydney LEP 2005 showing heritage items in the vicinity of the subject site shown in green with identifying markers. The subject site is shaded in red (Source: City of Sydney LEP 2005 annotated by NBRS+Partners)

Richard Johnson Square

The following is taken from the City of Sydney Heritage Inventory No. 8079, Schedule 4 of the Heritage LEP 1992:

At the junction of Bligh Street and Hunter Street Sydney, fronting the development to the east. The Square created by a street closure commemorates the first Christian Worship Service held in the Colony of NSW and the erection of the first Church in 1793 by the colony's first Chaplain, Rev. Richard Johnson.



Figure 2 - Rev. Richard Johnson - "The First Fleet anchored in Sydney Cove on January 28, 1788. On the following Sunday, February 3, the first church service was held for the officers, marines and convicts on Australian soil. The service was led by the colony's Chaplain, the Reverend Richard Johnson, on a grassy hill under a tree. He chose for his text the twelfth verse of Psalm 116, "What shall I render unto the Lord for all his benefits towards me?" (Source State Library of NSW)

An elaborate Gothic Revival style monument erected in 1925 and a late Victorian light fitting, originally from Martin Place, are located in the square. The Square and its monument are listed as items on The Register of The National Estate and are listed by The National Trust of Australia (NSW).

The design of the square is simple and allows pedestrian use of a former street intersection and provides a sympathetic scale and setting for the surrounding heritage items. The existing Square provides an opportunity to extend the paving to establish further pedestrian amenity in the proposed development.

Any new work to, or upgrade of, Richard Johnson Square, should give consideration to the scale and texture of paving units, the connection of the existing levels with the new proposal, location of new street trees and compliance with Council's requirements for modifications to the Square. Potential for the interpretation of the significance of this location exists in association with the proposed new development. An Interpretation Strategy should be prepared. Themes to consider might include historic streetscapes and historic site development.



Figure 3 - Richard Johnson Memorial and Square in the 1930s showing the road prior to closure (Source: State Library of NSW)



Figure 4 - Richard Johnson Memorial and Square showing 'Kindersley House' and the former NSW Club building in Bligh Street. The proposed development will act as the setting and backdrop to the memorial. Redevelopment of the plaza area will enhance public use of the area. (Source NBRSPARTNERS 2007)

The former New South Wales Club Building

City of Sydney Heritage Inventory No 2028, Schedule 1 of the Heritage LEP 1992 has the following listing:

- 31 Bligh Street Sydney, adjoining the development site to the north.



Figure 5 - The former NSW Club Building as originally constructed before the addition of the Mansard roof C1900 (Source: State Library of NSW)

The building was designed in the Victorian Academic Classical style by architect William Wardell and built by John Fry between 1884 and 1887. The Mansard roof form is a later addition to the original but executed in the same style. The building is listed on the NSW State Heritage Register under the provisions of the NSW Heritage Act because of an earlier Permanent Conservation Order under the Heritage Act on the site. It is identified as an item on the Register of The National Estate and is listed by The National Trust of Australia (NSW). The Inventory description for the item states in part:

"The NSW Club House is a fine sandstone city building which now stands in isolation as a remnant of Victorian Sydney amid intense office and hotel development. Barclays House Tower is physically connected to the building to the west. The NSW Club House is symmetrically designed, with the exception of the front door which is located to the north. The building features restrained classical decoration, featuring an ashlar sandstone plinth and slate mansard roof with classically detailed gable windows. The roof gable is a later Edwardian addition made in 1916. The building is divided by string courses at each floor and is topped by a classical cornice with dental detail. The ground floor stonework has recessed joints and the upper stonework is plain ashlar. The windows are in three groups with, curved head with quoins and keystones on the ground floor, pedimented on the first floor, and with smaller curved headed windows on the second floor. The building retains its iron palisade fence and stone base along Bligh Street."

The Statement of Significance identifies the exceptional 'Italian Palazzo' facade treatment as being highly significant for its streetscape character in Bligh Street.



Figure 6 - The former NSW Club, Bligh Street c1925 following the addition of the Mansard roof and the construction of Adyar House to the north (Source: State Library of NSW)

The important heritage and urban design constraints presented by the proximity of this building to the development site are:

- The necessity for recognition of the established scale of the former Club building in the design of any new structure on the adjoining site in context in the street.
- Recognition of the dominant existing horizontal divisions of the former Club facade.
- Consideration of the proportions of openings and vertical elements in the new work to harmonise with the existing building without imitating or detracting from it.
- The necessary use of compatible recessive materials and facade detailing to compliment the surrounding established architectural character and to limit any impact on perception of the heritage qualities of the item.
- Treatment of the exposed southern facade of the building following demolition of Kindersley House.



