

271-273 Alfred Street, North Sydney

Statement of Heritage Impact

FINAL REPORT

Prepared for Tara Shore Pty Ltd ATF John Taylor Family Trust

1 July 2026

Biosis offices

New South Wales

Albury

Phone: (02) 6069 9200

Email: albury@biosis.com.au

Gosford

Phone: (02) 9101 8700

Email: gosford@biosis.com.au

Newcastle

Phone: (02) 4911 4040

Email: newcastle@biosis.com.au

Sydney

Phone: (02) 9101 8700

Email: sydney@biosis.com.au

Western Sydney

Phone: (02) 9101 8700

Email: sydney@biosis.com.au

Wollongong

Phone: (02) 4201 1090

Email: wollongong@biosis.com.au

Victoria

Ballarat

Phone: (03) 5304 4250

Email: ballarat@biosis.com.au

Melbourne

Phone: (03) 8686 4800

Email: melbourne@biosis.com.au

Wangaratta

Phone: (03) 5718 6900

Email: wangaratta@biosis.com.au



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Prepared by:	Sakia Ahmed
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Executive Summary

Biosis Pty Ltd (Biosis) was commissioned by Tara Shore Pty Ltd ATF John Taylor Family Trust (the Applicant) to prepare a Statement of Heritage Impacts (SoHI) of 271-273 Alfred Street, North Sydney New South Wales (NSW) (the study area). The study area is located in the North Sydney Local Government Area (LGA) approximately 2.4 kilometres north-west of the Sydney Central Business District (CBD).

The proposed works are a State Significant Development (SSD) (SSD application number: SSD-103541730 issued 12 February 2026) that fall under the Planning Secretary's Environmental Assessment Requirements (SEARs).

This SoHI accompanies an Environmental Impact Statement (EIS) pursuant to Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) in support of a State Significant Development Application (SSDA) (SSD-103541730) for the for approval for a 37-storey mixed-use housing development.

The SoHI has been prepared in response to the SEARs and North Sydney Council (Council) and Agency advice issued for the project.

Response to project SEARs requirements

SEARs Requirement	Issue and Assessment requirements	Documentation	Section of report where response is provided
22 – Environmental Heritage	Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	- Statement of Heritage Impact - Archaeological Assessment	This SoHI addresses the Statement of Heritage Impact component of this requirement. A HAA letter has been prepared as a separate report to this SoHI.
H – Heritage impact	The site is flanked by the Whaling Road Heritage Conservation Area immediately to its north and east. This area contains 60 individual heritage items. Any proposal should therefore be sensitively designed to protect and respect the heritage significance of its surroundings. 12. It is recommended the SEARs require the heritage impact assessment to: a) assess the cumulative heritage impacts of the proposed built form and applicable planning controls on the heritage significance and setting of adjoining and nearby heritage items and conservation areas b) demonstrate the relationship between the proposed building massing, scale, and design and the adjacent heritage items and conservation areas, including how the proposal responds to the heritage context and achieves an appropriate scale and character c) engage and respond to Clause 5.10 of the North Sydney LEP. d) engage and respond to Part B, Section 13 of the <i>North Sydney Development Control Plan 2025</i> (North Sydney DCP)		

The SoHI has been prepared in accordance with the *Heritage Act 1977* (Heritage Act) and *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)*.¹ This report has been prepared in accordance with the *Guidelines for preparing a statement of heritage impact*.² The report assesses the impacts of the proposed project on the heritage significance of environmental heritage (heritage items or heritage conservation areas listed on a statutory heritage list). The objectives of this SoHI have been to:

- Confirm if there is environmental heritage in the study area.
- Identify any heritage items or heritage conservation areas in the vicinity of the study area
- Assess the proposed project's potential impacts on the heritage values of heritage items.
- Recommend measures to mitigate any significantly adverse heritage impacts on items of environmental heritage.

This SoHI includes an assessment of impacts to items listed on heritage registers and in the vicinity which are likely to be affected by the proposal, either directly or indirectly.

The study area contains heritage items listed on the on the *North Sydney Local Environmental Plan 2013* (North Sydney LEP).

The study area is in the vicinity of the following items listed on the North Sydney LEP:

- Whaling Road Heritage Conservation Area (HCA) (Item no CA21) is located approximately 9 metres from the study area.
- House (Item no I1007) at 1 Whaling Road, North Sydney and is located approximately 120 metres south-east from the study area.
- House (Item no I1008) at 3 Whaling Road, North Sydney and is located approximately 130 metres south-east from the study area.
- House (Item no I1009) at 5 Whaling Road, North Sydney and is located approximately 140 metres south-east from the study area.
- House (Item no I0794) at 2 Bray Street, North Sydney and is located approximately 450 metres north from the study area.
- House (Item no I0929) at 18 Neutral Street, North Sydney and is located approximately 280 metres north-east from the study area.

Proposed project

The proposal was declared SSD in in State Significant Declaration Order (No.15) 2025 (the Order), which specified that the development detailed in EOI No.279422, including a mixed-use development located at the site be declared as SSD. The Order enables SSD-103541730 to be undertaken via the HDA pathway, including a concurrent rezoning proposal to the North Sydney LEP.

The proposal involves two components: the SSDA and the concurrent rezoning of the site.

The SSDA component seeks consent for:

- Demolition of the existing building on the site;

¹ Australia ICOMOS 2013

² DPE 2023a

- Construction of a 38-storey mixed use development, comprising:
 - 9 levels of basement car parking, comprising plant and bicycle storage area;
 - Commercial tenancies on Level 2;
 - Residential uses on levels 3 and above, comprising 95 apartments.
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.
- Lot amalgamation and stratum subdivision of the site.

The rezoning component seeks consent to amend the North Sydney LEP, comprising:

- Rezone the land use zone of the site from E2 Commercial Centre to MU1 Mixed Use;
- Amend the maximum building height from 13m to Reduced Level (RL) 166.5m;
- Amend the maximum floor space ratio from 3.5:1 to 13.9:1; and
- Introduce a site-specific clause requiring 15% of residential Gross Floor Area (GFA) to be used as affordable housing and managed by a CHP for a period of at least 15 years.

Summary of impact to heritage items

The proposed development has been assessed having regard to the nature of the subject site, the characteristics and significance of nearby heritage items, and the broader precinct context, and it is concluded that no direct physical impacts will occur, with any potential impacts limited to indirect visual effects that are acceptable within the evolving urban setting. The site is not identified as a heritage item under the North Sydney LEP, and the existing commercial building has been assessed as having no heritage significance and does not contribute to the character or significance of the Whaling Road HCA. The proposal involves demolition of this non-significant structure and redevelopment of the site; accordingly, as no heritage fabric exists on the site, no works are proposed to any heritage-listed item, and the site is physically separated from all identified heritage items by distances of approximately 120m to 450m, there will be no removal, alteration or disturbance of heritage fabric, nor any impact on the integrity, curtilage or spatial configuration of nearby heritage items. On this basis, the proposal will not result in any direct impact on environmental heritage.

Potential impacts are therefore limited to indirect visual and contextual effects associated with the introduction of a 37-storey built form within proximity to the Whaling Road HCA and individually listed dwellings along Whaling Road, Bray Street and Neutral Street. In assessing these impacts, it is noted that the substantial separation distances ensure that the development is not experienced as part of the immediate setting of these heritage items. The locality is already characterised by a mix of high-density commercial development and major infrastructure, including the Bradfield Highway and Warringah Freeway, within which the HCA currently exists, establishing a context where the juxtaposition of high-rise and low-scale heritage fabric is an established and expected condition. Any visual change will primarily occur in longer-range or oblique views, where the proposed building will be perceived as part of the broader North Sydney skyline rather than as an element of the heritage streetscape. At a local level, the significance of the HCA and nearby heritage items is primarily derived from their internal streetscape qualities, including consistent low-scale built form, subdivision pattern and landscape character, all of which will remain unaffected by the proposal. While the building will be visible in the background of some views, it will not dominate or overwhelm heritage items in their immediate context, interrupt key or significant sightlines, or diminish the ability to interpret and appreciate their heritage values.

The proposal is further considered within the context of the Alfred Street Precinct Masterplan, which anticipates increased density and a coordinated approach to built form outcomes as part of a planned urban transition. Within this framework, higher-density development is concentrated within and around the North Sydney CBD, while adjacent heritage areas are retained and continue to function as lower-scale residential enclaves. The proposed development is consistent with this emerging built form character and benefits from a coordinated planning approach that mitigates the risk of ad hoc or visually intrusive outcomes. Importantly, the proposal provides a more resolved and considered transition between the scale of the CBD and the HCA than the existing development, supported by improved design articulation, massing and landscape integration.

Overall, the assessment finds that there will be no direct physical impacts on heritage items or conservation areas, and that indirect impacts are limited to minor visual changes within the broader urban context. The setting, curtilage and streetscape of the Whaling Road HCA and nearby heritage items will remain intact, and their heritage significance and interpretability will be preserved. Accordingly, the overall heritage impact of the proposal is assessed as minor, indirect and acceptable within the context of a strategically planned and evolving inner-city precinct.

Conclusion

The proposed development has been carefully designed to respond to its heritage context while supporting strategic planning objectives for the Alfred Street Precinct Masterplan. With no direct impacts and only minor, managed visual changes, the proposal will retain the significance, integrity and appreciation of nearby heritage items and is considered acceptable from a heritage perspective.

Contents

Executive Summary	ii
Contents	vi
Definitions	ix
1 Introduction	1
1.1 Project background	1
1.2 Site context	2
1.3 Scope of assessment	2
1.4 Proposed project	2
1.5 Limitations	3
2 Statutory framework	6
2.1 <i>Environment Protection and Biodiversity Conservation Act 1999</i>	6
2.2 <i>NSW Heritage Act 1977</i>	6
2.2.1 State Heritage Register	6
2.2.2 Section 170 Heritage and Conservation Registers	7
2.3 <i>Environmental Planning and Assessment Act 1979</i>	7
2.3.1 Environmental Planning Instruments	7
2.3.2 North Sydney Local Environmental Plan 2013	7
2.3.3 North Sydney Development Control Plan 2025	8
2.4 Summary of heritage listings	9
3 Historical context	12
3.1 Historical development of the study area	12
19th century developments	12
20th century developments	16
4 Physical analysis	22
4.1 Site description	22
4.2 Views to and from the study area	22
4.3 Physical description	25
4.3.1 Whaling Road Heritage Conservation Area	25
4.3.2 House	27
4.3.3 House	27
4.3.4 House	27
4.3.5 House	28
4.3.6 House	28
5 Significance assessment	30
5.1 Statement of significance	30
5.1.1 Whaling Road Heritage Conservation Area	30

5.1.2	House.....	30
5.1.3	House.....	31
5.1.4	House.....	32
5.1.5	House.....	33
5.1.6	House.....	33
6	Proposed works	36
6.1	Project description.....	36
6.2	Referenced documentation.....	36
7	Assessment of impacts.....	43
7.1	Discussion of heritage impacts.....	43
7.1.1	Matters for consideration	43
7.1.2	Consideration for specific works	46
8	Summary and mitigation measures	50
8.1	Summary of impacts.....	50
8.2	Conclusion.....	51
	References.....	52
	Appendices	55
Appendix 1	Heritage inventory sheets	56

Tables

Table 1	Response to project SEARs requirements	1
Table 2	Summary of heritage listings in the vicinity to the study area	10
Table 3	Referenced documentation describing the proposal	36
Table 4	Questions to be considered in a statement of heritage impact.....	47

Figures

Figure 1	Location of the study area	4
Figure 2	Study area detail	5
Figure 3	Location of heritage items in the vicinity.....	11
Figure 4	1839 Map of James Milson's 50 acre-grant showing the study area outlined in orange (Source: Office of the Registrar-General 1839)	12
Figure 5	c. 1860s Parish Map of Willoughby showing the study area outlined in orange (Source: Gibbs, Shallard & Co. Litho 1860s)	13
Figure 6	c. 1860s subdivision plan of the North Shore showing the study area outlined in orange with four new subdivided lots contained within the study area (Source: Publisher not identified c. 1860s).....	14
Figure 7	1874 subdivision map showing an alternative lot plan to the c. 1860s plan above (Source: Publisher not identified 1874)	14
Figure 8	1970 map of PA 46546 showing the 1876 subdivision of the study area into three lots 7, 8, and 9 (Source: NSW Land Registry Services 1970)	15

Figure 9	1891 Sydney Water Board Map showing the study area outline in orange (Source: Sydney Water Board Maps 1891)	16
Figure 10	1918 Crown Plan N85.2550 showing no new structures facing Alfred Street with the brick property wall (Source: Office of the Registrar-General 1918)	17
Figure 11	1930 aerial image showing the study area outline in orange (Source: NSW Spatial Services 1930).....	18
Figure 12	1943 aerial showing the study area outline in orange(Source: NSW Spatial Services 1943).....	19
Figure 13	1955 aerial image showing the study area outline in orange with few changes visible (Source: NSW Spatial Services 1955)	19
Figure 14	1971 aerial image showing the study area outline in orange with two new multi-storey buildings (Source: NSW Spatial Services 1971)	20
Figure 15	Current aerial image showing the study area outline in orange (Source: NSW Spatial Services 2025).....	21
Figure 16	View to the Sydney Harbour Bridge and Bradfield highway corridor from the study area looking south-west	23
Figure 17	View from the study area to Alfred Street looking south	23
Figure 18	View to the study area and Whaling road Conservation Area from the Whaling Road looking north-west.....	24
Figure 19	View to the rear of the study area from Little Alfred Street from Whaling Road Conservation Area looking north-west	24
Figure 20	View to the study area from the Whaling Road Conservation Area looking north-east	25
Figure 21	View to the Whaling Road Conservation Area from the study area looking south-east	26
Figure 22	View to the Whaling Road Conservation Area from Little Alfred Street looking north-east	26
Figure 23	View of the heritage item House (1,3 and 5 Whaling House) from Whaling Road looking south.....	28
Figure 24	View to the heritage item House (2 Bray Street) from the study area looking north	Error!
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Figure 25	View to the heritage item House (18 Neutral Street) and Whaling Road Heritage conservation area from Little Alfred Street from the rear of the study area looking north	29
Figure 26	Ground Floor Plan (Source: (OCG 2026a)	38
Figure 27	East Elevations (Source: (OCG 2026a)	39
Figure 28	South Elevations (Source:(OCG 2026a)	40
Figure 29	West Elevations (Source:(OCG 2026a).....	41
Figure 30	North Elevations (Source:(OCG 2026a)	42

Definitions

Biosis	Biosis Pty Ltd
BMV	BMV Developments Pty Ltd
c.	Circa
CBD	Central Business District
CHL	Commonwealth Heritage List
Council	North Sydney Council
DCP	North Sydney Development Control Plan 2025
DP	Deposited Plan
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
EPIs	Environmental Planning Instruments
GFA	Gross Floor Area
HAA	Historical Archaeological Assessment
HCA	Heritage Conservation Area
HDA	Housing Delivery Authority
Heritage NSW	Heritage NSW, Department of Climate Change, Energy, the Environment and Water
Heritage Act	<i>Heritage NSW 1977</i>
LEP	North Sydney Local Environmental Plan 2013
NHL	National Heritage List
NSW	New South Wales
RL	Reduced Level
SHR	State Heritage Register
SEAR	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development
SSDA	State Significant Development Application
Study area	271-273 Alfred Street North North Sydney 2060 comprising of Lot 1 DP 532504 and SP6830
The Applicant	Tara Shore Pty Ltd ATF John Taylor Family Trust
The Order	State Significant Declaration Order (No.15) 2025
TOD	Transport Oriented Development

1 Introduction

1.1 Project background

Biosis was commissioned by the Applicant to prepare a SoHI for the proposed project at 271-273 Alfred Street, North Sydney (the study area) (Figure 1 and Figure 2). This SOHI accompanies an EIS pursuant to Part 8 of the EP&A Regulation, in support of a SSDA (SSD-103541730) for approval for a 37-storey mixed-use housing development.

