

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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7 April 2020

Mr Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

HERITAGE IMPACT STATEMENT - 75-85 HARRINGTON STREET, THE ROCKS. SECTION 4.55(2) MODIFICATION (SSD 7037)

INTRODUCTION

Urbis has been engaged to prepare this Heritage Impact Statement for the proposed works at 75 – 85 Harrington Street, The Rocks. This report will accompany an addendum to SSD 7037 Modification 3.

Modification 3 (as lodged) sought consent for the erection of a pedestrian lamp linking Gloucester Street and the Cahill Expressway and associated landscape/infrastructure works.

This addendum seeks approval for minor modifications to the approved design for Bakers Terrace. It also seeks approval for minor amendments to the internal planning of the new basement carparking (resulting from design development).

The site as a whole is within The Rocks Conservation Area, also listed on the Sydney Harbour Foreshore Authority S170 Register (item 4500458); and is in the vicinity of a number of heritage-listed items (refer Figure 5). This report is therefore required to assess the potential heritage impact of the proposed works on the conservation area and proximate heritage listed items.

THE SITE

The subject site is located at 75-85 Harrington Street, The Rocks. The site is legally described as Lot 1 DP 777033. This modification request involves the addition of two vacant parcels of land, legally described as Lot 1 DP 812782 and Lot 2 DP 235317, into the development site. Combined, these two lots have an approximate width of 8 metres

The proposed works which are the subject of this modification are concentrated in Bakers Terrace which is located to the north west corner in the image below.