Figure 7 - The former NSW Club and its relationship to Kindersley House. This illustrates the unfinished treatment of the northern facade which will be reflected on the southern facade following demolition of Kindersley House (Source: NBRS+PARTNERS, 2007)

AFT House formerly Delfin House

City of Sydney Heritage Inventory No. 2026, Schedule 1 of the Heritage LEP 1992 identifies:

- 16-18 O'Connell Street Sydney, adjoining the development site to the north.

The building was designed in the Inter-War Art Deco style by architect, C Bruce Delit, and built by Stuart Brothers between 1939 and 1940. The building is an item on the Register of The National Estate and is listed as a significant 20th century design by the Royal Australian Institute of Architects (NSW Chapter), The National Trust of Australia (NSW) and The Art Deco Society.

The inventory description states in part:

AFT House, originally a banking chamber with offices above, exemplifies the Art Deco style. The facade comprises two zones. The first consists of a decorative archway clad in granite, rising four floors in height, which dominates the streetscape. Above rises an expanse of sandstone. The building features stylised and geometric semi-abstract decoration. On bronze doors and carved panels beneath the arch, the architect has allegorized the spirit of the machine age and NSW, 'The Age of Plenty'.

The entrance foyer has travertine clad walls and a marble floor, and retains original metal and glass light fittings and decorative lift doors. The former Egyptian Art Deco banking chamber is monumental. Two stories in height, the chamber retains a vaulted ceiling and rich detailing.

The building is visually linked by design and materials to Manufacturers House adjacent, and fits well into the streetscape.



Figure 8 - AFT House formerly Delfin House, 16 –18 O'Connell Street adjoining Kindersley House (Source: NBRS+PARTNERS, 2007)

The Statement of Significance identifies the facades style and detail to be of exceptional significance representing a departure from traditional forms and expressing contemporary modern design concepts and building technologies by integrating materials with function and structure. The streetscape contribution of the building to O'Connell Street is considerable.



Figure 9 - The entry arch to AFT House and the surrounding granite façade treatment that needs to be extended to the exposed face of the building where it adjoins the development site (Source: NBRS+PARTNERS, 2007)

The important heritage and urban design constraints presented by the proximity of this building to the development site are:

- A need for recognition of the scale of the base section of the building in the design of any attached section of the new development in relation to the lower portion of AFT House.
- Consideration of the potential for new suitably scaled elements on the south of AFT House to 'book-end' with Manufacturers House to the north.
- The necessity for the use of sympathetic materials on the new development to reduce impact on the heritage item and its visual dominance in the streetscape.
- Recognition of the balance of vertical and horizontal elements predominating in the adjoining streetscape.
- Treatment of the exposed southern facade of the heritage item following demolition of Kindersley House.

Other listed buildings in the vicinity of the development include:

The City Mutual Life Assurance Society Building (CML)

No 60-66 Hunter Street is located opposite, and to the east, of the development site in Bligh Street. This building is Item No 2013 in the City of Sydney Heritage Inventory and is a remarkable Inter-War Art Deco design of 1936 by architect Emile Sodersten and addresses its corner location. The stepped facade is constructed of Sydney sandstone with metal fenestration and decorative detailing at the entrance. The building is listed on the Register of The National Estate and formerly had a PCO under the NSW Heritage Act. It is now included on the NSW State Heritage Register. It is also listed by the Royal Australian Institute of Architects (NSW Chapter) as a significant 20th Century building, by The National Trust of Australia (NSW), and by the Art Deco Society.

The building forms an important focus to the intersection of Bligh Street with Hunter Street and is a backdrop to the Richard Johnson Square memorial. Its scale and form are important urban design features of the setting of the proposed development. The separation between the building and the proposed development is sufficient for the use of distinctive design character on the new development.



Figure 10 - Richard Johnson Square, Bligh Street and City Mutual Life Assurance Society Building in 1936 (Source: State Library of NSW)



Figure 11 - City Mutual Life Assurance Building and Richard Johnson Square (Source: NBRS+PARTNERS 2007)

Radisson Plaza Hotel (formerly Wales House)

Nos 64-66 Pitt Street / 27 O'Connell Street, is located opposite and to the west of the development site in O'Connell Street. This building is identified as Item No 2017 in the City of Sydney Heritage Inventory and is an important and prominent 10-storeyed Inter-War Classical style building, designed by architects, Manson & Pickering, for John Fairfax and built by Stuart Brothers from 1928.

