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URBIS

HERITAGE IMPACT STATEMENT

Sirius Site, 2-60 Cumberland
Street, The Rocks NSW

Prepared for

SIRIUS DEVELOPMENTS PTY LTD

28 October 2020

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**We acknowledge, in each of our offices. the Traditional
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EXECUTIVE SUMMARY

Urbis has been engaged by Sirius Developments Pty Ltd to prepare the following Heritage Impact Statement (HIS) for proposed alterations and additions to the existing Sirius building at 2-60 Cumberland Street, The Rocks (hereafter referred to as the subject site).

The subject site is not an individually listed item of environmental heritage under the NSW State Heritage Register (SHR), the *State Environmental Planning Policy (State Significant Precincts) 2005*, the *State Environmental Planning Policy (State and Regional Development) 2011* or the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The *Sydney Local Environmental Plan 2012* (SLEP2012) does not apply to The Rocks area as The Rocks is an identified site under Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011*. Therefore, the subject site is not identified as an item of environmental heritage under Schedule 5 of the SLEP2012.

The subject site is not listed as an individual heritage item on the Place Management NSW (formerly State Harbour Foreshore Authority – SHFA) Section 170 Heritage and Conservation Register, but it is located within The Rocks Conservation Area on the Place Management NSW Section 170 Heritage and Conservation Register.

This HIS has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) for SSD-10384 which seeks approval for the "Adaptive reuse of the Sirius building" and requires the preparation of a *Statement of Heritage Impact (SOHI)*, prepared by a suitably qualified heritage consultant in accordance with the guidelines in the *NSW Heritage Manual*.

The proposal is outlined at Section 1.6 of this report. A detailed impact assessment is included at Section 5.

Although the subject site is not recognised on any statutory heritage list including on the Place Management NSW (formerly SHFA) Section 170 Heritage & Conservation Register, it has been recognised by the Heritage Council of NSW and the National Trust of Australia as a building of heritage value. The building should be conserved in line with best heritage practice. Application of best heritage practice principles including relevant statutory heritage guidelines and the Burra Charter articles demonstrates excellence in heritage management and conserves the heritage values of The Rocks.

The existing Sirius building represents a unique and important historical phase of development within The Rocks, as a significant departure from the earlier 19th century building stock that dominates the area, and instead reflects the late twentieth century approach to the provision of inner city public housing by the government. The retention and adaptation of the Sirius building recognises and conserves this significant layer of the history of The Rocks.

The adaptation of the Sirius building for residential use will continue this significant use and contribute to the living community of The Rocks and facilitate the important residential community in the area.

The submission proposes new built forms across the site surmounting the existing. The additional "pods" are such that they complement the original pods but are differentiated in material. The new modules would adopt the same stepped character as the existing and it is considered that the stepped character is in fact enhanced.

The proposal will not markedly change the visual and historic setting of The Rocks. The existing building form and overall design will be retained and interpreted, and therefore no change will occur to the site which could have an adverse heritage impact on the historical setting and character of The Rocks. No changes to subdivision patterns or the fine-grained development of The Rocks is proposed.

The existing highest point of the site which defines the central axis would remain the highest. The understanding of the existing hierarchy between low and high rise would be retained. This hierarchy was also driven by the intention to reinforce the irregular roof shapes of the buildings in the area and the sculptural quality was considered to be in harmony with the Sydney Opera House and Sydney Harbour Bridge. This important design quality will be retained and celebrated as part of the proposal.

Internal demolition is required to achieve the proposal and allow for critical upgrades in spatial configuration and amenity for contemporary living as well as new stairs and lifts. This internal reconfiguration will not detract from the original modular form of the building which will be retained and understood from the public domain. The Phillip Room is to be retained and restored and will provide the communal space within the building.

The new additions to add floor space and height are finely detailed to be contemporary additions rising out of the original robust masonry base. The adoption of lighter materials including metal cladding provides a contemporary contrast to the original concrete form and allows for a hierarchy of fabric across the site.

There are no proposed physical changes to any heritage items in the vicinity. All heritage items will retain their existing settings and curtilages and will not be altered by the subject proposal. No changes are proposed to any of the statutory heritage listings and therefore all heritage items will retain their existing level of heritage protection under the relevant legislation.

The proposal will not markedly change the visual and historic setting of The Rocks conservation area or existing views to heritage items in the vicinity. The existing Sirius building form and overall design will be retained and interpreted, and therefore no major change will occur to the site which could have an adverse heritage impact on the historical setting and character of The Rocks or alter any existing significant heritage item views. No changes to subdivision patterns or the fine-grained development of The Rocks is proposed.