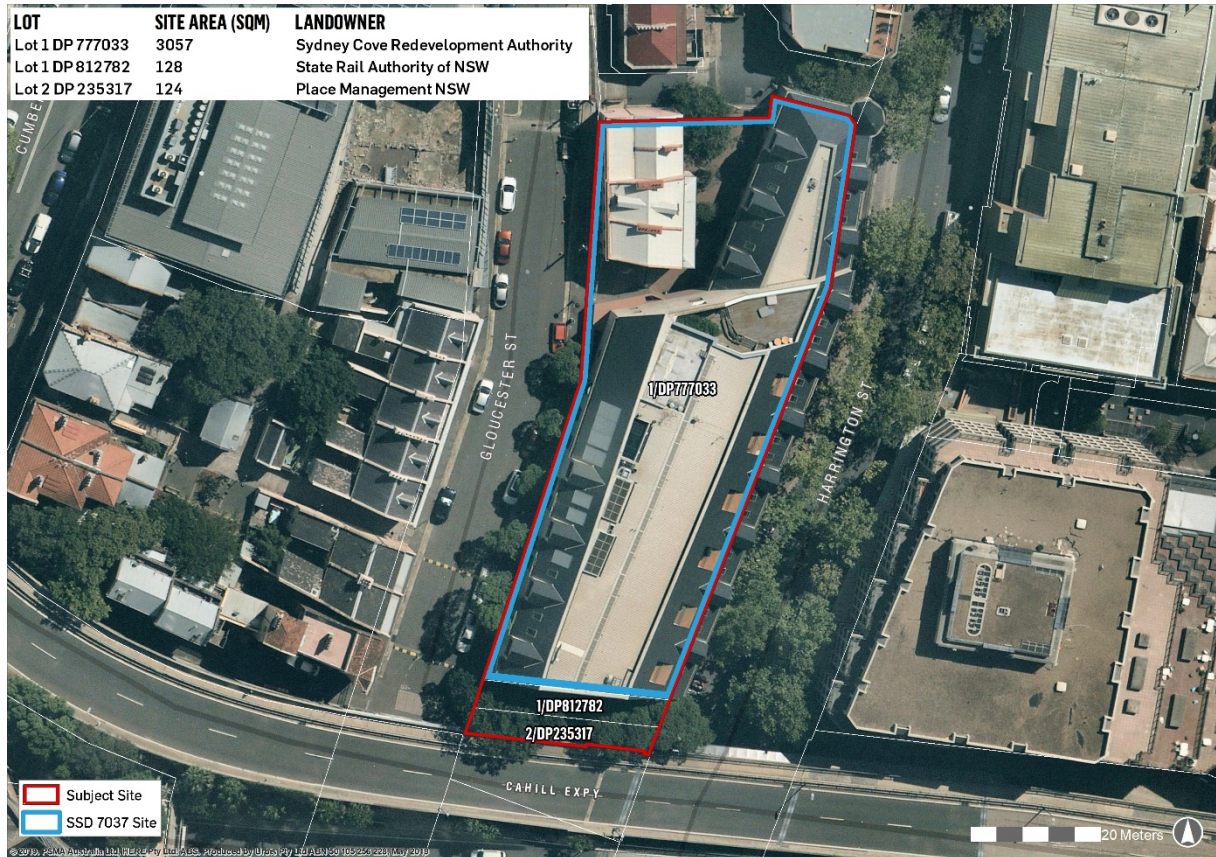


Figure 1 – Aerial Photograph
Source: Urbis

PROPOSED DEVELOPMENT

The proposed development for which consent is sought (as part of this addendum) includes:

- Raising Bakers Terrace basement FFLs by approx. 200mm to avoid impacts on archaeology. Associated with this, one additional tread has been added to the Cambridge Place steps to align with revised FFLs.
- Reverting raised floor level in the BT68 bedrooms (as per originally submitted and approved DA).
- Removing walls which were previously assigned heritage significance (before it was known they are 1990s infill).

- Kitchen layout in BT68 has been redesigned to cater to heritage limitations for the window sill heights. No external profile (façade) or GFA amendments.
- Redistribution of accessible car spaces in basement Level 1 and 2.
- General redistribution of basement Level 1 and 2 storage.
- Fire services tank relocated out of the basement to a DtS location for FRNSW. The space for the tank will be an empty undercroft.

3D views of the proposal are provided within the Architectural and Landscape Drawings and reproduced below:

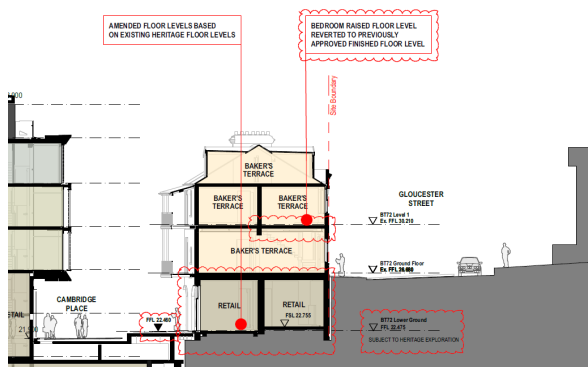


Figure 2 – Proposed Baker's Terrace Cross Section.

Source: FJMT

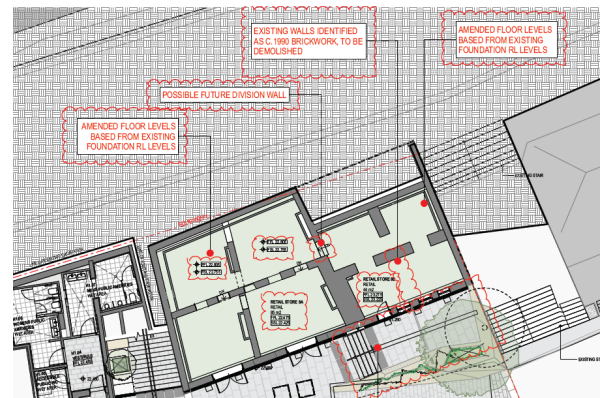


Figure 3 – View from Cahill Expressway

Source: FJMT

The following plans prepared by FJMT have been referenced in the preparation of this report:

- | | | |
|-----------|-------------------------------|------------------|
| • DA-2002 | C2 Floor Plan | 25 February 2020 |
| • DA-2003 | C3 Floor Plan | 25 February 2020 |
| • DA-2011 | Basement Level 1 | 02 April 2020 |
| • DA-2012 | Basement Level 2 | 06 April 2020 |
| • DA-4151 | Baker's Terrace Cross Section | 25 February 2020 |

HERITAGE CONTEXT

The site is located within The Rocks Conservation Area, also listed on the Sydney Harbour Foreshore Authority S170 Register (item 4500458).