The finely detailed classical facade has a granite base and sandstone upper floors with metal fenestration and a strong classical cornice treatment. The building is listed on the Register of The National Estate and formerly had a PCO under the NSW Heritage Act. It is now included on the NSW State Heritage Register. It is also listed by The National Trust of Australia (NSW) and the Art Deco Society. The building has been adapted for use as a hotel and forms an important feature at the entrance to O'Connell Street.



Figure 12 - The Radisson Plaza Hotel, O'Connell Street (Source: NBRSPARTNERS 2007)

The Public Trust Office

Nos 19-21 O'Connell Street is located opposite and to the north of the development site. This building is identified as Item No 2027 in the City of Sydney Heritage inventory and is an 8 storey Inter-War Commercial Palazzo style design of 1924 by architects, Ross & Rowe. The restrained sandstone facade features a rusticated base with three double height arches, and a strong projecting cornice treatment at the top. The building is also listed by the Art Deco Society.



Figure 13 - 19 O'Connell Street, The Public Trust Office opposite the subject site (Source: State Library of NSW)



Figure 14 - Public Trust Office, O'Connell Street (Source: NBRS+Partners 2007)

4.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on the review of the following drawings and documentation prepared by the two architectural practices, Kann Finch Group and Fitzpatrick + Partners, as part of the Stage 2A (ii) submission for City East Substation and Integrated Commercial Development:

Dwg No	Title	Date
PA-01	Plan - Level 01 Cable Marshalling	09/09/2011
PA-02	Plan - Level 02 11kV Switchroom	09/09/2011
PA-03	Plan - Level 03 Parking	09/09/2011
PA-04	Plan - Level 04 Parking	09/09/2011
PA-05	Plan - Level 05 TX Bay	09/09/2011
PA-06	Plan - Level 06 Commercial Building Management	09/09/2011
PA-07	Plan - Level 07 Commercial Lobby	09/09/2011
PA-08	Plan - Level 08 132kV Switchroom	09/09/2011
PA-09	Plan - Level 09 Cable Joining	09/09/2011
PA-10	Plan - Level 10 Control Room	09/09/2011
PA-11	Plan - Level 11 Radiator	09/09/2011
PA-12	Plan - Level 12 Plant Room 1 Lower	09/09/2011
PA-13	Plan - Level 13 Plant Room 1 Upper	09/09/2011
PA-14	Plan - Level 14 Office Tower Sky Lobby	09/09/2011
PA-15	Plan - Levels 15 to 24 Office Tower Low-Rise Block	09/09/2011
PA-16	Plan - Level 26 Plant Room 2	09/09/2011
PA-17	Plan - Levels 27 to 31 Office Tower Mid-Rise Block	09/09/2011
PA-18	Plan - Level 32 Sky Garden	09/09/2011
PA-19	Plan - Levels 33 to 36 Office Tower High-Rise Block	09/09/2011
PA-20	Plan - Level 37 Roof Plant Room	09/09/2011
PA-21	Plan - Level 38 Office Tower Roof Plan	09/09/2011
PA-22	Plan - Level 39 Office Comms Enclosure	09/09/2011
PA-23	Plan - Office Roof Top	09/09/2011
PA-24	Section - Section A Along	09/09/2011
PA-25	Section - Section B Across	09/09/2011
PA-26	Elevation - Bligh Street	09/09/2011
PA-27	Elevation - O'Connell Street	09/09/2011
PA-28	Elevation - Hunter Street	09/09/2011
PA-29	Elevation - North-East	09/09/2011
PA-30	Section Details - Facade	09/09/2011
PA-31	Section Details - Facade	09/09/2011
PA-32	Project Info - FSA Schedule	09/09/2011
PA-33	Plans - FSA Levels 04, 05, 06, 07, 08 and 13	09/09/2011
PA-34	Plans - FSA Levels 14, Low-Rise Block, Mid-Rise Block and High Rise Block	09/09/2011
PA-35	Photomontages - Bligh Street	09/09/2011
PA-36	Photomontages - O'Connell Street	09/09/2011

4.1 Description of the Proposed Work

Listed below is a summary description of the proposed works:

- Construct basements approximately four metres below O'Connor Street frontage and up to six metres below Bligh Street frontage;
- Construct a building at 33 Bligh Street comprising an integrated EnergyAustralia substation (serving the city east zone of Sydney), located within the basement and podium;
- Basement parking for 40 cars for office users and 5 parking spaces for service vehicles, with vehicular level off O'Connell Street;
- Height of substation podium, with height at RL 62.93 at Sky Lobby Level above Bligh Street; and
- Construct commercial tower above podium with height at 161.73m (RL 177.48).