The SOHI has been prepared in response to the SEARs requirements and Council and Agency advice (Table 1). The SoHI has been prepared in accordance with the Heritage Act and the Burra Charter.³

Table 1 Response to project SEARs requirements

SEARs Requirement	Issue and Assessment requirements	Documentation	Section of report where response is provided
22 – Environmental Heritage	Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	- Statement of Heritage Impact - Archaeological Assessment	This SoHI addresses the statement of heritage impact component of this requirement.
H – Heritage impact	The site is flanked by the Whaling Road Heritage Conservation Area immediately to its north and east. This area contains 60 individual heritage items. Any proposal should therefore be sensitively designed to protect and respect the heritage significance of its surroundings. 12. It is recommended the SEARs require the heritage impact assessment to: a) assess the cumulative heritage impacts of the proposed built form and applicable planning controls on the heritage significance and setting of adjoining and nearby heritage items and conservation areas b) demonstrate the relationship between the proposed building massing, scale, and design and the adjacent heritage items and conservation areas, including how the proposal responds to the heritage context and achieves an appropriate scale and character c) engage and respond to Clause 5.10 of the North Sydney LEP. d) engage and respond to Part B, Section 13 of the <i>North Sydney Development Control Plan 2025</i> (North Sydney DCP)		A HAA letter has been prepared as a separate report to this SoHI.

³ Australia ICOMOS 2013

1.2 Site context

The study area is located within the suburb of North Sydney, North Sydney LGA and approximately 2.4 kilometres north-west of the Sydney CBD (Figure 1). It encompasses 1042 square metres of private land and the adjacent road reserves. It is currently zoned E2 - Commercial Centre. It encompasses Lot 1 DP 532504 (271 Alfred Street) and SP6830 (273 Alfred Street). The site has a dual frontage of 23 metres on Alfred Street and a secondary frontage of 22 metres on Little Alfred Street. Pedestrian access to the site is available from both frontages, with vehicle access provided from Little Alfred Street. The existing building on the site is a three-storey commercial building.

1.3 Scope of assessment

This report was prepared in accordance with current heritage guidelines including

- *Guidelines for preparing a statement of heritage impact*.⁴
- *Assessing heritage significance*.⁵
- the *Australia ICOMOS Burra Charter, 2013*.⁶

The following is a summary of the major objectives of the assessment:

- Identify heritage items associated with the study area and the immediate vicinity.
- Assess the impact of the proposed works on the heritage items identified.
- Recommend measures to avoid or mitigate any adverse impacts on any heritage items.

1.4 Proposed project

The proposal was declared SSD in the Order, which specified that the development detailed in EOI No.279422, including a mixed-use development located at the site be declared as SSD. The Order enables SSD-103541730 to be undertaken via the HDA pathway, including a concurrent rezoning proposal to the North Sydney LEP.

The proposal involves two components: the SSDA and the concurrent rezoning of the site.

The SSDA component seeks consent for:

- Demolition of the existing building on the site;
- Construction of a 38-storey mixed use development, comprising:
 - 9 levels of basement car parking, comprising plant and bicycle storage area;
 - Commercial tenancies on Level 2;
 - Residential uses on levels 3 and above, comprising 95 apartments.
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

⁴ DPE 2023a

⁵ DPE 2023b

⁶ Australia ICOMOS 2013

- Lot amalgamation and stratum subdivision of the site.

The rezoning component seeks consent to amend the North Sydney LEP, comprising:

- Rezone the land use zone of the site from E2 Commercial Centre to MU1 Mixed Use;
- Amend the maximum building height from 13m to Reduced Level (RL) 166.5m;
- Amend the maximum floor space ratio from 3.5:1 to 13.9:1; and

1.5 Limitations

This report is based on the established significance of the item as outlined in the listing page on the State Heritage Inventory (SHI).

Limited historical research was undertaken for this report. It is possible that further historical research or the emergence of new historical sources may support different interpretations of the evidence in this report.

An assessment of historical and Aboriginal archaeology and impacts have not been included in this report. Refer to the HAA letter⁷ and Aboriginal Due Diligence Assessment⁸ being prepared by Biosis.

⁷ Biosis 2026a

⁸ Biosis 2026b

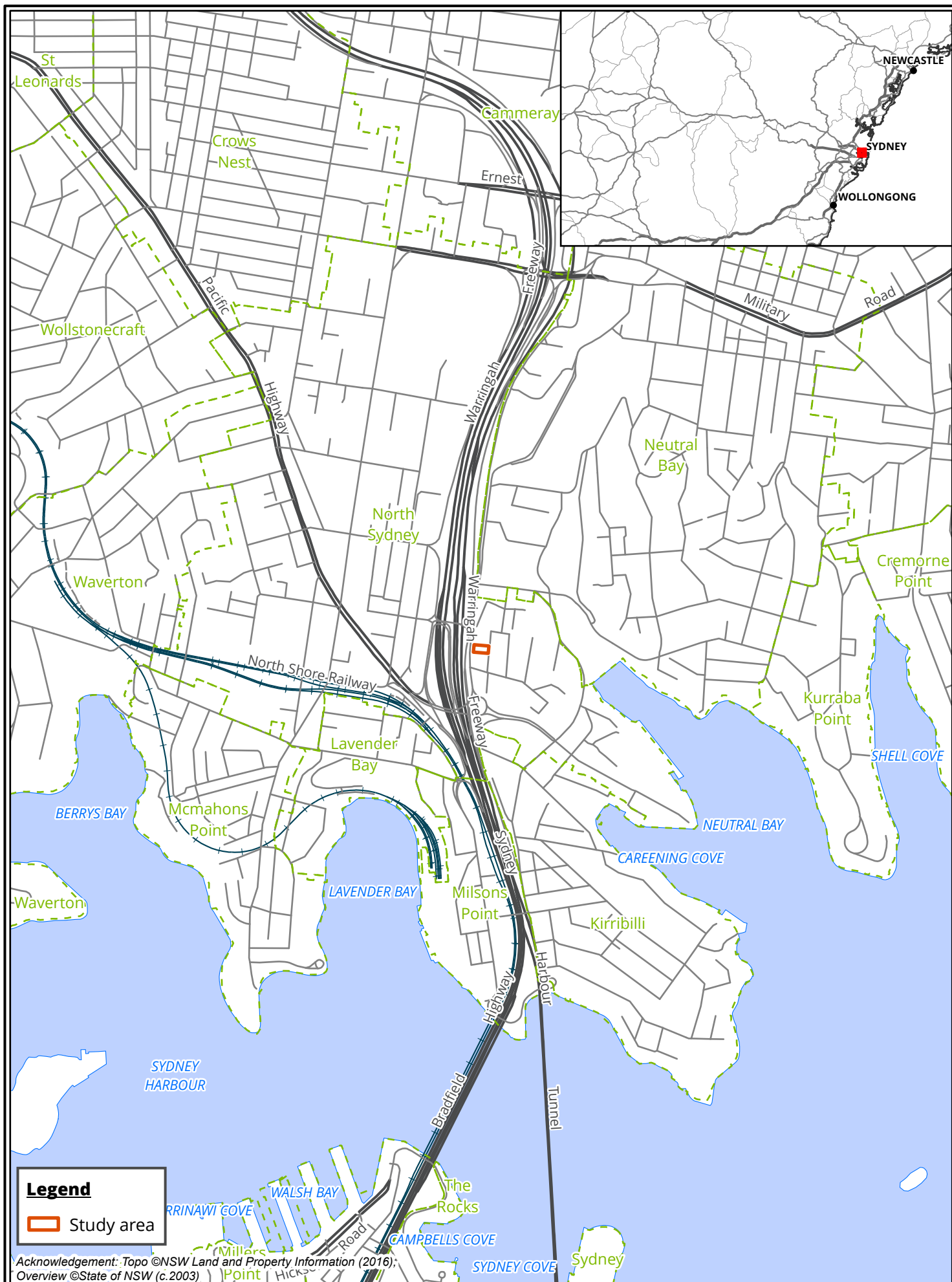
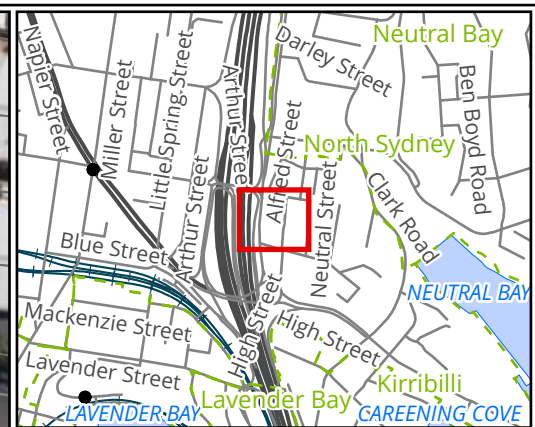
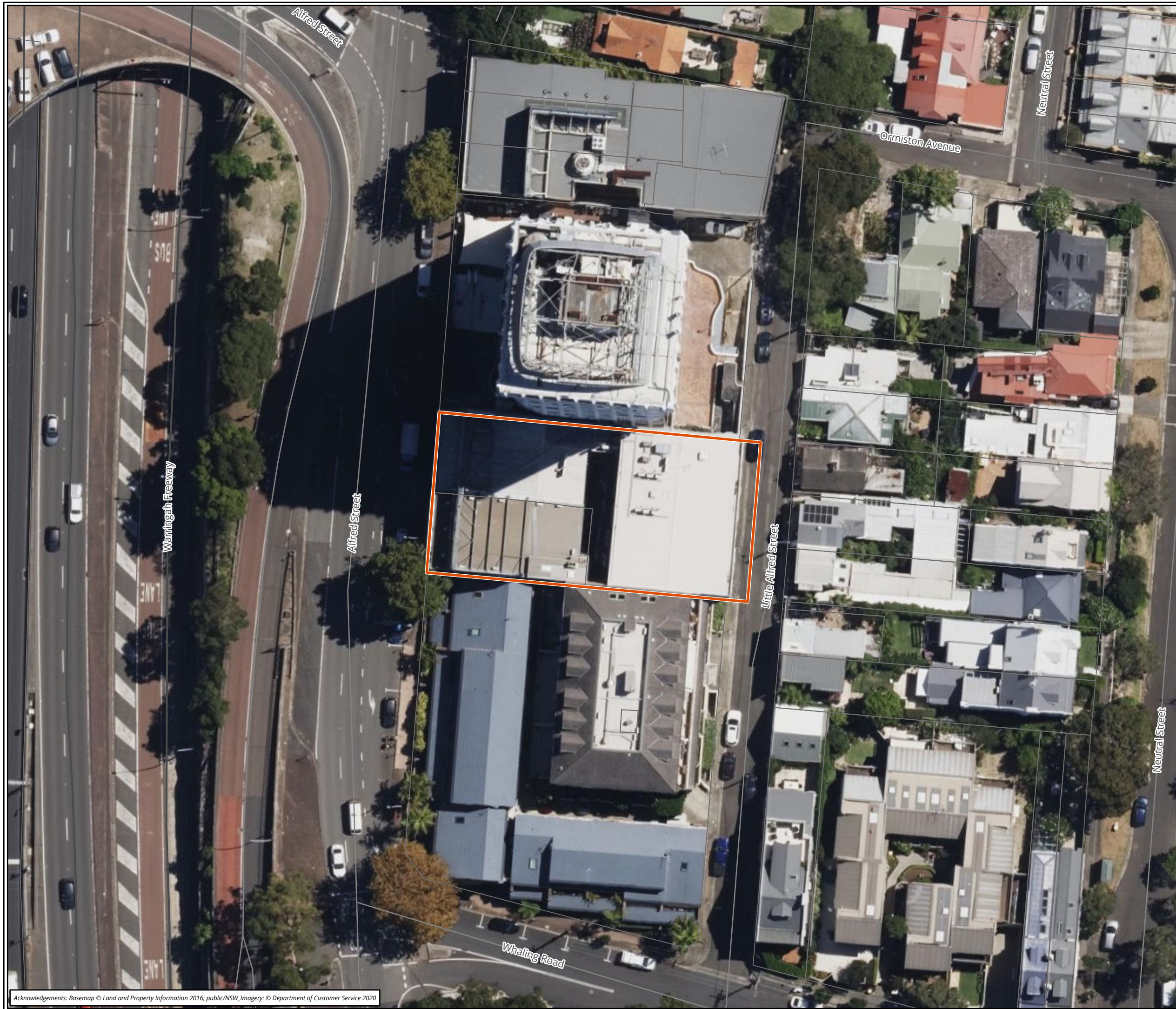


Figure 1 Location of the study area

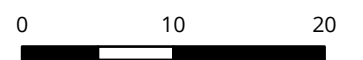
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Legend

- Study area
- Lot

Figure 2 Study area detail



Metres
Scale: 1:500@ A3
Coordinate System:
GDA2020 MGA Zone 56



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2 Statutory framework

In NSW heritage is managed in a three-tiered system: National, state and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage in the state.

2.1 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting the natural and cultural environment. The EPBC Act is administered by the Department of Climate change, energy, the Environment and Water. The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items which have been assessed to be of outstanding significance and define 'critical moments in our development as a nation'.
- The Commonwealth Heritage List (CHL) contains items which are natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing 'significant' heritage value.

A search of the NHL and CHL did not yield any results associated with the study area.

2.2 *NSW Heritage Act 1977*

Heritage in NSW is principally protected by the Heritage Act (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of:

those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance.

The Heritage Act is administered by the Heritage Council, under delegation by the Heritage Division, Heritage NSW, Department of Climate Change, Energy, the Environment and Water (Heritage NSW). The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Act provides a number of mechanisms by which items and places of heritage significance may be protected.

2.2.1 *State Heritage Register*

Protection of items of State significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the Heritage Act. A permit under Section 60 of the Heritage Act is required for works on a site listed on the SHR or subject to an Interim Heritage Order, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit.

Details of which minor works are exempted from the requirements to submit a Section 60 Application can be found in the 'NSW Government Gazette No 262 of 17 June 2022.' These exemptions replace all previous exemptions.

There are no items listed on the SHR within the study area.

The nearest SHR item is Sydney Harbour Bridge approach viaducts, arches and bays under Warringah Freeway located at Bradfield Highway and North Shore Railway Milsons Point NSW 2061 (SHR No 00781) and is located approximately 1.3 kilometres north from the study area.

2.2.2 Section 170 Heritage and Conservation Registers

Section 170 of the Heritage Act requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage Division guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There are no items within the study area that are entered on a State government instrumentality Section 170 Register.

2.3 Environmental Planning and Assessment Act 1979

2.3.1 Environmental Planning Instruments

The EP&A Act provides for the making of Environmental Planning Instruments (EPIs) including state Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs). The principal LEP that applies to the study area's land is the *North Sydney Local Environmental Plan 2013*⁹ (North Sydney LEP).

2.3.2 North Sydney Local Environmental Plan 2013

The North Sydney LEP's Heritage Conservation clause 5.10's objectives are to:

- (a) *to conserve the environmental heritage of North Sydney,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The environmental heritage is listed in Schedule 5 of the North Sydney LEP where it includes heritage items and heritage conservation areas.

Clause 5.10 (5) of North Sydney LEP's provides that:

Heritage assessment *The consent authority may, before granting consent to any development—*

- (a) *on land on which a heritage item is located, or*
- (b) *on land that is within a heritage conservation area, or*
- (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*

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

A heritage management document under clause 5.10(5) would ordinarily take the form of a SoHI.

⁹ NSW Government 2025

There are no heritage items listed under the North Sydney LEP within the study area, and the site is not located within a heritage conservation area.

The study area is in the vicinity of the following items listed on the North Sydney LEP:

- Whaling Road HCA (Item no CA21) is located approximately 9 metres from the study area.
- House (Item no I1007) at 1 Whaling Road, North Sydney and is located approximately 120 metres south-east from the study area.
- House (Item no I1008) at 3 Whaling Road, North Sydney and is located approximately 130 metres south-east from the study area.
- House (Item no I1009) at 5 Whaling Road, North Sydney and is located approximately 140 metres south-east from the study area.
- House (Item no I0794) at 2 Bray Street, North Sydney and is located approximately 450 metres north from the study area.
- House (Item no I0929) at 18 Neutral Street, North Sydney and is located approximately 280 metres north-east from the study area.

There are other heritage items relatively near to the study area, but these do not have visual or historical connections with the area.

The potential impacts of the proposed project on the heritage values of the heritage item are set out in Section 7.

2.3.3 North Sydney Development Control Plan 2025

The North Sydney DCP outlines controls to guide development. The North Sydney DCP supplements the provisions of the North Sydney LEP.

The following condition from the North Sydney DCP are relevant to the 'Section 4 Development in the Vicinity of Heritage Items' to the study area:¹⁰

Objectives

O1 Ensure that new work is designed and sited so as to not detrimentally impact upon the heritage significance of the heritage item and its setting.

Provisions

P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.

P2 Maintain significant public domain views to and from the heritage item.