Overall the proposal is considered to have no adverse heritage impacts and it respects the authenticity of the original Sirius building design and unique modular form. The works will enhance the contribution of the site to The Rocks through the provision of future residential use whilst allowing for critical amenity upgrades. There are no adverse heritage impacts to any vicinity heritage items or conservation areas.

The proposal is considered acceptable from a heritage perspective.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Sirius Developments Pty Ltd to prepare the following Heritage Impact Statement (HIS) for proposed alterations and additions to the Sirius building at 2-60 Cumberland Street, The Rocks (hereafter referred to as the subject site).

The subject site is not an individually listed item of environmental heritage under the NSW State Heritage Register (SHR), the *State Environmental Planning Policy (State Significant Precincts) 2005*, the *State Environmental Planning Policy (State and Regional Development) 2011* or the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The *Sydney Local Environmental Plan 2012* (SLEP2012) does not apply to The Rocks area as The Rocks is an identified site under Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011*. Therefore, the subject site is not identified as an item of environmental heritage under Schedule 5 of the SLEP2012.

The subject site is not listed as an individual heritage item on the Place Management NSW (formerly State Harbour Foreshore Authority – SHFA) Section 170 Heritage and Conservation Register, but it is located within The Rocks Conservation Area on the Place Management NSW Section 170 Heritage and Conservation Register.

This HIS has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) for SSD-10384 which seeks approval for the "Adaptive reuse of the Sirius building", as outlined below:

Table 1 SEARs requirements

SEAR	Section addressed in this report
<i>1. Statutory and Strategic Context</i> <i>The EIS must address the following specific matters:</i> <i>o Better Placed – Design Guide for Heritage</i> <i>o The Rocks Heritage Management Plan 2010, Sydney Harbour Foreshore Authority (SHFA)</i>	Better Placed – Design Guide for Heritage has been addressed in Section 5.2 of this report. The Rocks Heritage Management Plan 2010 is addressed in Section 5.1 of this report.
<i>7. Heritage</i> <i>The EIS shall include:</i> <i>o a Statement of Heritage Impact (SOHI), prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual</i>	This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013). The proposed development has also been assessed against the heritage strategies set out by Urbis and used to inform the design competition 2019. This Heritage Impact Statement satisfies this requirement.

SEAR	Section addressed in this report
<i>o the SOHI is to identify all heritage items (state and local) and conservation areas, within and near the site including built heritage, landscapes and archaeology, detailed mapping of these items, and an assessment of the proposal's impact on the heritage significance of these items</i>	The heritage context of the site including identification of all vicinity heritage items is included at Section 1.5 of this report. A detailed impact assessment of the potential heritage impacts of the proposal on the heritage significance of the heritage items in the vicinity of the subject site is included at Section 5.
<i>o the SOHI is to consider the visual impact of the proposal on views to and from heritage items in the vicinity including the Sydney Opera House and Sydney Harbour Bridge and provide detailed mitigation measures and strategies to avoid and mitigate any adverse impacts on heritage values of the affected sites</i>	A detailed impact assessment of the potential visual heritage impacts of the proposal and an analysis of the Visual Impact Assessment prepared for this State Significant Development (SSD) is included at Section 5 of this report.
<i>o if the SOHI identifies impact on potential historical and/or maritime archaeology, a historical and/or maritime archaeological assessment must be undertaken to identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource.</i>	A separate Historical Archaeological Assessment has been prepared by Urbis and included with the Environmental Impact Statement (EIS) to address this requirement. The conclusions from this are included at Section 5 of this report.