4.2 Design Statement

The following Design Statement, prepared by Kann Finch Group, describes the proposed works:

33 Bligh Street will be an integrated development incorporating a zone substation, being a critical infrastructure project for this precinct of the city, and a commercial development of approximately 28,050 m² net area.

The substation component will be housed within a basement and podium type structure with the podium structure finishing approximately 46m above the Bligh Street frontage and approximately 53m above the O'Connell Street frontage.

The commercial component will rise above the substation to an RL of approximately RL 177.48. The commercial component will be separated from the podium substation with a 'sky-lobby' level of approximately 11 metres in height.

The proposed building envelope addresses the minimal spatial and functional requirements of the substation. A setback of approximately 9 metres has been provided to the adjacent heritage building at 31 Bligh Street.

The design development of the building as a whole will address the contextual features of the adjacent buildings in this city precinct in urban design terms of form, materiality and heritage appreciation.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 Introduction

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposed design of the substation and integrated commercial development has been carefully considered to ensure it minimises any negative heritage impact and enhance the heritage significance of the adjacent heritage items.
- The bulk and scale of the proposed substation and Bligh Street Tower has been minimised at the O'Connell Street Elevation through the use of modulation to the facade. A variety of materials have been applied to the facade to provide modulation. Reconstituted stone louvres, fixed as a sculptured screen over the podium level substation, are proposed to provide articulation and modulation of the podium.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The southeastern corner to Bligh Street has been set back from the building alignment to minimise negative heritage impact on Richard Johnson Square and Hunter Street. Care should be taken in the articulation of this corner to the substation.
- Visual and physical access through the site at Ground Level by connecting Bligh and O'Connell Streets is a sympathetic solution that provides human scale and decreases the bulk of the building while allowing for an Ausgrid substation.

The following sympathetic solutions have been considered and discounted for the following reasons:

- Reducing the height of the podium was considered desirable to provide a reduced height scale difference between the former NSW Club and the proposed development. This was discounted due to substation plant requirements.

5.2 New development adjacent to a heritage item (including additional buildings and dual occupancies)

How is the impact of the new development on the heritage significance of the item or area to be minimised?

- There are a variety of street alignments and building heights along the existing Bligh and O'Connell Streets streetscapes. In addition, buildings date from a variety of periods and styles. The proposed development on the subject site is adjacent the four-storey former NSW Club building, located at 31 Bligh Street. Heritage buildings on O'Connell Street have an overall scale ranging from 10 to 17 levels. It is necessary to address sensitively the heritage significance, scale and proportions of these buildings, while constructing a relatively bulky substation. The negative impact of the bulk has been minimised using a sculptural screen, comprising reconstituted stone louvres fixed to a steel frame clear of the substation structure. This palette would provide careful modulation and articulation of the large facade planes and contribute to the streetscape and heritage significance of the adjoining buildings. The colour of the reconstituted stone has yet to be selected.
- The Bank of NSW building and Manufacturing House are heritage listed buildings with façades that are highly articulated. The sculptural reconstituted stone screen proposed for the O'Connell Street facade podium level will provide quality, fine-grained articulation to minimise the appearance of bulk. This proposed treatment should help to minimise the negative heritage impacts of bulk and scale on the heritage items in close proximity on O'Connell and Bligh Street facades.
- On the Bligh Street elevation, it is proposed to set the substation and office building back from the former NSW Club building eastern alignment. In so doing, the proposed Bligh Street entry to the office tower will expose the southern facade of former NSW Club. Historically, the southern wall of the former NSW Club has adjoined a building. To respect the cultural significance of the heritage item, it is proposed to clad the wall using a new material, as shown on the architectural drawings, matching, or similar to, the original stone on the East Elevation of the former NSW Club building. It is recommended a different surface treatment be used to interpret the proposed wall as new material. Care should be taken to minimising waterproofing issues. The same principle applies to the exposed southern facade of the AFT House building. The southern wall will incorporate a granite finish (for four floors) and sandstone, to the upper floors to match the stone cladding used on West Elevation. A different finish will respect the heritage and interpret new material from old.
- The junction between the new proposed building and the two adjoining heritage buildings is sensitive. To minimise the negative heritage impact on the Former NSW Club and AFT House, an entry void has been created at Bligh and O'Connell Streets. This has enabled the articulation and visibility of the southern facade of the Former NSW Club and AFT House. This minimises negative heritage impact on views and vistas to the heritage listed buildings and frames the southern facades by providing a scale that is sympathetic to the heritage listed building.
- To minimise the visual appearance of height of the proposed 26-storey building, a 11m-high landscaped "Sky Lobby", located on Level 14 above the substation podium (RL62.93) has been proposed. This proposed "void" delineates and addresses the scale and heights of the heritage listed buildings on both Bligh and O'Connell Streets.