P3 Ensure compatibility with the orientation and alignment of the heritage item.

P4 Provide an adequate area around the heritage item to allow for its interpretation.

P5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.

P6 Protect and allow interpretation of archaeological features (as appropriate and relevant).

¹⁰ North Sydney Council 2025

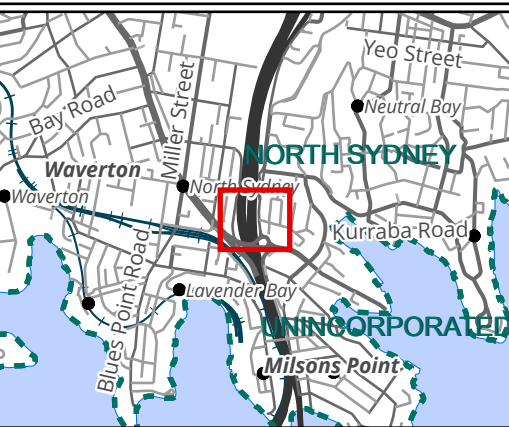
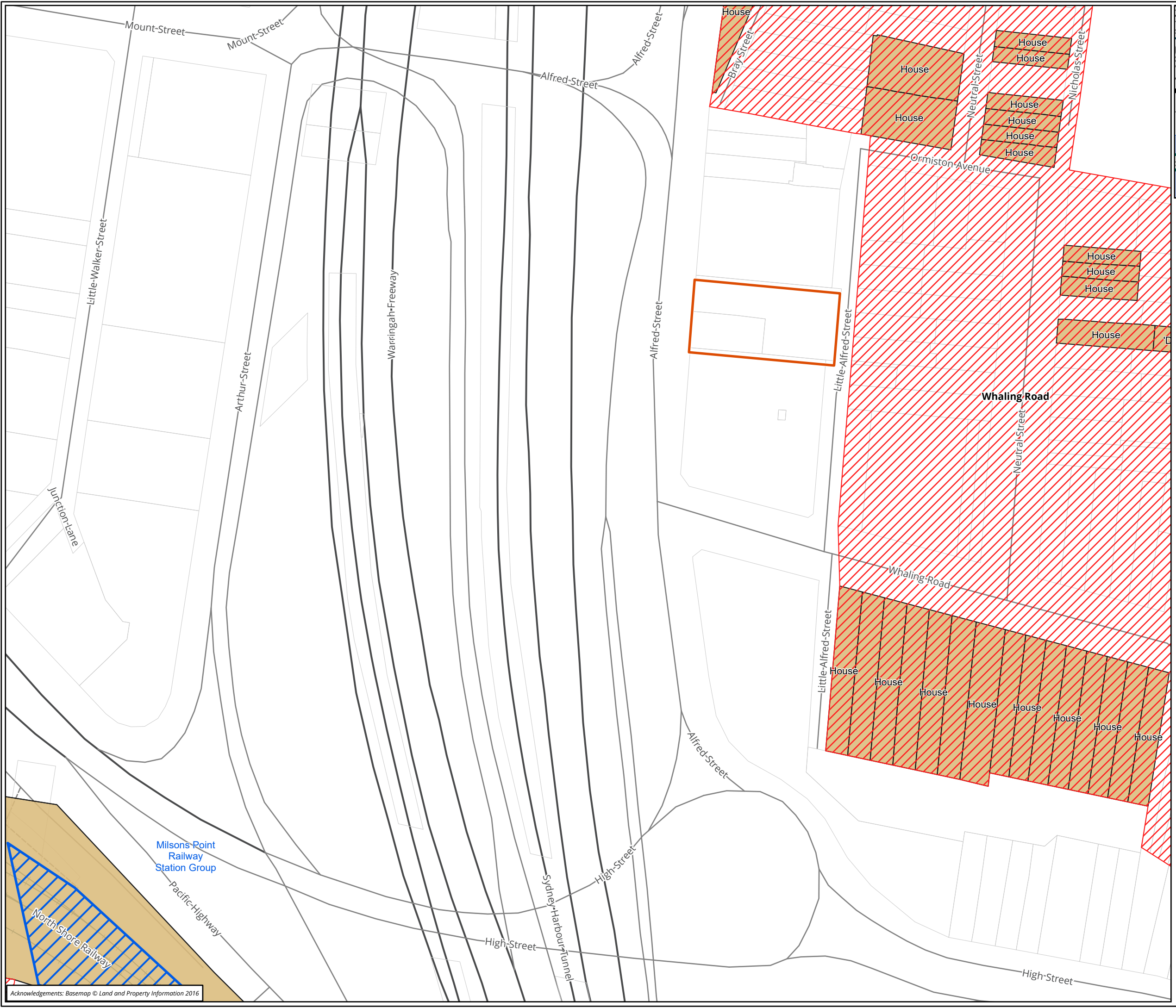
This SoHI is provided in satisfaction of the above controls and in satisfaction of the North Sydney LEP's clause 5 (Part 5.10).

2.4 Summary of heritage listings

A summary of heritage listings within and in the vicinity of the study area is presented in Table 2 and Figure 3.

Table 2 Summary of heritage listings in the vicinity to the study area

Item no.	Item name	Address	Significance
CA21	Whaling Road Heritage Conservation Area	North Sydney	Local
I1007	House	1 Whaling Road, North Sydney	Local
I1008	House	3 Whaling Road, North Sydney	Local
I1009	House	5 Whaling Road, North Sydney	Local
I0794	House	2 Bray Street, North Sydney	Local
I0929	House	18 Neutral Street, North Sydney	Local



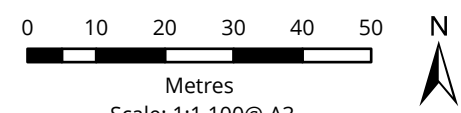
Legend

- Study area
- Lot
- State heritage item

Local Environmental Plan

- Conservation Area - General
- Item - General

Figure 3 Heritage items in the vicinity of the study area



Scale: 1:1,100@ A3
 Coordinate System: GDA2020 MGA Zone 56

biosis
 APEM Group

Matter: 44595, Date: 16 June 2026,
 Prepared for: SA, Prepared by: BM, Last edited by: benjamin.mcfadden
 Location: P:\44500s\44595\Mapping\44595_271_Alfred_Street_North_Sydney,
 Layout: 44595_HAA_F3_HeritageItems

3 Historical context

Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage resources which may be associated with the study area. The historical research places the history of the study area into the broader context of North Sydney.

3.1 Historical development of the study area

19th century developments

The study area is located within the 50-acre grant made to James Milson in 1839, located directly north of Ryan's grant (Figure 4).¹¹ Nicknamed the 'first pioneer' of North Sydney, Milson is known to have established a reservoir for watering ships and used the land to herd dairy cows—providing milk and beef to properties along Milsons Point and Castle Hill.¹² It is likely that Milson conducted timber getting on the property so that such pastoral pursuits were possible.¹³ A single dwelling is marked outside of the study area to the north-west.

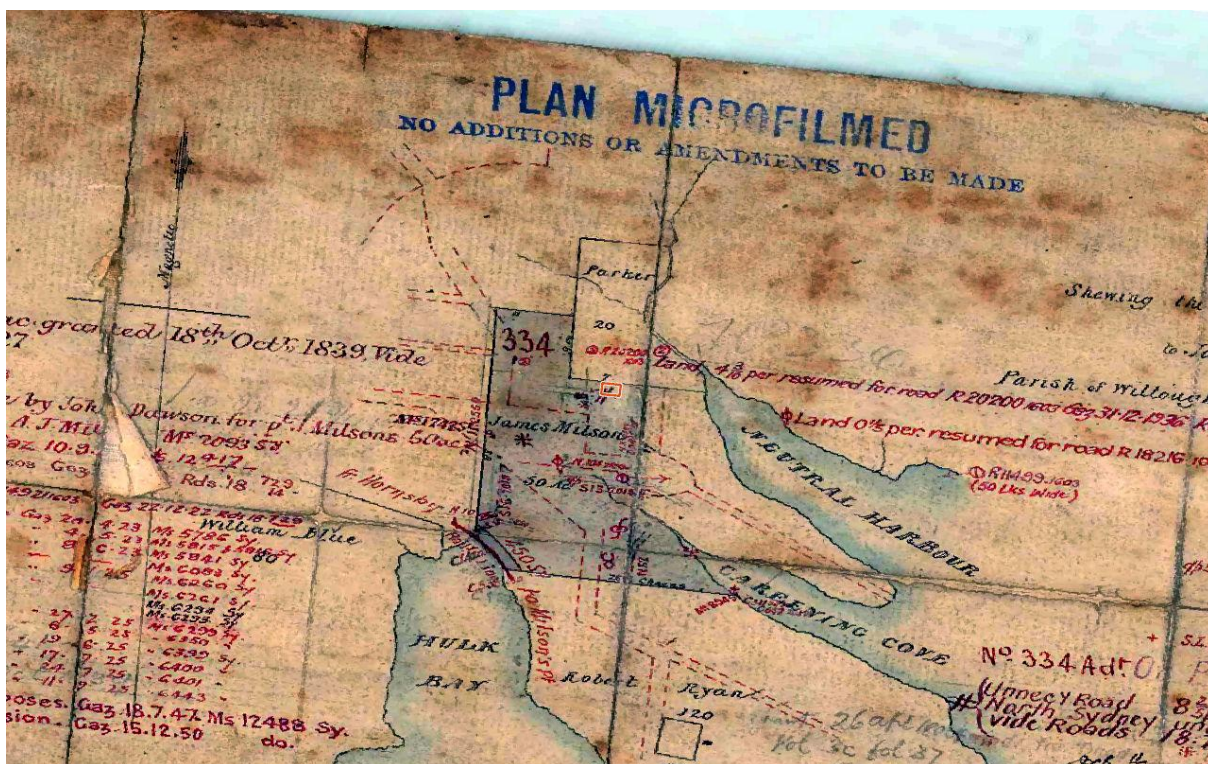


Figure 4 1839 Map of James Milson's 50 acre-grant showing the study area outlined in orange (Source: Office of the Registrar-General 1839)

¹¹ Urbis 2025

¹² Thorp 1999, p.8

¹³ Urbis 2025



Figure 6 c. 1860s subdivision plan of the North Shore showing the study area outlined in orange with four new subdivided lots contained within the study area (Source: Publisher not identified c. 1860s)



Figure 7 1874 subdivision map showing an alternative lot plan to the c. 1860s plan above (Source: Publisher not identified 1874)

Primary Application (PA) 46546 for DP 532504 indicates that the subdivision of Milson's grant was eventually finalised in 1876.¹⁴ The study area was contained within Lots 7, 8, and 9 of the subdivision (Figure 8) that appears to be more closely aligned with the 1860s plan (Figure 6) than the 1874 one (Figure 7). Little Alfred Street is marked as Eastwood Lane.

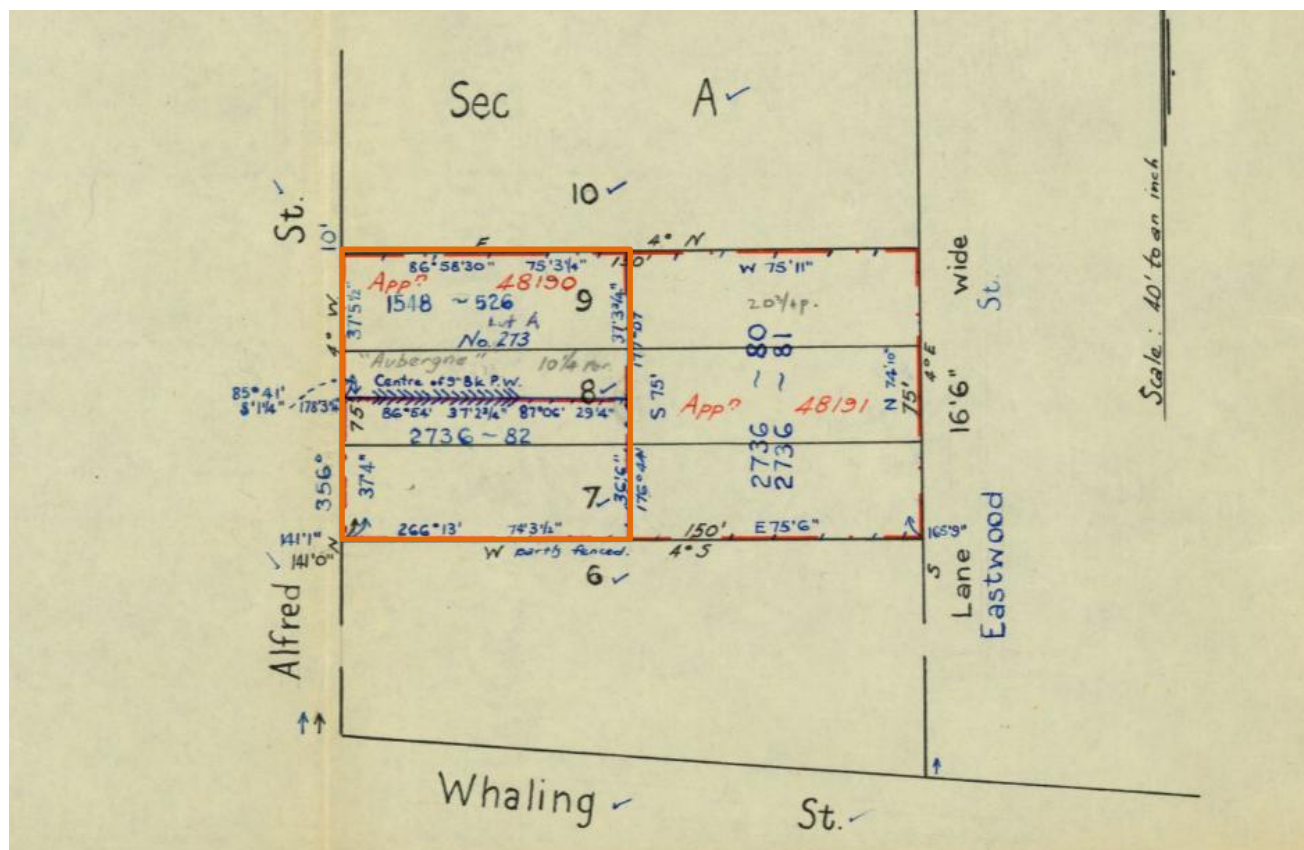


Figure 8 1970 map of PA 46546 showing the 1876 subdivision of the study area into three lots 7, 8, and 9 (Source: NSW Land Registry Services 1970)

An 1891 Sydney Water plan (Figure 9) notes that one dwellings and four outbuildings are extant within the study area, with a fence lines indicating a property boundary down the centre. This boundary is likely the "Centre of 9" Bk P.W."—likely a brick property wall —noted in PA 46546 (Figure 8). No structures were noted was extant within the PA description for Lot 8/9 and no map is provided.¹⁵

¹⁴ NSW Land Registry Services 1970

¹⁵ NSW Land Registry Services 1971

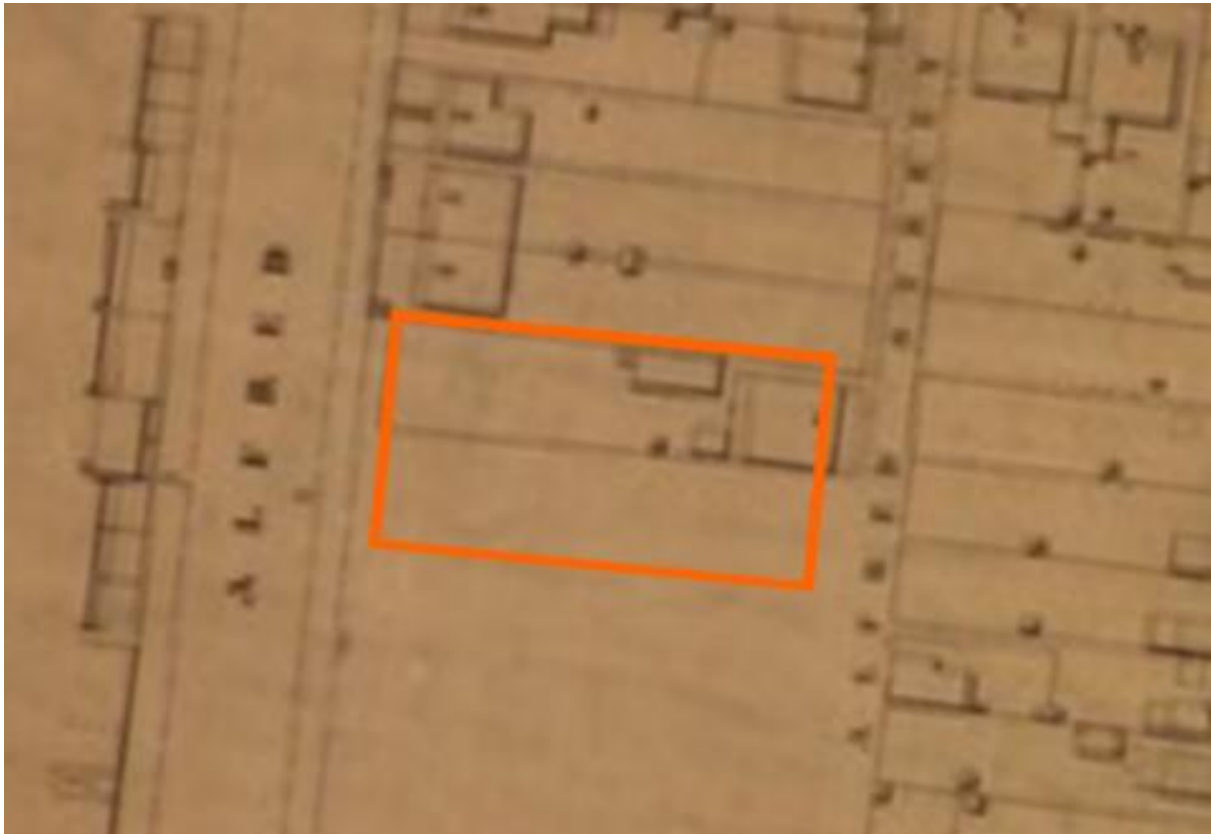


Figure 9 1891 Sydney Water Board Map showing the study area outline in orange (Source: Sydney Water Board Maps 1891)

As the property boundary noted in the Sydney Water plan does not align with the 1876 subdivision, it is therefore possible that the dwelling and four outbuildings pre-date this subdivision. However, no further documentary evidence that residential construction occurred within the study area between the earliest c. 1860s subdivision plan and 1876 were identified. For the purposes of this report, the earliest construction date for dwelling and four outbuildings has therefore been assessed as c. 1860s, although 1867 is a strong probability.