SEAR	Section addressed in this report
<i>Consultation</i> <i>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</i> <i>In particular you must consult with:</i> - <i>Heritage Council of NSW</i> - <i>Place Management NSW</i> - <i>NSW National Trust</i>	Heritage NSW (as delegate of Heritage Council of NSW) were contacted on 25 August 2020 to invite comment or a meeting. At the request of the Heritage Council Secretariat the Applicant committed to attending the Heritage Council Approvals Committee on the 29th September 2020 to discuss the application. The Applicant has undertaken extensive consultation with PMNSW. The below contact has been made with PMNSW: - 24 June 2020 - Letter issued to PNSW for issue to PMNSW requesting landowner consent. - 16 July 2020 - Sirius Developments, BVN Architects, 360 Landscape Presentation of the proposed Public Domain Works to PMSW with PNSW in attendance. - 13 July 2020 – Following PMNSW request Sirius Developments, BVN Architects, 360 Landscape Presentation to PMNSW covering the proposed SSDA design of the building and its relationship to the Public Domain. - 17 August 2020 – PMNSW forwarded document “PMNSW Role” presented at the meeting 13 August. - Sirius Developments response to PMNSW Role to advise/confirm inclusions in the proposed SSDA submission. - 19 September 2020 – PMNSW issue of Land Owner’s Consent for Public Domain works. The NSW National Trust was contacted on 25 August 2020 to invite comment on the proposal. At the time of writing this report no response had been received.

While the Sirius building is not a listed heritage item, the debate over its level of heritage significance has been a topic of contention over the recent years. Urbis contends that the Sirius building has heritage significance in its own right, and therefore this HIS has been prepared to assess not only the impact of the proposal on vicinity heritage items, but also on the Sirius building itself.

1.2. SITE LOCATION

The site is located on Lot 100 and 101 DP264104, 2-60 Cumberland Street, The Rocks. The site is within the City of Sydney Local Government Area (LGA). The subject site comprises the Sirius building, constructed in 1980, and the associated gardens. Gloucester Walk – a pedestrian walkway runs to the east of Sirius which will be upgraded as part of the proposal.



Figure 1 – Locality plan showing the subject site outlined in red

Source: SIX Maps 2020

1.3. METHODOLOGY

This HIS has been prepared in accordance with the NSW Heritage Division guidelines ‘Assessing Heritage Significance’, and ‘Statements of Heritage Impact’. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

The proposed development has been assessed against the heritage strategies set out by Urbis and used to inform the Design Excellence Competition undertaken for the project in November 2019. Historic research was undertaken for the subject site, however no research on early land titles was completed.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Alexandria Barnier (Senior Heritage Consultant) and Meggan Walker (Heritage Consultant & Archaeologist). Stephen Davies (Heritage Director) has reviewed and endorsed its content. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. HERITAGE LISTINGS & HERITAGE CONTEXT OF THE SITE

1.5.1. Existing Heritage Listings Applying to the Subject Site

The subject site is not an individually listed item of environmental heritage under the NSW State Heritage Register (SHR), the State Environmental Planning Policy (State Significant Precincts) 2005, the State Environmental Planning Policy (State and Regional Development) 2011 or the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The SLEP2012 does not apply to The Rocks area and the subject site is not identified as an item of environmental heritage under Schedule 5 of the SLEP2012.

The subject site is not listed as an individual heritage item on the Place Management NSW (formerly State Harbour Foreshore Authority – SHFA) Section 170 Heritage and Conservation Register, but it is located within The Rocks Conservation Area on the Place Management NSW Section 170 Heritage and Conservation Register.