The site is also located in the vicinity of the following items listed on the State Heritage Register:

- Tenements, 117 – 117A Gloucester Street, The Rocks (SHR 01598)
- New York Hotel (former) – DFS (Duty Free Store), 153 – 155 George Street, The Rocks (SHR01563)

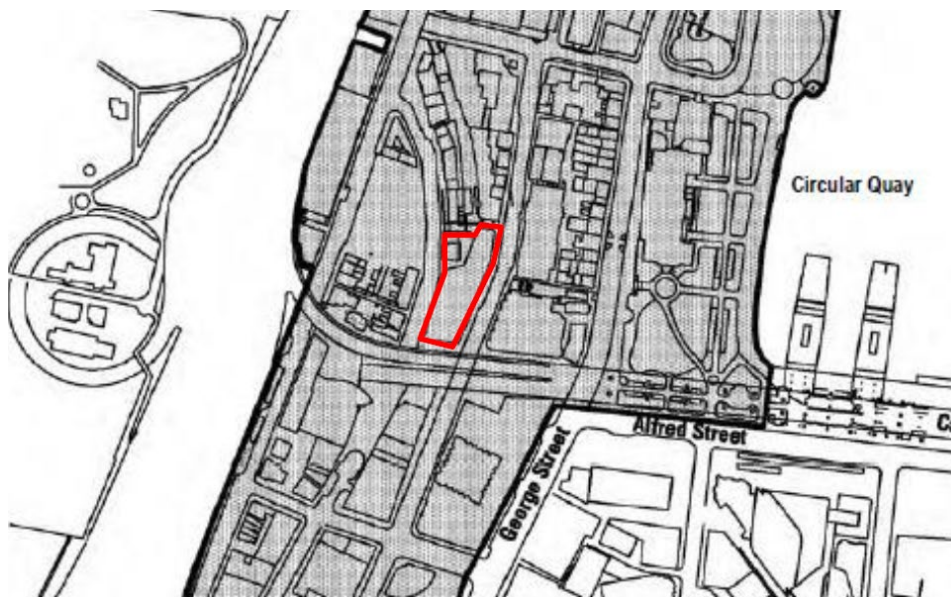


Figure 4 - Curtilage of The Rocks Heritage Conservation Area

Source: *The Rocks Heritage Management Plan Volume 1*. Sydney Harbour Foreshore Authority