20th century developments

A 1918 Crown Plan for Alfred Street indicates that no new structures have been introduced to the study area facing Alfred Street by this time (Figure 10).

Although the 1930 imagery is too low quality to clearly define the structures extant within the study area (Figure 11), it appears that dwelling and outbuilding are extant at this time. Another, larger dwelling has also been constructed on the Alfred Street side.



Figure 11 1930 aerial image showing the study area outline in orange (Source: NSW Spatial Services 1930)

However, by 1943 (Figure 12) all structures defined by the 1891 Sydney Water plans appear to have been demolished, including the dwelling and all four outbuildings. In their place, a large garden associated with the large, two to three storey dwelling facing Albert Street is visible.(Figure 13).



Figure 12 1943 aerial showing the study area outline in orange (Source: NSW Spatial Services 1943)



Figure 13 1955 aerial image showing the study area outline in orange with few changes visible (Source: NSW Spatial Services 1955)

By 1970 (Figure 14), the dwelling and garden have been demolished and two multi-storey structures have been constructed in their place. Both remain extant in current aerial imagery (Figure 15), with the footprints covering all of the study area and the demolished structures.



Figure 14 1971 aerial image showing the study area outline in orange with two new multi-storey buildings (Source: NSW Spatial Services 1971)

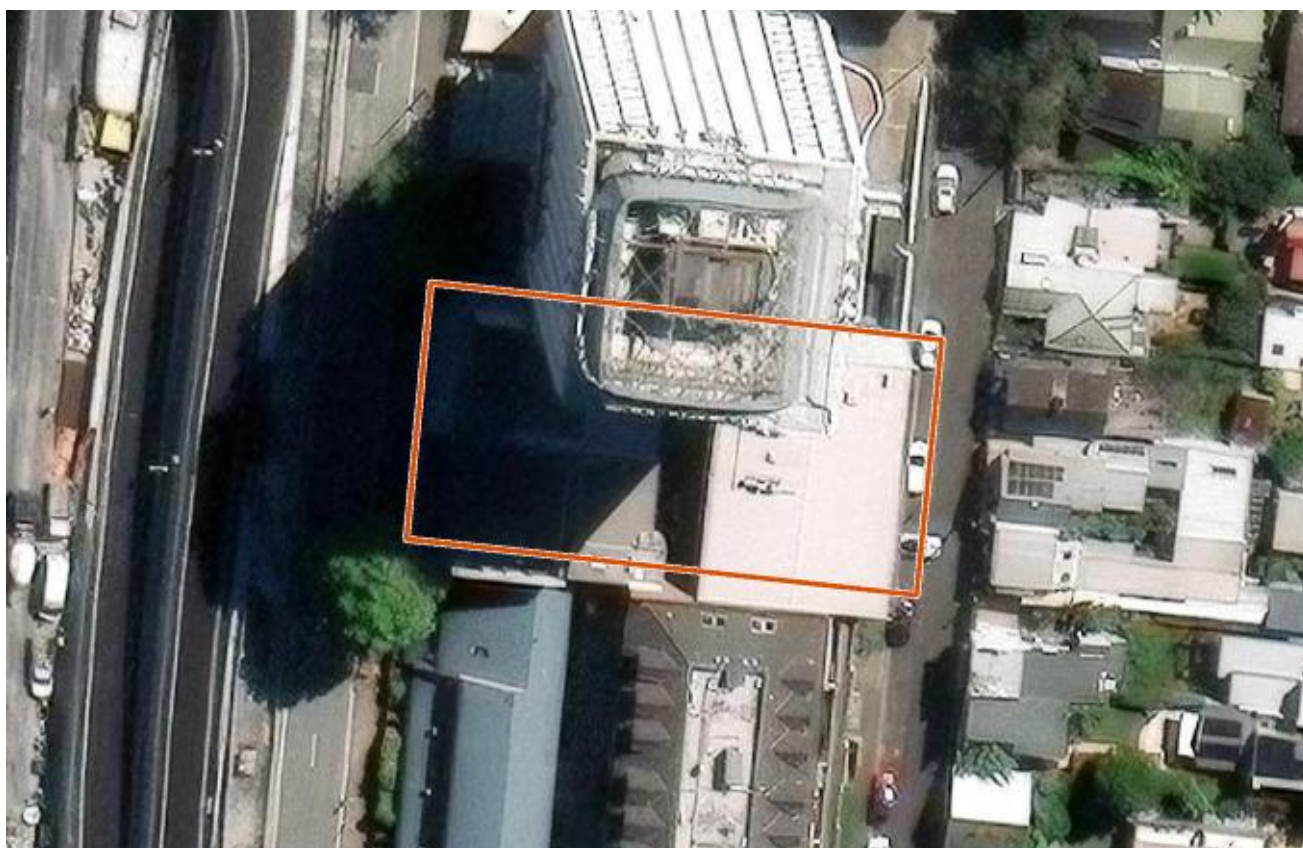


Figure 15 Current aerial image showing the study area outline in orange (Source: NSW Spatial Services 2025)

4 Physical analysis

A physical inspection of the study area was undertaken on 23 April 2026, attended by Sakia Ahmed (Built Heritage Consultant). The principal aims of the inspection were to identify heritage values associated with the study area; this included any heritage items or places and the current condition of the site.

4.1 Site description

The study area is located in the suburb of North Sydney, approximately 2.4 kilometres north-west of the Sydney CBD, within the North Sydney LGA. The subject site at 271–273 Alfred Street North is positioned on the eastern side of Alfred Street North, within a well-established commercial precinct characterised by a mix of mid- to high-rise office buildings, retail tenancies, and supporting commercial uses.

The site is rectangular in configuration with a primary frontage to Alfred Street North, a key arterial route that connects North Sydney to Milsons Point and the Sydney Harbour Bridge. Surrounding development reflects the area's longstanding role as a major commercial centre, with a combination of contemporary office towers and older commercial buildings contributing to a layered urban fabric. Ground-level activation is evident along the frontage, with retail and service-oriented uses enhancing pedestrian amenity.

The existing building on site presents as a mid-rise commercial structure, with a defined street wall and articulated façade addressing Alfred Street North. The building exhibits typical commercial characteristics, including regular fenestration, vertical and horizontal façade elements. Materials are generally consistent with commercial developments of its period, incorporating a mix of glazing, concrete, and applied finishes.

Topographically, the site follows the natural fall of the North Sydney peninsula, with a gentle slope generally descending toward the south and west in the direction of Sydney Harbour. The streetscape is highly urbanised, with wide footpaths, street tree planting, and established infrastructure supporting strong pedestrian movement and connectivity.

Overall, 271–273 Alfred Street North occupies a prominent and well-connected commercial site within a dense urban environment, characterised by strong transport accessibility, established infrastructure, and a cohesive commercial streetscape.

4.2 Views to and from the study area

It is important to analyse and describe views to and from the study area, in order to understand how the site is experienced within its broader urban context and how it contributes to the evolving character of the North Sydney. As the locality continues to transition from a predominantly low to mid rise built form to a higher-density mixed-use precinct, consideration of visual relationships assists in identifying how new development integrates with, frames, or alters the surrounding townscape.

Significant views to, from and within the study area, including streetscape views along Alfred Street, Little Alfred Street and broader district views within North Sydney, are described in this section and shown in Figure 16 - Figure 24.



Figure 16 View to the Sydney Harbour Bridge and Bradfield highway corridor from the study area looking south-west

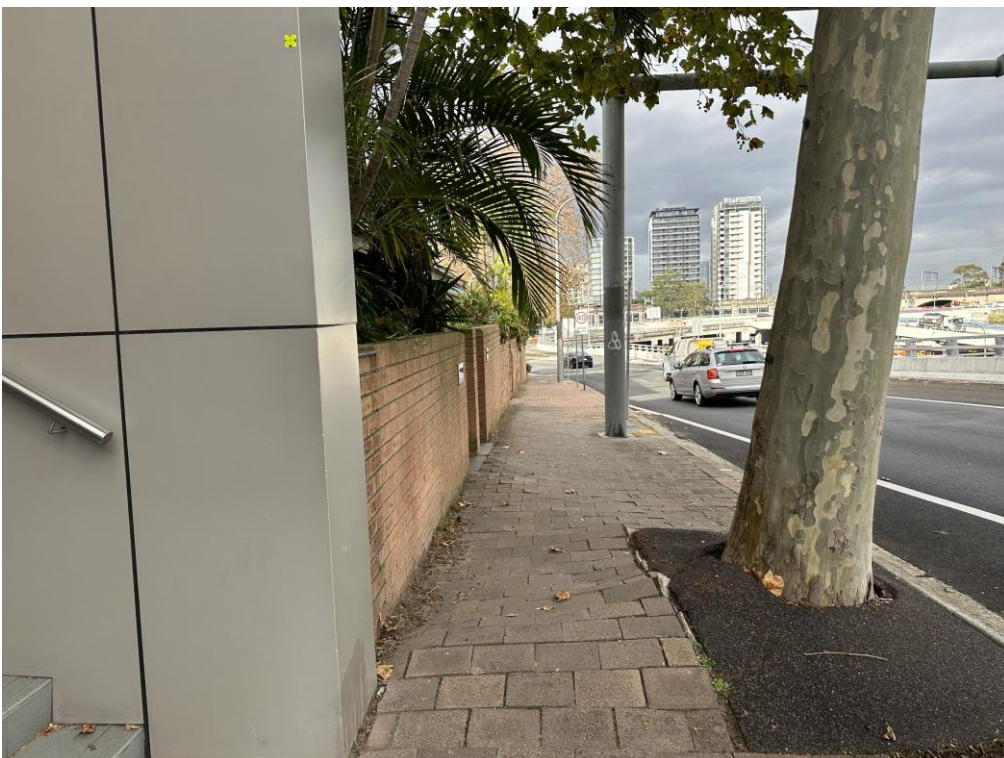


Figure 17 View from the study area to Alfred Street looking south



Figure 18 View to the study area and Whaling road Conservation Area from the Whaling Road looking north-west



Figure 19 View to the rear of the study area from Little Alfred Street from Whaling Road Conservation Area looking north-west



Figure 20 View to the study area from the Whaling Road Conservation Area looking north-east

4.3 Physical description

4.3.1 Whaling Road Heritage Conservation Area

The following significance has been drawn from the North Sydney DCP of Whaling Road HCA (Item no CA21) (Appendix 1).¹⁶

The Whaling Road Conservation Area is defined by the Warringah Expressway and the escarpment edge to Clark Road.

The landform slopes steeply to the north east, creating dramatic views, and resulting in stepped forms and house. The urban form is strongly influenced by the topography, and by the main phases of development.

The area is a discrete residential neighbourhood that is characterised by dwelling houses on small lots. The subdivision pattern is regular and irregular reflecting the topography with has small lots. Streets follow the slope and contours of the area with short streets with a number of steep, dead-end streets. Doris Street is split level for most of its length, and Margaret Street is not accessible to vehicles.

The area is characterised by small scale housing, one to two storey Victorian Georgian, Victorian Filigree and Federation style dwellings forming a dense urban pattern. There are high quality groups of single and two storey attached dwellings.

There are small pocket of public open space, some pedestrian links. Fencing is low and characteristically of timber giving coherence throughout the area.

Doris Street has remnant cobbling showing through contemporary road surfacing.

¹⁶ North Sydney Council 2013



Figure 21 View to the Whaling Road Conservation Area from the study area looking south-east



Figure 22 View to the Whaling Road Conservation Area from Little Alfred Street looking north-east

4.3.2 House

The following significance has been drawn from the official listing of House (Item no I1007) on the SHI (Appendix 1).¹⁷

This building is designed in the Victorian Free Classical. Federation Free Classical style.

One of a two-storey pair of attached houses (nos. 1 & 3 Whaling Road) of rendered brick with corrugated-iron roofs, with heavily moulded cornice to the parapet which has a central triangular pediment carried on decorative moulded corbels in the cornice. Verandahs are carried on cast-iron columns with cast-iron lace balustrades and valences. Each house has a projecting side entry bay, with moulded cornices between floors and at parapet level, with rectangular depressed panels giving relief at the spandrel between floors. Doors and windows are rectangular, with sash frames

4.3.3 House

The following significance has been drawn from the official listing of House (Item no I1008) on the SHI (Appendix 1).¹⁸

One of a two-storey pair of attached houses (nos. 1 & 3 Whaling Road) of rendered brick with corrugated-iron roofs, with heavily moulded cornice to the parapet which has a central triangular pediment carried on decorative moulded corbels in the cornice. Verandahs are carried on cast-iron columns with cast-iron lace balustrades and valences. Each house has a projecting side entry bay, with moulded cornices between floors and at parapet level, with rectangular depressed panels giving relief at the spandrel between floors. Doors and windows are rectangular, with sash frames. This building is designed in the Victorian Free Classical. Federation Free Classical style.

4.3.4 House

The following significance has been drawn from the official listing of House (Item no I1009) on the SHI (Appendix 1).¹⁹

This building is designed in the Victorian Free Classical. Federation Free Classical style.

One of a two-storey pair of attached houses (nos. 5 & 7 Whaling Road) of rendered brick with corrugated-iron roofs, with heavily moulded cornice to the parapet which has a central triangular pediment carried on decorative moulded corbels in the cornice. Verandahs are carried on cast-iron columns with cast-iron lace balustrades and valences. Each house has a projecting side entry bay, with moulded cornices between floors and at parapet level, with rectangular depressed panels giving relief at the spandrel between floors. Doors and windows are rectangular, with sash frames.

¹⁷ North Sydney Council 2026a

¹⁸ North Sydney Council 2026b

¹⁹ North Sydney Council 2026c



Figure 23 View of the heritage item House (1,3 and 5 Whaling House) from Whaling Road looking south

4.3.5 House

The following significance has been drawn from the official listing of House (Item no I0794) on the SHI (Appendix 1).²⁰

Small single storey rectangular stone cottage on a narrow site with a hipped gable corrugated-iron roof. There is a full length skillion roofed verandah on the street frontage which has been enclosed by simulated face brick panelling on a timber frame with aluminium framed windows.