Why is the new development required to be adjacent to a heritage item?

- The subject site was a suitable size for the construction of a required substation and identified as suitable for the construction of this critical infrastructure.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- It is proposed the building mass be pulled back from the former New South Wales Club Building by approximately 1.7m to expose its southern wall and to enable appreciation of its east elevation. This setback provides the opportunity for the public to appreciate the heritage significance of the fabric and the building's setback from the street alignment.
- It is proposed the building mass be pulled back from AFT House by approximately 4m to expose its southern wall. This is a positive heritage impact as it enables public appreciation of the western facade of AFT House.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The proposed development will not interrupt views and vistas to and from the heritage items on O'Connell Street as it maintains the existing street alignment.
- The proposed development is setback from the southern facade of No 31 Bligh Street to ensure there is minimal interruption of views and vistas to and from the heritage item and addresses Richard Johnson Square a heritage item.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- Casey & Lowe Pty Ltd, Archaeologists, prepared a statement on Non-Indigenous Archaeology associated with the site, dated 29 September 2011;
- The property is zoned in the City of Sydney's Archaeological Zoning Plan (1992) as having no archaeological potential (reflects the presence of basements of sufficient depth to have removed most if not all of the site's archaeological remains);
- Casey & Lowe Pty Ltd stated: "The excavation involved for the existing structures and their basements is considered to have removed all except for possibly the bases of wells if they were deeper than four metres in this area. All other structural remains and features relating to the nineteenth-century land-use of the property will have been removed."
- Casey & Lowe Pty recommend: "*the initial bulk excavation of the substation site be monitored by an experienced historical archaeologist. Monitoring would only be necessary when the basement floor slab is being removed.*"

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- The proposed O'Connell Street facade is sited on the existing street alignment with setbacks at Ground Level for the entry. The proposed

alignment follows that of the adjacent heritage listed buildings. This siting is sympathetic with the significance of the heritage items.

- The proposed height of the podium, sympathetically addresses the heights and proportions of the heritage items in close proximity on Bligh and O'Connell Streets. The proportions and design detailing of the proposed building will articulate and modulate the podium to reduce the bulk of the substation. This is achieved through the fine-grained texture of the proposed reconstituted stone louvres on the sculptured screen designed by Australian artist, Gary Christian, proposed to cover the substation.
- It is proposed the open stair be constructed using precast concrete. The open design of the stair will provide a texture and scale that articulates the junction between heritage items and the proposed office tower.

Will the additions visually dominate the heritage item? How has this been minimised?

- While the proposed tower structure is considerably higher than the heritage items in close proximity, the impact of the contrast in scale has been minimised by articulating the scale of the podium structure, by proposing an "Office Tower Sky Lobby" and "Sky Garden" which is related to the height and scale of the adjacent late-nineteenth and early-twentieth century heritage items.

Will the public, and users of the item, still be able to view and appreciate its significance?

- The proposed development will enhance views to the existing heritage items and allow the continued public appreciation of the heritage items located in close proximity.
- A Public Domain Concept Plan has been prepared that includes an indicative scheme for public domain improvements to "Richard Johnson Square". While the public domain improvements would be undertaken by Council separate to this project, the indicative plan identifies opportunities to activate the space for public passive recreation to enable enhanced opportunities for appreciation of the heritage items located in close proximity to the subject site.

6.0 CONCLUSION

In conclusion, the proposed works described above do not adversely affect the identified heritage significance of the heritage items in close proximity to the site. We would recommend the heritage aspects of this application be approved.



Lynette Gurr
Senior Heritage Consultant
NBRS+PARTNERS ARCHITECTS

11 September 2011