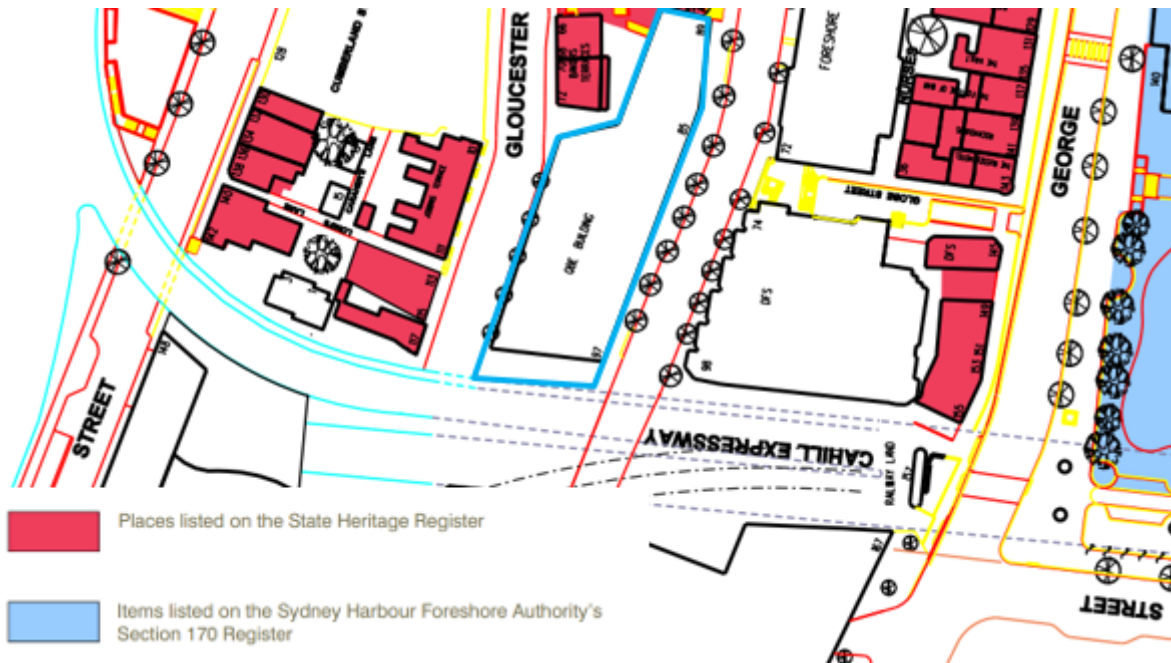


Figure 5 - Map of Heritage Listings in The Rocks. Showing the subject site in blue.

Source: *The Rocks Heritage Management Plan Volume 1*. Sydney Harbour Foreshore Authority

HERITAGE IMPACT ASSESSMENT

The below observations have been prepared with reference to the overarching aims related to heritage conservation set out in the Sydney DCP 2012 and the Baker's Terrace CMP prepared by Urbis.

- **Raising Bakers Terrace basement FFLs by approx. 200mm to avoid impacts on archaeology. Associated with this, one additional tread has been added to the Cambridge Place steps to align with revised FFLs.**

This item of work is a positive conservation action to ensure that any sub surface deposits are undisturbed. It also allows for the retention of the existing natural bedrock profile, which during construction has been found to be at a higher level than originally anticipated. This would not have any impacts on existing openings and would have no detrimental impacts on the character of the place overall.

- **Reverting raised floor level in the BT68 bedrooms (as per originally submitted and approved DA).**

This item of work was previously approved under the original SSD. There is no heritage impact associated with this item of work in addition to any generated under the item as previously approved.

- **Removing walls which were previously assigned heritage significance (before it was known they are 1990s infill).**

Three walls on basement and ground floor of Baker's Terrace were found to be of late 20th century construction when existing skin (basement level) and plaster (first floor) were removed. Refer images below. These previously obscured walls, which were previously graded as exceptionally significant (based on the assumption that they were original) are found to have no significance given they represent recent fabric. Their removal is therefore acceptable from a heritage perspective.



Figure 6 – Previously obscured later brick wall to basement level.



Figure 7 – Previously obscured later brick wall to basement level.

- **Kitchen layout in BT68 has been redesigned to cater to heritage limitations for the window sill heights. No external profile (façade) or GFA amendments.**

This item of work is a positive conservation action. The windowsill heights are identified to be of significance given they directly relate to the pattern of fenestration on the principal facades. Therefore, they are advised to be retained at the existing height. The approved kitchen layout is proposed to be modified to respond to the height of the sills. There is no change to any facades as a result of this item of work.

- **Basement car parking modifications:**

- Redistribution of accessible car spaces in basement Level 1 and 2.
- General redistribution of basement Level 1 and 2 storage.
- Fire services tank relocated out of the basement to a DtS location for FRNSW. The space for the tank will be an empty undercroft.

These three items of work proposed under this modification are not located in the areas of heritage significance. They are located entirely within new, approved structures and therefore have no ability to impact on the significance of Baker's Terrace or the Conservation Area generally. They also do not propose any change to the area nominated for excavation and will not have any additional archaeology impacts.

CONCLUSION

This addendum to SSD 7037 Modification 3 seeks minor amendments resulting from additional information uncovered as the construction process progresses and detailed design development. It is considered that the proposed works are minor and would have no heritage impact. The works are supported from a heritage perspective.

Please do not hesitate to contact the undersigned if you require anything further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Alexandria".

Alexandria Barnier
Senior Consultant