4.3.6 House

The following significance has been drawn from the official listing of House (Item no I0929) on the SHI (Appendix 1).²¹

This building is designed in the Victorian Filigree style. It is one of a pair of two-storey ashlar stone pair of houses (with 20 Neutral Street) with gabled roof that is hipped on the projecting bay and half-hipped on its south end, clad in corrugated iron. The asymmetric building has cast-iron lace balustrades to the upper verandah, with the hipped ogee roof carried on timber posts. The front facade has a verandah matching the neighbouring property and a central entrance with a single vertically proportioned window on either side of the door. The attached residences share a stone party wall and two central chimneys.

²⁰ North Sydney Council 2026d

²¹ North Sydney Council 2026e

Upper floor double-hung sash windows are rectangular. Ground floor windows and doors are semi-circular arched with stone voussoirs. Projecting bay has single arched windows to the ground floor and a pair of arched windows to the first floor. The original dwelling would have had four rooms with a kitchen and bathroom at the rear.

Modifications to the property designed by Ted Mack and approved by Council in 1966 (amendments approved 1968, 1969) include a one and two storey addition to the south of the original house, with the linking element screened from the street by a painted timber lattice panel, insertion of dormer windows in the east and west elevation and inclusion of a glazed gablet to the south. An awning extends across the back of the house, in the location of the former verandah and links the separate former kitchen building, constructed on the northern boundary.

There is a walled garden at the front of the house where a high sandstone fence, on the street boundary, wraps around the corner from Neutral Street to Ormiston Avenue. The southern part of this wall has arched openings providing access to covered car spaces in front of the wall.



Figure 24 View to the heritage item House (18 Neutral Street) and Whaling Road Heritage conservation area from Little Alfred Street from the rear of the study area looking north

5 Significance assessment

An assessment of heritage significance encompasses a range of heritage criteria and values. The heritage values of a site or place can represent the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.²²

Heritage assessment criteria in NSW fall broadly within the four significance values outlined in the Burra Charter. The Burra Charter has been adopted by state and Commonwealth heritage agencies as the recognised document for guiding best practice for heritage practitioners in Australia.

The criteria developed in 1999 by the Heritage Council of NSW are based on the Burra Charter and have been included in the statement of significance section below.

5.1 Statement of significance

5.1.1 Whaling Road Heritage Conservation Area

The following significance has been drawn from the North Sydney DCP of Whaling Road HCA (Item no CA21) (Appendix 1).²³

Statement of significance

The Whaling Road Conservation Area is significant:

- a) For its unity that relates to its subdivision history and which is evident in the development and streetscape of the area.
- b) As a consistent and intact Victorian and Federation residential area that consists of modest housing on small lots.
- c) As a largely intact late 19th and early 20th century subdivision that retains much of the urban fabric and detail associated with its development over time such the street formations, sandstone kerbing, fencing, gardens and a strong relationship to topography.
- d) For the quality and collective significance of the buildings within the area.

5.1.2 House

The following significance has been drawn from the official listing of House (Item no I1007) on the SHI (Appendix 1).²⁴

Criterion A: Historic significance

Associative Local. Representative Local.

Criterion C: Aesthetic/creative/technical achievement

Associative Local. Representative Regional.

Criterion D: Social, cultural and spiritual

²² DPE 2023b

²³ North Sydney Council 2013

²⁴ North Sydney Council 2026a

Associative Local. Representative Local.

Criterion G: Representative

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

Statement of significance

See under 'East Ridge Precinct' NSHS0156. Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

5.1.3 House

The following significance has been drawn from the official listing of House (Item no I1008) on the SHI (Appendix 1).²⁵

Criterion A: Historic significance

Local Significance

Criterion C: Aesthetic/creative/technical achievement

Local Significance

Criterion G: Representative

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

Statement of significance

See under 'East Ridge Precinct' NSHS0156, Whaling Road Group 0161.

Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive

²⁵ North Sydney Council 2026b

development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

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5.1.4 House

The following significance has been drawn from the official listing of House (Item no I1009) on the SHI (Appendix 1).²⁶

Criterion A: Historic significance

Associative Local. Representative Local

Criterion C: Aesthetic/creative/technical achievement

Associative Local. Representative Regional.

Criterion D: Social, cultural and spiritual

Associative Local. Representative Local.

Criterion G: Representative

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

Statement of significance

See under 'East Ridge Precinct' NSHS0156, Whaling Road Group 0161.

Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

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²⁶ North Sydney Council 2026c

items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

5.1.5 House

The following significance has been drawn from the official listing of House (Item no I0794) on the SHI (Appendix 1).²⁷

Criterion A: Historic significance

Associative Local. Representative Local.

Criterion C: Aesthetic/creative/technical achievement

Associative Local. Representative Local.

Criterion F: Rare

Associative Local. Representative Local.

Criterion G: Representative

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

Statement of significance

See under 'East Ridge Precinct' NSHS0221. Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

The interior is also of significance.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

5.1.6 House

The following significance has been drawn from the official listing of House (Item no I0929) on the SHI (Appendix 1).²⁸

Criterion A: Historic significance

²⁷ North Sydney Council 2026d

²⁸ North Sydney Council 2026e

The subject site is land which was part of an early land grant to James Milson and later part of the Village of Bray. The dwelling has some association with local land speculators and the early phase of suburban development in North Sydney.

Criterion B: Historical association

Associated as the residence of Edward (Ted) Carrington Mack (1933-2018), architect, Mayor of North Sydney (1980-88), Member of NSW Parliament for North Shore (1981-88), and Member of Australian House of Representatives for North Sydney (1990-96). Mack purchased the house in 1966 and personally designed the significant and sympathetic alterations to the property in 1966-1969. Mack and his wife, Wendy, lived in the house until it was sold in 2008. The approval and construction of the Konica (now Bayer) Building nearby at 275 Alfred Street in 1971 significantly impacted upon neighbouring properties and prompted Mack's entry into politics when he was elected as an Alderman of North Sydney Council in 1974.

Criterion C: Aesthetic/creative/technical achievement

The external form of the original semi-detached residence at 18 Neutral Street demonstrates the aesthetic characteristics of a late Victorian dwelling. The dwelling interior has lost some design and fabric integrity through the removal and insertion of walls and joinery.

Criterion D: Social, cultural and spiritual

Socially significant as the long-term residence from 1966 to 2008 of Edward (Ted) Carrington Mack (1933-2018), architect, Mayor of North Sydney (1980-88), Member of NSW Parliament for North Shore (1981-88), and Member of Australian House of Representatives for North Sydney (1990-96). Mack spent the entirety of his political career from his first election as an Alderman for North Sydney in 1974 to his retirement from the Australian House of Representatives in 1996 residing in this house. The construction of the Konica (now Bayer) building nearby in 1971, and its effect upon his residence on Neutral Street, prompted the beginning of Mack's involvement in local issues when he ran for office in 1974.

Criterion F: Rare

The original dwelling at 18 Neutral Street is a modest semi-detached Victorian residence that demonstrate the early suburban development of North Sydney and is a good but not rare representative example of the variety of Victorian era residential buildings in the area. The extension's design by Ted Mack in the 1960s is rare as an example of the small body of private residential work undertaken by Mack in a style sympathetic to the original house.

Criterion G: Representative

The property is a representative example of the variety of late nineteenth century Victorian era residential buildings in the locality.

Statement of significance

An interesting example of an early stone cottage, one of a pair of attached cottages constructed in circa 1882-1883 by local builder John Sheriff, that is representative of late nineteenth century residential development in North Sydney. Together with 20 Neutral Street, they present as an asymmetrical stone building with a hipped and gables roof clad in corrugated metal roofing. 1960s modifications designed by Ted Mack, architect, include a one-and-two-storey addition to the south of the original house, designed in a sympathetic style with sandstone walls. It is a modest semi-detached Victorian residence that demonstrates the aesthetic characteristic of the area, which have been continued by the 1960s modifications. Although some interior integrity has been lost through the removal and insertion of walls and joinery, it retains its external form to

the street. No 18 Neutral Street has an association with the early phase of suburban development in North Sydney in the nineteenth century and has major local historical significance as the long term residence of architect, Mayor of North Sydney and NSW and Commonwealth Member of Parliament, Edward (Ted) Carrington Mack, from 1966 to 2008, who designed the 1960s modifications.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

6 Proposed works

6.1 Project description

The proposal was declared SSD in the Order, which specified that the development detailed in EOI No.279422, including a mixed-use development located at the site be declared as SSD. The Order enables SSD-103541730 to be undertaken via the HDA pathway, including a concurrent rezoning proposal to the North Sydney LEP.

The proposal involves two components: the SSDA and the concurrent rezoning of the site.

The SSDA component seeks consent for:

- Demolition of the existing building on the site;
- Construction of a 38-storey mixed use development, comprising:
 - 9 levels of basement car parking, comprising plant and bicycle storage area;
 - Commercial tenancies on Level 2;
 - Residential uses on levels 3 and above, comprising 95 apartments.
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.
- Lot amalgamation and stratum subdivision of the site.

The rezoning component seeks consent to amend the North Sydney LEP, comprising:

- Rezone the land use zone of the site from E2 Commercial Centre to MU1 Mixed Use;
- Amend the maximum building height from 13m to Reduced Level (RL) 166.5m;
- Amend the maximum floor space ratio from 3.5:1 to 13.9:1; and
- Introduce a site-specific clause requiring 15% of residential GFA to be used as affordable housing and managed by a CHP for a period of at least 15 years.

6.2 Referenced documentation

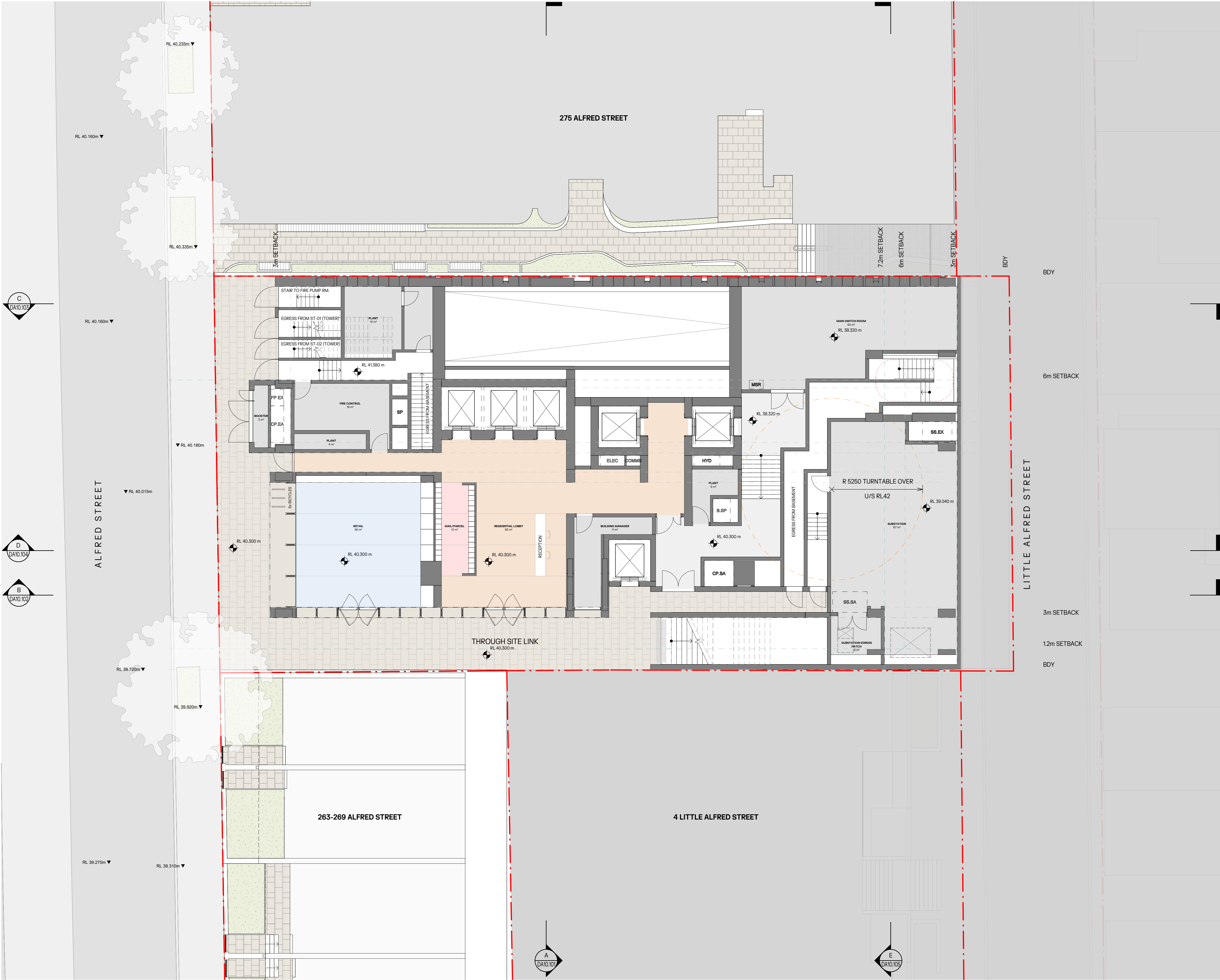
Drawings describing the proposed development have been prepared by OCG²⁹. Those considered in assessing impacts on nearby heritage items are listed in Table 3 below.

Table 3 Referenced documentation describing the proposal

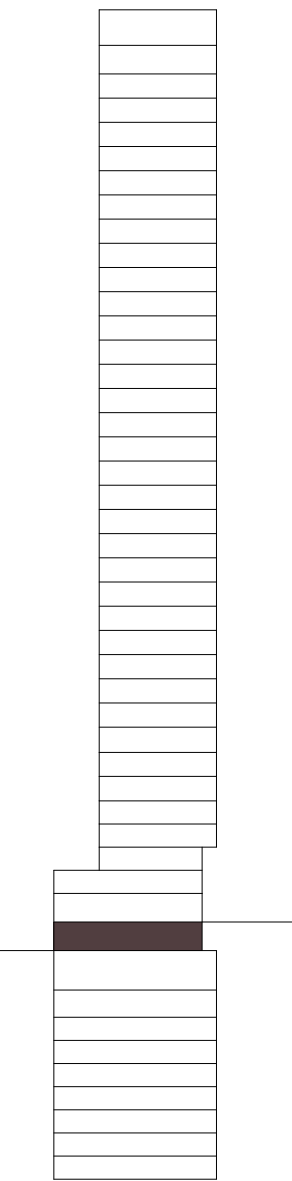
Number	Title	Revision
DA01.105	Demolition Plan	A
DA01.106	Site Plan	A

²⁹ OCG 2026a

Number	Title	Revision
DA03.001	Basement 1	A
DA03.002	Basement 2	A
DA03.003	Basement 3 – Basement 8	A
DA03.004	Basement 4 – Basement 8	A
DA03.009	Basement 9	A
DA03.100	Ground Floor	A
DA03.101	Level 1	A
DA03.102	Level 2	A
DA03.103	Level 3	A
DA03.104	Level 4 - Level 6 (Residential - Typical Low)	A
DA03.114	Level 7-17, 19-28 (Residential - Typical Mid)	A
DA03.118	Level 18 (Residential - Plant)	A
DA03.118	Level 29 - Level 34 (Residential - Typical High)	A
DA03.135	Level 35 (Residential Sky)	A
DA03.136	Level 36 (Residential Sky)	A
DA03.137	Level 37	A
DA03.138	Roof	A
DA09.201	East Elevation	A
DA09.202	South Elevation	A
DA09.203	West Elevation	A
DA09.204	North Elevation	A
DA10.101	Building Section A	A
DA10.102	Building Section B	A
DA10.103	Building Section C	A
DA10.104	Building Section D	A
DA10.105	Building Section E	A

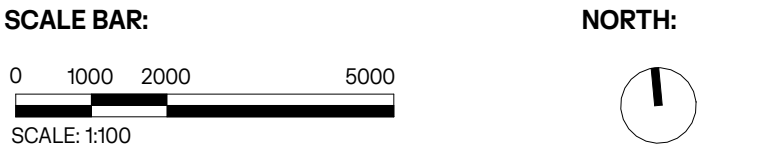


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P31	FOR INFORMATION	27.05.26	JL
P30	FOR INFORMATION	22.05.26	JL
P29	FOR INFORMATION	24.04.26	JL
P28	FOR INFORMATION	17.04.26	ML
P27	FOR INFORMATION	14.04.26	ML
P26	FOR INFORMATION	13.04.26	JL
P25	FOR INFORMATION	02.04.26	ML
P24	FOR INFORMATION	27.03.26	JL
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P22	FOR INFORMATION	11.03.26	ML
P21	FOR INFORMATION	04.03.26	WH
P20	FOR INFORMATION	26.02.26	ML
P19	FOR INFORMATION	20.02.26	ML
REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	