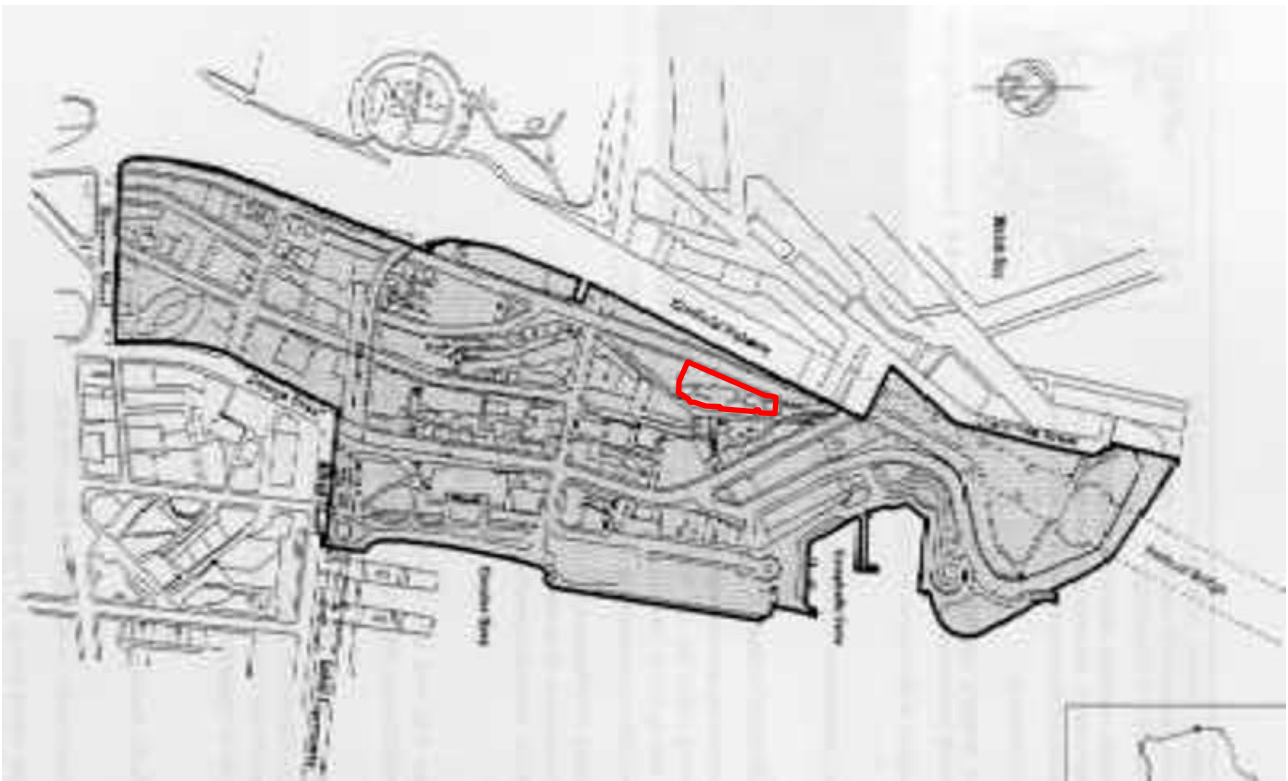


Figure 2 Extract of The Rocks Conservation Area map showing the subject site outlined in red

Source: Place Management Section 170 Heritage & Conservation Register, accessed online at http://www.shfa.nsw.gov.au/heritage_image_popup.cfm?objectid=170&id=2

1.5.2. History of the Proposed Heritage Listing of Sirius

In March 2014, the NSW State Government announced plans to sell the subject site and in 2015, tenants of the Sirius building public housing complex were relocated. Following a submission from the National Trust of Australia, the Heritage Council of NSW unanimously recommended the Sirius building for heritage listing on the NSW State Heritage Register in December 2015.

Recommendations of the Heritage Council of NSW are usually accepted by the Minister; however, in a statement released on 31 July 2016, the Minister declined to heritage list the Sirius building, saying it could reduce the site value by approximately \$70 million, which is equivalent to 240 social housing units.

The Save our Sirius community action group took the NSW Government to the NSW Land and Environment (L&E) Court over the decision not to heritage list the building on the NSW State Heritage Register. The L&E Court found the following:

Acting judge of the Land and Environment Court Simon Molesworth ruled that former heritage minister Mark Speakman, now the state's attorney-general, made two errors of law when deciding not to list the building on the State Heritage Register. Justice Molesworth found that Mr Speakman erred in the way he applied the Heritage Act. One error was that Mr Speakman considered that listing the building would cause financial hardship to the building's owner, Property NSW, without properly considering the impact on that owner. A second error was that he failed to make a determination about the particular heritage significance of the building.

The decision to not heritage list the Sirius building was reviewed on 25 October 2017, by the Minister (Gabrielle Upton), when she also declined to heritage list the Sirius building on the NSW State Heritage Register. The building was officially listed for sale by the State Government in December 2017.

Urbis contends that the Sirius building has heritage significance in its own right, and therefore this HIS has been prepared to assess not only the impact of the proposal on vicinity heritage items, but also on the Sirius building itself.

1.5.3. Vicinity Heritage Items

The subject site is located within the vicinity of a number of heritage items of various levels of significance including State Heritage Register (SHR) items. A summary of the most immediate heritage items is included below including the significance level and item number of each item (including conservation areas).