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Office of Cortese & Glider
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@cortese glider.com

CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
GROUND FLOOR

PROJECT NO: 90064	SCALE AT A1: 1:100
DRAWING NO: DA03.100	REV: P32



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P09	FOR INFORMATION	17.04.26	ML
P08	FOR INFORMATION	14.04.26	ML
P07	FOR INFORMATION	13.04.26	JL
P06	FOR INFORMATION	02.04.26	ML
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P04	FOR INFORMATION	26.11.25	SC
P03	FOR INFORMATION	25.11.25	SC
P02	FOR INFORMATION	21.11.25	SC
P01	FOR INFORMATION	13.11.25	JL

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SCALE BAR:
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Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@cortese glider.com

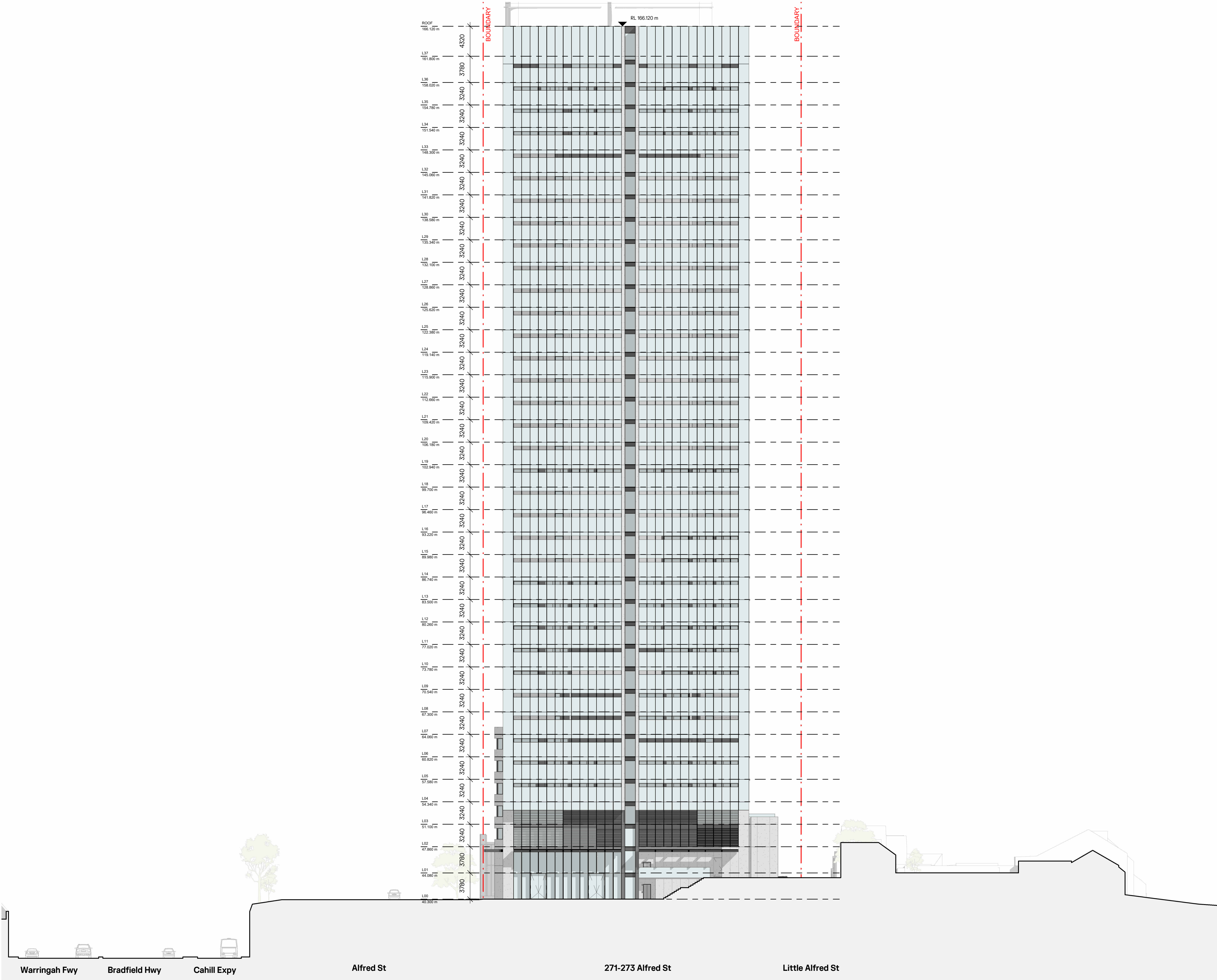
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Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A09 - ELEVATIONS
EAST ELEVATION

PROJECT NO: 90064
SCALE AT A1: 1: 250

DRAWING NO: DA09.201
REV: P13



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Office of Cortese & Glider
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@cortese glider.com

CLIENT:

Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

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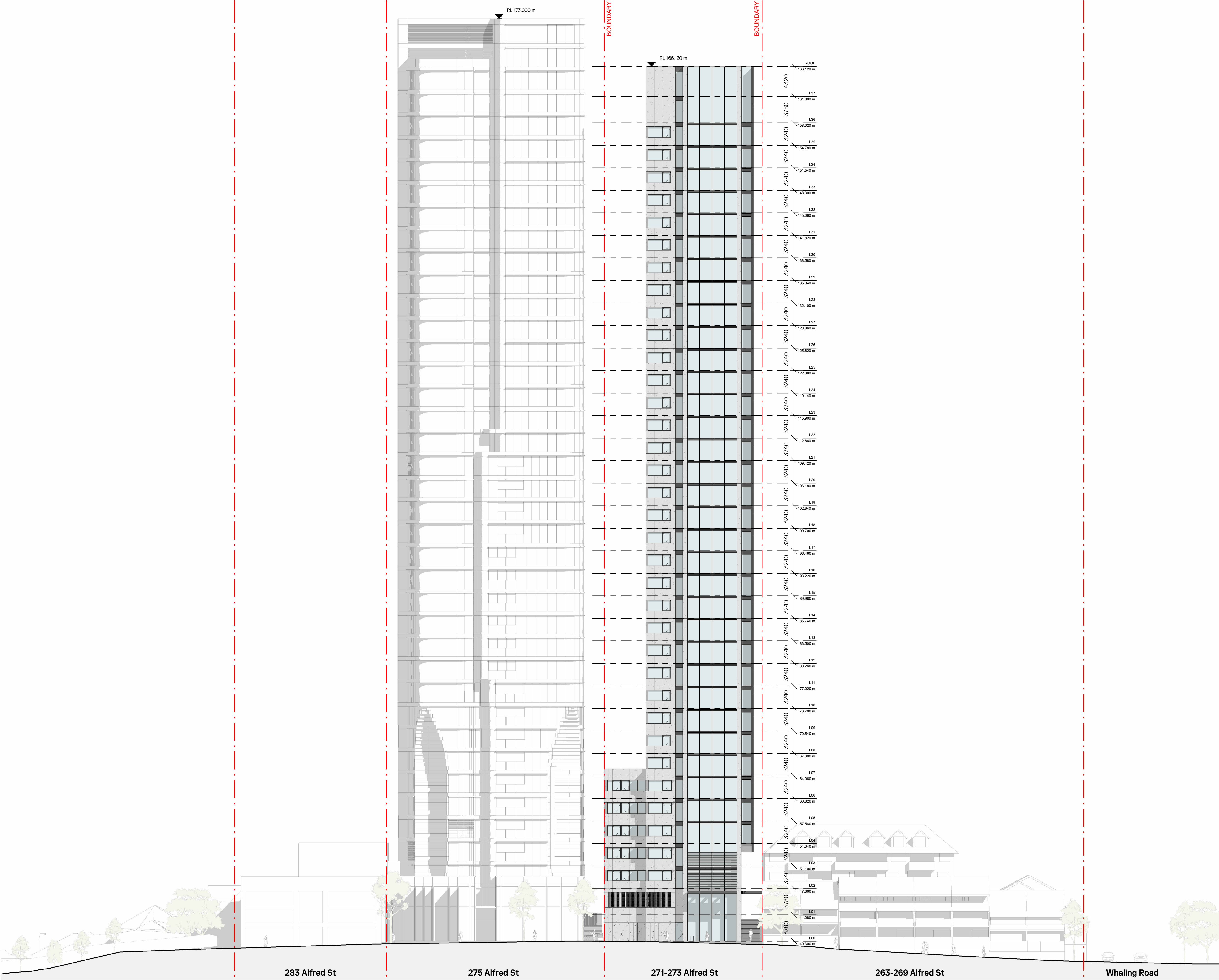
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:

A09 - ELEVATIONS
SOUTH ELEVATION

PROJECT NO: 90064 **SCALE AT A1:** 1: 250

DRAWING NO: DA09.202 **REV:** P13



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Office of Cortese & Glider
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@cortese glider.com

CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

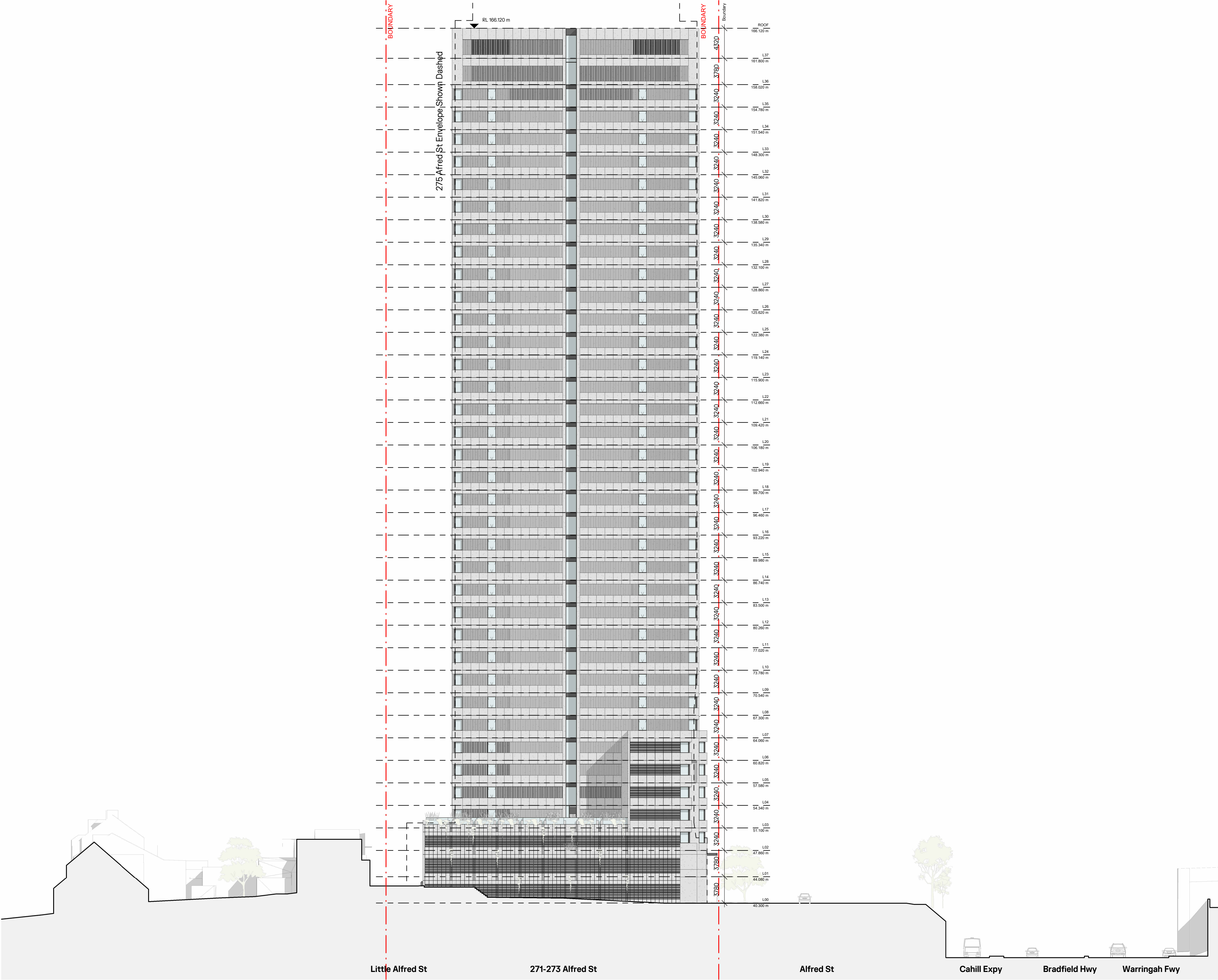
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A09 - ELEVATIONS
WEST ELEVATION

PROJECT NO:
90064

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Office of Cortese & Glider
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@cortese glider.com

CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A09 - ELEVATIONS
NORTH ELEVATION

PROJECT NO: 90064 **SCALE AT A1:** 1: 250

DRAWING NO: DA09.204 **REV:** P13

7 Assessment of impacts

The following section of the SoHI assesses the level of impact (if any) arising from the proposed development and discusses mitigation measures, which must be taken to avoid or reduce those impacts. This section of the report has been prepared in accordance with the Heritage Manual *Guidelines for preparing a statement of heritage impact*.³⁰

7.1 Discussion of heritage impacts

This section assesses the heritage impacts of the proposed redevelopment of 271-273 Alfred Street, North Sydney, on items of environmental heritage in the vicinity of the study area. The subject site is not identified as a heritage item under the North Sydney LEP and is not located within a heritage conservation area. The assessment therefore focuses on whether the proposed demolition of the existing building and construction of a 37-storey mixed use development would affect the heritage significance, setting, and views of nearby listed heritage items. The proposal forms part of the emerging Alfred Street Precinct Masterplan³¹, which responds to strategic direction from the HDA and North Sydney Council.

The precinct is characterised by an evolving urban environment undergoing transition toward increased density, mixed-use outcomes and enhanced public domain. The proposal has been developed with consideration of cumulative precinct change, including built form, infrastructure capacity and heritage sensitivities, ensuring a coordinated and contextually responsive outcome.

While no direct impacts to on-site heritage fabric arise, the following assessment addresses potential indirect impacts on nearby heritage items, including the Whaling Road HCA and surrounding listed dwellings, within the context of the broader precinct transformation.

The assessment considers the relationship of the proposed built form to the identified significance of nearby items, with particular regard to whether the proposal would result in physical, visual or contextual impacts. As no heritage fabric is proposed to be altered or removed from any listed heritage item, the principal heritage issue is the extent to which the proposal may affect the setting and appreciation of nearby heritage items within an already mixed and evolving urban context.

7.1.1 Matters for consideration

The following outlines matters used to accurately assess impacts of the proposed works on the heritage significance of the heritage items listed below. Although not all of them are relevant to the proposed works, the subheadings have been left in as per the guidelines.³²

Fabric and spatial arrangements

No works are proposed to any nearby heritage items, including those within the Whaling Road HCA. The subject site itself is not identified as a heritage item under any statutory or non-statutory heritage registers. The existing commercial building on the site has been assessed as having no heritage significance and does not warrant retention.

³⁰ DPE 2023a

³¹ OCG 2026b

³² DPE 2023a, pp. 18

The existing building does not contribute to the character, significance or streetscape qualities of the Whaling Road HCA, nor does it demonstrate any architectural or historical relationship with the established built form within the conservation area. Its removal will therefore not result in any loss of significant heritage fabric or disruption to the spatial arrangement of heritage places in the vicinity.

The proposed development, while substantially larger in scale, will not alter or encroach upon the established spatial organisation of nearby heritage items, including their lot patterns, orientation, setbacks or curtilage. The clear physical separation between the subject site and heritage items ensures that their integrity and legibility as distinct elements within the urban fabric are maintained.

Accordingly, the proposal will not result in any physical or material impact on the fabric or spatial arrangements of heritage items within the locality.

Setting, views and vistas

The proposal introduces a new high-rise mixed-use building within a precinct that is already characterised by a juxtaposition of low-density heritage areas and high-density commercial development associated with the North Sydney CBD and the Bradfield Highway corridor (Figure 16).

While the replacement building represents a different typology and increased scale compared to the low-rise built form within the Whaling Road HCA, this contrast is an established and expected condition in this inner-city context (Figure 21 and Figure 22). The HCA currently exists within a setting influenced by surrounding higher-density development, particularly to its west and south, and the proposed development continues this pattern of urban evolution.

Importantly, the proposed building has been designed to provide a more considered and appropriate transition between the scale of the North Sydney CBD and the finer-grain residential character of the HCA than the existing development. This is achieved through built form articulation, modulation and the incorporation of landscaped elements.

The visual impact of the proposal is primarily limited to longer-range views, where the building will form part of the broader skyline. In these views, the development will be read as part of the consolidated high-density CBD context rather than as an intrusive element within the HCA itself.

At the local level, the immediate setting of the Whaling Road HCA will remain defined by its internal streetscape, consistent building scale, and landscape character. The proposed development will not dominate or visually overwhelm the HCA when experienced from within its streets (Figure 18).

The inclusion of landscaping at ground level along Alfred Street, as well as within podium-level communal open spaces, will soften the built form and contribute positively to the public domain. These elements will enhance the interface between the development and surrounding areas, improving the overall streetscape quality.

The site's location—bounded by the Whaling Road HCA to the east and the Warringah Freeway to the west—further reinforces its position within a transitional urban zone. Within this context, the proposed development maintains the established setting of the HCA while accommodating the anticipated growth and intensification of the broader precinct.

Overall, while some visual change will occur, the impact is considered acceptable and consistent with the evolving urban character of North Sydney. The proposal will not diminish the heritage significance of the Whaling Road HCA or nearby heritage items.

Landscape

The proposed landscaping and public domain works align with precinct-wide objectives to enhance pedestrian connectivity, streetscape quality and urban amenity.

These improvements are confined to the subject site and immediate surrounds and will not impact the landscape setting of nearby heritage items. Instead, the coordinated public domain uplift envisaged by the precinct planning may enhance the broader urban environment.

Us

The proposed mixed-use development supports the strategic intent of the Alfred Street Precinct Masterplan by delivering additional housing while maintaining employment-generating uses.

As the site does not contain a heritage item, the proposed use does not conflict with heritage significance. The balanced land-use approach also ensures that the role and setting of nearby heritage items are not adversely affected by inappropriate or incompatible uses.

Demolition

The proposal involves demolition of the existing building on site, which is not heritage-listed and does not contribute to the significance of the area.

Consistent with precinct renewal objectives, the removal of this structure will facilitate a more efficient and coordinated redevelopment outcome. No adverse heritage impacts will arise from the demolition.

Curtilage

The proposal does not encroach upon or alter the curtilage of any heritage item.

The established separation and the precinct-scale planning approach ensure that the spatial and visual setting of nearby heritage items, including their curtilage and open space relationships, are maintained.

Moveable heritage

No moveable heritage items have been identified on the subject site. No impacts are anticipated.

Aboriginal cultural heritage

Refer to the Aboriginal Due Diligence Assessment³³ being prepared by Biosis.

Historical archaeology

Refer to the HAA letter³⁴ being prepared by Biosis.

Conservation areas

The site is not located within a heritage conservation area.

The nearby Whaling Road HCA (approximately 9m from the site) will not be adversely impacted. The proposal's built form has been developed in accordance with precinct planning principles to ensure appropriate transitions and to avoid adverse effects on the character or integrity of heritage areas (Figure 21 and Figure 22).

Cumulative impacts

The proposal has been assessed in the context of cumulative change within the Alfred Street Precinct. Masterplan The precinct-based approach ensures that the built form outcomes are coordinated, and have transitions to lower-scale and heritage areas are appropriately managed; and broader impacts on infrastructure, public domain and urban character are considered holistically.

³³ Biosis 2026b

³⁴ Biosis 2026a

Within this framework, the proposal does not result in unacceptable cumulative heritage impacts and is consistent with the planned evolution of the area.

Other heritage items in the vicinity

The proposal has been assessed with regard to nearby heritage items listed under the North Sydney LEP, including:

- Whaling Road HCA (Item no CA21) is located approximately 9 metres from the study area.
- House (Item no I1007) at 1 Whaling Road, North Sydney and is located approximately 120 metres south-east from the study area.
- House (Item no I1008) at 3 Whaling Road, North Sydney and is located approximately 130 metres south-east from the study area.
- House (Item no I1009) at 5 Whaling Road, North Sydney and is located approximately 140 metres south-east from the study area.
- House (Item no I0794) at 2 Bray Street, North Sydney and is located approximately 450 metres north from the study area.
- House (Item no I0929) at 18 Neutral Street, North Sydney and is located approximately 280 metres north-east from the study area.

No direct impacts to nearby heritage items are proposed. The Whaling Road HCA and individually listed dwellings in Whaling Road, Bray Street and Neutral Street will not be physically affected by the development.

The proposal has been designed with regard to its proximity to these heritage items and responds to the broader precinct context, ensuring that appropriate separation distances and transitions in scale are maintained (Figure 23, **Error! Reference source not found.** and Figure 24).

While the proposed building will be visible in the wider context, particularly in views from surrounding streets, it will not disrupt the ability to appreciate the heritage significance of these items. The HCA will continue to read as a cohesive low-scale residential enclave, with its defining characteristics preserved.

The replacement building, although larger in scale, is consistent with the surrounding CBD development and infrastructure context, including the nearby Bradfield Highway and Warringah Freeway. Its design and siting ensure that it does not visually compete with or overwhelm nearby heritage items at a local level.

Any visual impacts are therefore limited, indirect and acceptable within the context of an inner-city precinct undergoing coordinated renewal. The proposal maintains the established setting and significance of nearby heritage items while contributing to the broader strategic objectives for the area.

Commonwealth/National heritage significance

No Commonwealth or National Heritage listed items are affected by the proposal.

World Heritage significance

No World Heritage properties are affected by the proposal.

7.1.2 Consideration for specific works

The NSW Department of Planning Housing and Infrastructure's *Guidelines for preparing a statement of heritage impact*³⁵ of 2023 sets out considerations for specific types of works. Those questions applicable to the

³⁵ DPE 2023a

proposed development are 'Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)' is set out in Table 4 below and draw upon the matters for consideration as outlined in Section 7.1.

Table 4 Questions to be considered in a statement of heritage impact

Question	Response
Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?	The proposed works will not adversely affect the heritage significance of adjacent heritage items or the Whaling Road HCA. No physical works are proposed to any heritage-listed item, and the subject site itself does not contain heritage fabric or contribute to the significance of the HCA. The existing building on site is of no heritage value and does not reflect the established character, architectural language or historical development of the conservation area. Its demolition will therefore not result in any loss of heritage significance. The proposal has been developed in response to the broader Alfred Street Precinct Masterplan planning framework, which seeks to manage growth in a coordinated manner while recognising surrounding heritage sensitivities. The development maintains clear physical and visual separation from nearby heritage items and does not alter their fabric, curtilage or spatial relationships. While the proposal introduces a larger-scale built form, this occurs within an already evolving urban context characterised by a juxtaposition of high-density CBD development and low-scale heritage areas. Within this context, the significance of the HCA—as a cohesive low-density residential enclave—remains legible and intact. Accordingly, the proposal will not diminish or adversely impact the heritage significance of adjacent heritage items or the conservation area.
Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?	The proposed development will result in some changes to views in the broader context, particularly in longer-range and oblique views where the new tower will become part of the North Sydney skyline. However, these changes are consistent with the planned evolution of the Alfred Street Precinct Masterplan and the wider CBD. Importantly, the proposal will not obstruct or materially impact key views to or from nearby heritage items. The appreciation of these items remains primarily derived from local, street-level experiences within their immediate setting, where the existing low-scale character, landscaping and streetscape elements continue to define their significance. Potential visual impacts have been mitigated through:

Question	Response
Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?	• Maintaining substantial separation distances (approximately 120m to 450m) between the development and heritage items; • Designing the built form to align with the emerging high-density context rather than presenting as an isolated or visually dominant element; • Incorporating articulation, modulation and setbacks to reduce perceived bulk; and • Introducing landscaping at ground and podium levels to soften the visual interface and enhance the public domain. As a result, while the proposal will be visible in the background of some views, it will not dominate or detract from the ability to understand and appreciate the heritage significance of nearby items. The proposed development will not adversely impact the integrity or streetscape of the Whaling Road HCA. The HCA will continue to function and be experienced as a cohesive and intact low-density residential precinct, with its defining characteristics—such as consistent building scale, subdivision pattern, architectural style and landscaped streets—remaining unaffected. The proposal does not introduce any built form within the conservation area, nor does it alter its physical fabric or internal streetscape relationships. Due to the separation between the subject site and the HCA, the proposed building will not visually intrude upon or disrupt the fine-grain character of the conservation area at a local level. The streetscape within the HCA will continue to be defined by its existing built form and landscape qualities, rather than the proposed development. Furthermore, the proposal has been designed in accordance with precinct planning principles to ensure an appropriate transition between the high-density CBD and adjacent lower-scale areas. In this regard, it represents an improvement over the existing development, providing a more resolved interface through considered massing and the integration of landscaping and public domain enhancements along Alfred Street. The podium element has also been carefully designed to respond to the established street wall character of Little Alfred Street, with its height, scale and alignment reinforcing the existing urban form and pedestrian experience. By maintaining a consistent street edge and providing a well-defined built form interface, the podium contributes positively to the streetscape. This approach ensures that the development integrates cohesively with

Question	Response
	the local character while enhancing the public domain through an active and landscaped frontage. Overall, the integrity, character and streetscape qualities of the Whaling Road HCA will be retained, and the proposal will not result in any adverse heritage impacts.

8 Summary and mitigation measures

8.1 Summary of impacts

The proposed development has been assessed having regard to the nature of the subject site, the characteristics and significance of nearby heritage items, and the broader precinct context, and it is concluded that no direct physical impacts will occur, with any potential impacts limited to indirect visual effects that are acceptable within the evolving urban setting. The site is not identified as a heritage item under the North Sydney LEP, and the existing commercial building has been assessed as having no heritage significance and does not contribute to the character or significance of the Whaling Road HCA (Figure 18). The proposal involves demolition of this non-significant structure and redevelopment of the site; accordingly, as no heritage fabric exists on the site, no works are proposed to any heritage-listed item, and the site is physically separated from all identified heritage items by distances of approximately 120m to 450m, there will be no removal, alteration or disturbance of heritage fabric, nor any impact on the integrity, curtilage or spatial configuration of nearby heritage items. On this basis, the proposal will not result in any direct impact on environmental heritage.

Potential impacts are therefore limited to indirect visual and contextual effects associated with the introduction of a 37-storey built form within proximity to the Whaling Road HCA and individually listed dwellings along Whaling Road (Figure 23), Bray Street (**Error! Reference source not found.**) and Neutral Street (Figure 24). In assessing these impacts, it is noted that the substantial separation distances ensure that the development is not experienced as part of the immediate setting of these heritage items. The locality is already characterised by a mix of high-density commercial development and major infrastructure, including the Bradfield Highway and Warringah Freeway, within which the HCA currently exists, establishing a context where the juxtaposition of high-rise and low-scale heritage fabric is an established and expected condition. Any visual change will primarily occur in longer-range or oblique views, where the proposed building will be perceived as part of the broader North Sydney skyline rather than as an element of the heritage streetscape.

At a local level, the significance of the HCA and nearby heritage items is primarily derived from their internal streetscape qualities, including consistent low-scale built form, subdivision pattern and landscape character, all of which will remain unaffected by the proposal. While the building will be visible in the background of some views, it will not change their current context, interrupt key or significant sightlines, or diminish the ability to interpret and appreciate their heritage values.

The proposal is further considered within the context of the Alfred Street Precinct Masterplan, which anticipates increased density and a coordinated approach to built form outcomes as part of a planned urban transition. Within this framework, higher-density development is concentrated within and around the North Sydney CBD, while adjacent heritage areas are retained and continue to function as lower-scale residential enclaves. The proposed development is consistent with this emerging built form character and benefits from a coordinated planning approach that mitigates the risk of ad hoc or visually intrusive outcomes. Importantly, the proposal provides a more resolved and considered transition between the scale of the CBD and the HCA than the existing development, supported by improved design articulation, massing and landscape integration.

Overall, the assessment finds that there will be no direct physical impacts on heritage items or conservation areas, and that indirect impacts are limited to minor visual changes within the broader urban context. The setting, curtilage and streetscape of the Whaling Road HCA and nearby heritage items will remain intact, and their heritage significance and interpretability will be preserved. Accordingly, the overall heritage impact of

the proposal is assessed as minor, indirect and acceptable within the context of a strategically planned and evolving inner-city precinct.

8.2 Conclusion

The proposed development has been carefully designed to respond to its heritage context while supporting strategic planning objectives for the Alfred Street Precinct Masterplan. With no direct impacts and only minor, managed visual changes, the proposal will retain the significance, integrity and appreciation of nearby heritage items and is considered acceptable from a heritage perspective.

References

Australia ICOMOS 2013. *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood, VIC.

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Appendices

Appendix 1 Heritage inventory sheets

Item Details

Name
Whaling Road Conservation Area
SHR/LEP/S170
LEP #CA21

Address
NORTH SYDNEY NSW 2060

Local Govt Area
North Sydney

Local Aboriginal Land Council
Unknown

Item Type	Group/Collection	Category
Conservation Area	Urban Area	Other - Urban Area

All Addresses

Addresses

Records Retrieved: 11

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
1-40	Kurraba Road	//	North Sydney	Unknown			Unknown	Alternate Address
2-18 (even numbers only)	Bray Street	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
1-25 (odd numbers only)	Bray Street	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
3-71	Neutral Street	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
1-4	Ormiston Avenue	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
1-13	Alfred Street	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
1-57	Whaling Road	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
1-35	Doris Street	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
1-28	Margaret Street	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
20-38 (even numbers only)	Clark Road	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Alternate Address
		NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

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Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
Physical Description	Updated
Physical Condition	Updated
Modifications And Dates	
Further Comments	
Current Use	
Former Use	

Listings

Listings

			Records Retrieved: 1		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	North Sydney Local Environmental Plan 2013	CA21	8/2/2013 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

Historic Themes

Records Retrieved: 0		
National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

Management

Records Retrieved: 0		
Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 0					
Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	North Sydney Council	2186371

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Item Details

Name
House
SHR/LEP/S170
LEP #I0794
Address
2 Bray Street NORTH SYDNEY NSW 2060
Local Govt Area
North Sydney
Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Built	Residential buildings (private)	House

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
2	Bray Street	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

See under 'East Ridge Precinct' NSHS0221. Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing. The interior is also of significance.

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Criteria a)

Historical Significance

Associative Local. Representative Local.

Criteria c)

Aesthetic/Technical Significance

Associative Local. Representative Local.

Criteria d)

Social/Cultural Significance

Associative Local. Representative Local.

Criteria g)

Representative

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

Integrity/Intactness

Unsympathetic

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer Builder/Maker

Physical Description Updated

Small single storey rectangular stone cottage on a narrow site with a hipped gable corrugated-iron roof. There is a full length skillion roofed verandah on the street frontage which has been enclosed by simulated face brick panelling on a timber frame with aluminium framed windows.

Physical Condition Updated 10/09/1998

Minor Alteration. Unsympathetic.

Modifications And Dates

Front verandah enclosed with simulated brick panelling on timber frame with aluminium-framed windows.
PDA - 9/10/98 - Face brick has been removed from the front of the house, the sandstone has been cleaned and the windows and door have been removed and painted.

Further Comments

3-17, 21-25, 2-10, 16-18 Bray Street, East Ridge Precinct

Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	North Sydney Local Environmental Plan 2013	I0794	8/2/2013 12:00:00 AM		
Within a conservation area on an LEP					

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

See also Bray Street Group NSHS0221

Historic Themes

Records Retrieved: 2		
National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Accommodation	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0		
Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
North Sydney Heritage Review			2007		Architectus in association with John Oultram Heritage and Design
North Sydney Heritage Review			2002		John Oultram
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison

Reference & Internet Links

References

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	North Sydney Council	2180230

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Item Details

Name
House
SHR/LEP/S170
LEP #I0929
Address
18 Neutral Street NORTH SYDNEY NSW 2060
Local Govt Area
North Sydney
Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Built	Residential buildings (private)	House

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
18	Neutral Street	NORTH SYDNEY/NSW/2060	North Sydney	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

An interesting example of an early stone cottage, one of a pair of attached cottages constructed in circa 1882-1883 by local builder John Sheriff, that is representative of late nineteenth century residential development in North Sydney. Together with 20 Neutral Street, they present as an asymmetrical stone building with a hipped and gables roof clad in corrugated metal roofing. 1960s modifications designed by Ted Mack, architect, include a one-and-two-storey addition to the south of the original house, designed in a sympathetic style with sandstone walls. It is a modest semi-detached Victorian residence that demonstrates the aesthetic characteristic of the area, which have been continued by the 1960s modifications. Although some interior integrity has been lost through the removal and insertion of walls and joinery, it retains its external form to the street. No 18 Neutral Street has an association with the early phase of suburban development in North Sydney in the nineteenth century and has major local historical significance as the long term residence of architect, Mayor of North Sydney and NSW and Commonwealth Member of Parliament, Edward (Ted) Carrington Mack, from 1966 to 2008, who designed the 1960s modifications.

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Criteria a)

Historical Significance

The subject site is land which was part of an early land grant to James Milson and later part of the Village of Bray. The dwelling has some association with local land speculators and the early phase of suburban development in North Sydney.

Criteria b)

Historical Association
Significance

Associated as the residence of Edward (Ted) Carrington Mack (1933-2018), architect, Mayor of North Sydney (1980-88), Member of NSW Parliament for North Shore (1981-88), and Member of Australian House of Representatives for North Sydney (1990-96). Mack purchased the house in 1966 and personally designed the significant and sympathetic alterations to the property in 1966-1969. Mack and his wife, Wendy, lived in the house until it was sold in 2008. The approval and construction of the Konica (now Bayer) Building nearby at 275 Alfred Street in 1971 significantly impacted upon neighbouring properties and prompted Mack’s entry into politics when he was elected as an Alderman of North Sydney Council in 1974.

Criteria c)

Aesthetic/Technical Significance

The external form of the original semi-detached residence at 18 Neutral Street demonstrates the aesthetic characteristics of a late Victorian dwelling. The dwelling interior has lost some design and fabric integrity through the removal and insertion of walls and joinery.

Criteria d)

Social/Cultural Significance

Socially significant as the long-term residence from 1966 to 2008 of Edward (Ted) Carrington Mack (1933-2018), architect, Mayor of North Sydney (1980-88), Member of NSW Parliament for North Shore (1981-88), and Member of Australian House of Representatives for North Sydney (1990-96). Mack spent the entirety of his political career from his first election as an Alderman for North Sydney in 1974 to his retirement from the Australian House of Representatives in 1996 residing in this house. The construction of the Konica (now Bayer) building nearby in 1971, and its effect upon his residence on Neutral Street, prompted the beginning of Mack's involvement in local issues when he ran for office in 1974.

Criteria f)

Rarity

The original dwelling at 18 Neutral Street is a modest semi-detached Victorian residence that demonstrate the early suburban development of North Sydney and is a good but not rare representative example of the variety of Victorian era residential buildings in the area. The extension’s design by Ted Mack in the 1960s is rare as an example of the small body of private residential work undertaken by Mack in a style sympathetic to the original house.

Criteria g)

Representative

The property is a representative example of the variety of late nineteenth century Victorian era residential buildings in the locality.

Integrity/Intactness

Good but altered internally and externally, some fabric loss internally and original room configuration altered.

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
Ted Mack (1966 additions)	John Sherriff (1882)

This building is designed in the Victorian Filigree style. It is one of a pair of two-storey ashlar stone pair of houses (with 20 Neutral Street) with gabled roof that is hipped on the projecting bay and half-hipped on its south end, clad in corrugated iron. The asymmetric building has cast-iron lace balustrades to the upper verandah, with the hipped ogee roof carried on timber posts. The front facade has a verandah matching the neighbouring property and a central entrance with a single vertically proportioned window on either side of the door. The attached residences share a stone party wall and two central chimneys.

Upper floor double-hung sash windows are rectangular. Ground floor windows and doors are semi-circular arched with stone voussoirs. Projecting bay has single arched windows to the ground floor and a pair of arched windows to the first floor. The original dwelling would have had four rooms with a kitchen and bathroom at the rear.

Modifications to the property designed by Ted Mack and approved by Council in 1966 (amendments approved 1968, 1969) include a one and two storey addition to the south of the original house, with the linking element screened from the street by a painted timber lattice panel, insertion of dormer windows in the east and west elevation and inclusion of a glazed gablet to the south. An awning extends across the back of the house, in the location of the former verandah and links the separate former kitchen building, constructed on the northern boundary.

There is a walled garden at the front of the house where a high sandstone fence, on the street boundary, wraps around the corner from Neutral Street to Ormiston Avenue. The southern part of this wall has arched openings providing access to covered car spaces in front of the wall.

Physical Condition

Updated 10/09/1998

Good level of original fabric externally, with sympathetic additions. The interior is heavily modified with intrusive ensuite bathrooms in the two front rooms and the rear two rooms made into one open-plan space.

Modifications And Dates

Building Application No. 406/66 (lodged 28 November 1966) for alterations to the existing residence, including a new south wing, garage and first floor additions was approved by Council on 18 December 1966. Amendments to the approved plans were approved by Council on 14 June 1968 and 28 March 1969. Cost of works \$7,000.

Development Application No. 315/09 (lodged 15 September 2009) for alterations and additions to dwelling including new attic area and dormers, change to windows, change to courtyard was approved by Council on 6 January 2010.

Development Application No. 315/09/2 (S.96 Modification lodged 11 May 2011) for alterations to the two approved dormers was approved by Council on 15 June 2011.

Development Application No. 315/09/3 (S.96 Modification lodged 28 November 2011) to remove a shed at the back of the property was approved by Council on 18 June 2012.

Further Comments

Current Use

Residential

Former Use

Listings

Listings

			Records Retrieved: 5		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	North Sydney Local Environmental Plan 2013	I0929	8/2/2013 12:00:00 AM		
Within a conservation area on an LEP	North Sydney LEP 2013 - CA21 Whaling Road	CA21	8/2/2013 12:00:00 AM		
Local Environmental Plan - Former	North Sydney Local Environmental Plan 1989		11/3/1989 12:00:00 AM		
Heritage study	North Sydney Heritage Study 1981	12.13	1/1/1981 12:00:00 AM		
Local Environmental Plan - Former	North Sydney Local Environmental Plan 2001	0388	6/6/2001 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

The subject site is part of fifty acres granted to James Milson on 18 October 1839. James Milson (1783-1872), arrived in Sydney in August 1806 and farmed cattle at Pennant Hills, where he had been granted twenty acres prior to 1820. He later requested further pasture and was granted fifty acres on the North Shore that included the subject site. The site was later sold to Nicholas Bray, to whom the property belonged from 25 June 1846 until 21 February 1865 and the subject site was included as part of Lots 25, 26 and 27 of the Village of Bray.

By 1877 the land was owned by John Sherriff, builder of St Leonards. The Borough of East St Leonards Rate and Valuation Books describe 18-20 Neutral Street as vacant land in 1879 and as vacant land with an unfinished house from 1880-1882. In 1883 it is noted that the property was occupied by J. Sheriff and H. Grevele. As later Sands Sydney Directories refer to 20 Neutral Street as “Sheriff villa” it is assumed that John Sheriff and his wife Mary Anne lived in the two storey residence at number 20 and rented the single storey attached residence at number 18.

Following the death of John Sheriff in 1884 ownership of the property passed to Mary Anne Sheriff, who sold the property to Frederick Alfred Adolphus Wilson in 1886. Wilson was a banker and landowner and president of the St Leonards School of Arts, who was a business partner of Milson’s son James Milson Jnr, and was elected an Alderman of the Borough of East St Leonards in 1881-1884. Wilson rented out the property until its sale in 1894.

The attached dwellings at 18 and 20 Neutral Street remained on the same title until 1966, when the property was subdivided and No. 18 Neutral Street became Lot 1, DP 519937 and No. 20 Neutral Street, became Lot 2, DP 519937. 18 Neutral Street was purchased by Edward (Ted) Carrington Mack, architect, and his wife Wendy in August 1966. Mack designed major alterations to the property, including a new two-storey southern extension and various other changes, in a sympathetic style in 1966-1969: "It was an old wrecked stone building and it was only four and a half thousand dollars in 1966 [...] So that's how we came to live in North Sydney. So I set about building my little dream home and designed an extension for it, and started work on it. And I used to buy demolition stone [...] because in the mid sixties they were pulling half of Sydney down for redevelopment. [...] I'd bought the house. I spent the first four months we owned the house, I used to go over there on the weekend and in the afternoon and work on it, but the family stayed at Paddington. Then in Christmas '66, we all moved over and I'd put a floor in, into the ceiling, and we all moved into a sort of attic without any windows, the six of us sort of thing. And then I started working on the house and got the kids' bedrooms finished, and they went downstairs, and then gradually got it finished." In addition to designing these additions, Mack was the primary builder for these works: "I'd bought demolition stone and we had a homemade crane which I'd borrowed off someone, and my wife used to wind the handle and I used to lay the blocks. I mean, I'd get up in the morning, I'd put my suit on to go to work and I'd lay three blocks before I'd go to work and then go off to work, come home at night and I'd start laying stone again. I got into trouble off the neighbours for chopping stone in the middle of the night. So it was an enormous amount of effort" (Interview with Peter Donovan, MOADOPH, 2010).

Historic Themes

Records Retrieved: 4

National Theme	State Theme	Local Theme
8. Culture	Creative endeavour	Architectural styles and periods - Federation Queen Anne
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Towns, suburbs and villages	Subdivision and Settlement
4. Settlement	Accommodation	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
North Sydney Heritage Review			2007		Architectus in association with John Oultram Heritage and Design
North Sydney Heritage Review			2002		John Oultram
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison
North Sydney Heritage Study			1981		Latona, Masterman & Associates
North Sydney Heritage Study			1981		Latona Masterman

Reference & Internet Links

References

Records Retrieved: 3

Type	Author	Year	Title	Link
Oral History	Mack, Ted & Donovan, Peter Francis	2010	Ted Mack interviewed by Peter Donovan in the Old Parliament House political and parliamentary oral history project.	https://trove.nla.gov.au/work/37910054
Written	Graham Brooks & Associates	2009	18 Neutral Street, North Sydney Statement of Heritage Impact	
Written	Latona, Masterman & Associates	1981	North Sydney Heritage Study	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	North Sydney Council	2180338

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Item Details

Name
House
SHR/LEP/S170
LEP #I1007
Address
1 Whaling Road NORTH SYDNEY NSW 2060
Local Govt Area
North Sydney
Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Built	Residential buildings (private)	House

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
1	Whaling Road	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

See under 'East Ridge Precinct' NSHS0156. Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

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Criteria a)

Historical Significance

Associative Local. Representative Local.

Criteria c)

Aesthetic/Technical Significance

Associative Local. Representative Regional.

Criteria d)

Social/Cultural Significance

Associative Local. Representative Local.

Criteria g)

Representative

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

Integrity/Intactness

Unsympathetic

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description

Updated

o This building is designed in the Victorian Free Classical. Federation Free Classical style.

One of a two-storey pair of attached houses (nos. 1 & 3 Whaling Road) of rendered brick with corrugated-iron roofs, with heavily moulded cornice to the parapet which has a central triangular pediment carried on decorative moulded corbels in the cornice. Verandahs are carried on cast-iron columns with cast-iron lace balustrades and valences. Each house has a projecting side entry bay, with moulded cornices between floors and at parapet level, with rectangular depressed panels giving relief at the spandrel between floors. Doors and windows are rectangular, with sash frames.

Physical Condition

Updated 03/18/2011

Minor Alteration. Sympathetic.

Modifications And Dates

The verandah to No. 1 has been crudely infilled with timber lattice and an aluminium framed window. The brick pier and pipe rail fence to Whaling Road is not sympathetic to the building.

3 kitchens installed over 3 levels. Possible use as a boarding house.

Further Comments

2, 12-14, 20-48, 1-57 Whaling Road, North Sydney

Current Use

Possible Boarding House

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	North Sydney Local Environmental Plan 2013	I1007	8/2/2013 12:00:00 AM		
Within a conservation area on an LEP					

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

See under 'Whaling Road Group' NSHS0161

Historic Themes

Records Retrieved: 2		
National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Accommodation	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0		
Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 4

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
North Sydney Heritage Review			2007		Architectus in association with John Oultram Heritage and Design
North Sydney Heritage Review			2002		John Oultram
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	North Sydney Council	2180162

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Item Details

Name

House

SHR/LEP/S170

LEP #I1008

Address

3 Whaling Road NORTH SYDNEY NSW 2060

Local Govt Area

North Sydney

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

House

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
3	Whaling Road	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

See under 'East Ridge Precinct' NSHS0156, Whaling Road Group 0161.

Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

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Criteria a)

Historical Significance

Local Significance

Criteria c)

Aesthetic/Technical Significance

Local Significance

Criteria g)

Representative

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

Integrity/Intactness

Sympathetic

Owners

		Records Retrieved: 0
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

DesignerBuilder/Maker

Physical DescriptionUpdated

One of a two-storey pair of attached houses (nos. 1 & 3 Whaling Road) of rendered brick with corrugated-iron roofs, with heavily moulded cornice to the parapet which has a central triangular pediment carried on decorative moulded corbels in the cornice. Verandahs are carried on cast-iron columns with cast-iron lace balustrades and valences. Each house has a projecting side entry bay, with moulded cornices between floors and at parapet level, with rectangular depressed panels giving relief at the spandrel between floors. Doors and windows are rectangular, with sash frames.This building is designed in the Victorian Free Classical. Federation Free Classical style.

Physical ConditionUpdated

Intact

Modifications And Dates

Further Comments

2, 12-14, 20-48, 1-57 Whaling Road, North Sydney

Current Use

Former Use

State Themes: Urban settlements. Building styles.

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	North Sydney Local Environmental Plan 2013	I1008	8/2/2013 12:00:00 AM		
Within a conservation area on an LEP					

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

See under 'Whaling Road Group' NSHS0161

Historic Themes

Records Retrieved: 1		
National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0		
Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 4

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
North Sydney Heritage Review			2007		Architectus in association with John Oultram Heritage and Design
North Sydney Heritage Review			2002		John Oultram
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison
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Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	North Sydney Council	2181877

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Item Details

Name
House

SHR/LEP/S170
LEP #I1009

Address
5 Whaling Road NORTH SYDNEY NSW 2060

Local Govt Area
North Sydney

Local Aboriginal Land Council
Unknown



Item Type	Group/Collection	Category
Built	Residential buildings (private)	House

All Addresses

Addresses								
Records Retrieved: 1								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
5	Whaling Road	NORTH SYDNEY/NSW/2060	North Sydney	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

See under 'East Ridge Precinct' NSHS0156, Whaling Road Group 0161.

Important remnant area from North Sydney Township, now isolated by Warringah Expressway. Varied collection of late nineteenth and early twentieth century domestic houses, mostly of small scale and modest finish, which, in a limited area, provides a representative sample of this building type. Evidence of the early twentieth century working class residential nature of North Sydney, contrasting with more expensive development in adjacent areas. Almost intact example of late nineteenth century North Sydney subdivision for high-density housing.

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Historical Significance

Associative Local. Representative Local.

Criteria c)

Aesthetic/Technical Significance

Associative Local. Representative Regional.

Criteria d)

Social/Cultural Significance

ssociative Local. Representative Local.

Criteria g)

Representative

This item is assessed as historically representative locally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative locally.

Integrity/Intactness

Sympathetic

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer Builder/Maker

Physical Description Updated

o This building is designed in the Victorian Free Classical. Federation Free Classical style.

One of a two-storey pair of attached houses (nos. 5 & 7 Whaling Road) of rendered brick with corrugated-iron roofs, with heavily moulded cornice to the parapet which has a central triangular pediment carried on decorative moulded corbels in the cornice. Verandahs are carried on cast-iron columns with cast-iron lace balustrades and valences. Each house has a projecting side entry bay, with moulded cornices between floors and at parapet level, with rectangular depressed panels giving relief at the spandrel between floors. Doors and windows are rectangular, with sash frames.

Physical Condition Updated 10/08/1998

Minor Alteration. Sympathetic.

Modifications And Dates

Further Comments

2, 12-14, 20-48, 1-57 Whaling Road, East Ridge Precinct

Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
Local Environmental Plan	North Sydney Local Environmental Plan 2013	I1009	8/2/2013 12:00:00 AM		
Within a conservation area on an LEP					

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

See under 'Whaling Road Group' NSHS0161

Historic Themes

Records Retrieved: 2		
National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Accommodation	Unknown

Recommended Management

Management Summary

Management

Records Retrieved: 0		
Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 4

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
North Sydney Heritage Review			2007		Architectus in association with John Oultram Heritage and Design
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North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
No Results Found				

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	North Sydney Council	2180163

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