Table 2- Heritage Items in the Vicinity

Item Name	Statutory List (Highest Listing)	Item Number	Level of Significance
Sydney Opera House	UNESCO World Heritage List	N/A	World
Sydney Harbour Bridge approaches group including pylons, pedestrian stairs and access roads	National Heritage List	N/A	National
The Rocks Conservation Area	Place Management NSW Section 170 Heritage & Conservation Register	N/A	State
Millers Point & Dawes Point Village Precinct	NSW SHR	01682	State
Millers Point Conservation Area	NSW SHR	00884	State
Argyle Cut	NSW SHR	01523	State
Mercantile Hotel, 25-27 George Street	NSW SHR	01560	State
Terraces, 29-31 George Street	NSW SHR	01608	State
Merchants House, 43-45 George Street	NSW SHR	01561	State
Union Bond Store (former), Westpac Bank, 47 George Street	NSW SHR	01612	State
Avery Terrace, 2-4 Atherden Street	NSW SHR	01529	State
Playfair's Terrace, 1-7 Atherden Street	NSW SHR	01570	State
Old Sydney Holiday Inn, 53-65 George Street	NSW SHR	01566	State
Argyle Terrace - Caminetto's Restaurant, 13-15 Playfair Street	NSW SHR	01525	State
Playfair Street Terraces, 17-31 Playfair Street	NSW SHR	01569	State
Cleland Bond Store (part of Argyle Stores), 33 Playfair Street	NSW SHR	01538	State
Argyle Stores, 2-20 Argyle Street	NSW SHR	01524	State
Glenmore Hotel, 96-98 Cumberland Street	NSW SHR	01549	State

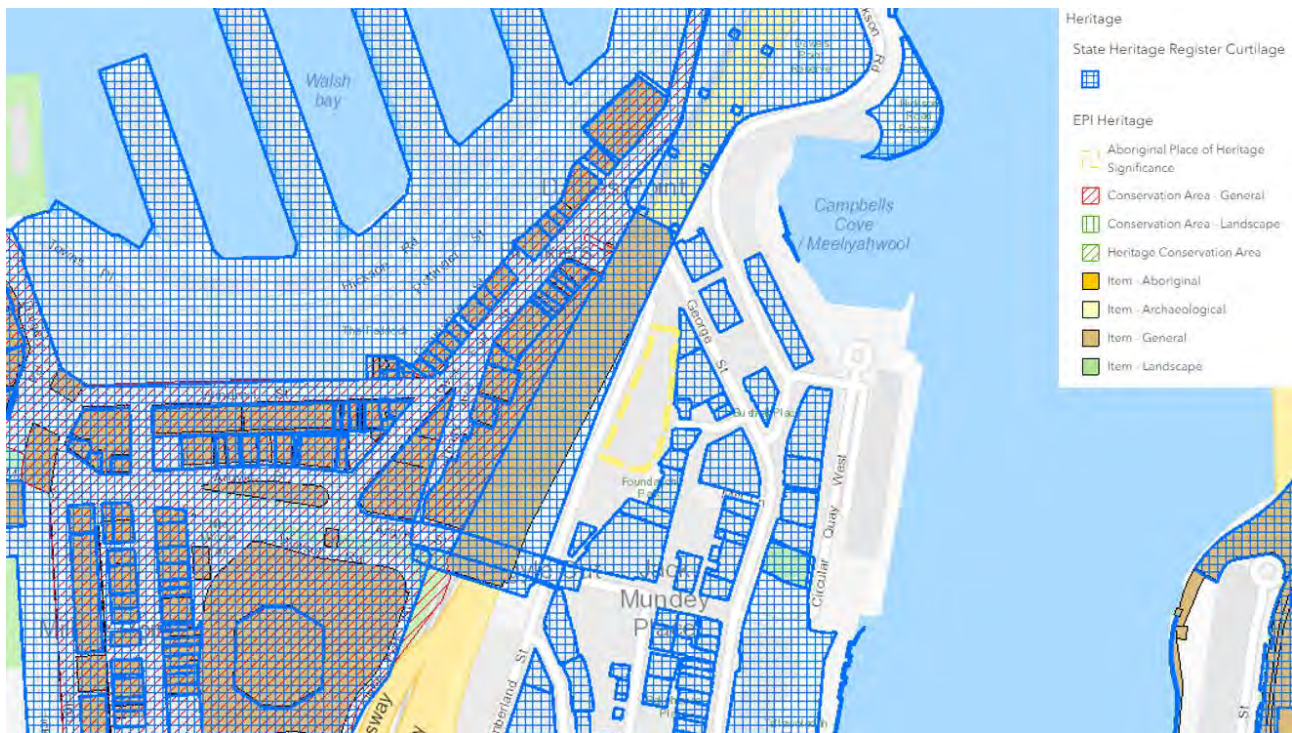


Figure 3 – Extract of the NSW heritage map showing state and local heritage items and the subject site outlined in yellow.

Source: NSW Planning Portal 2020

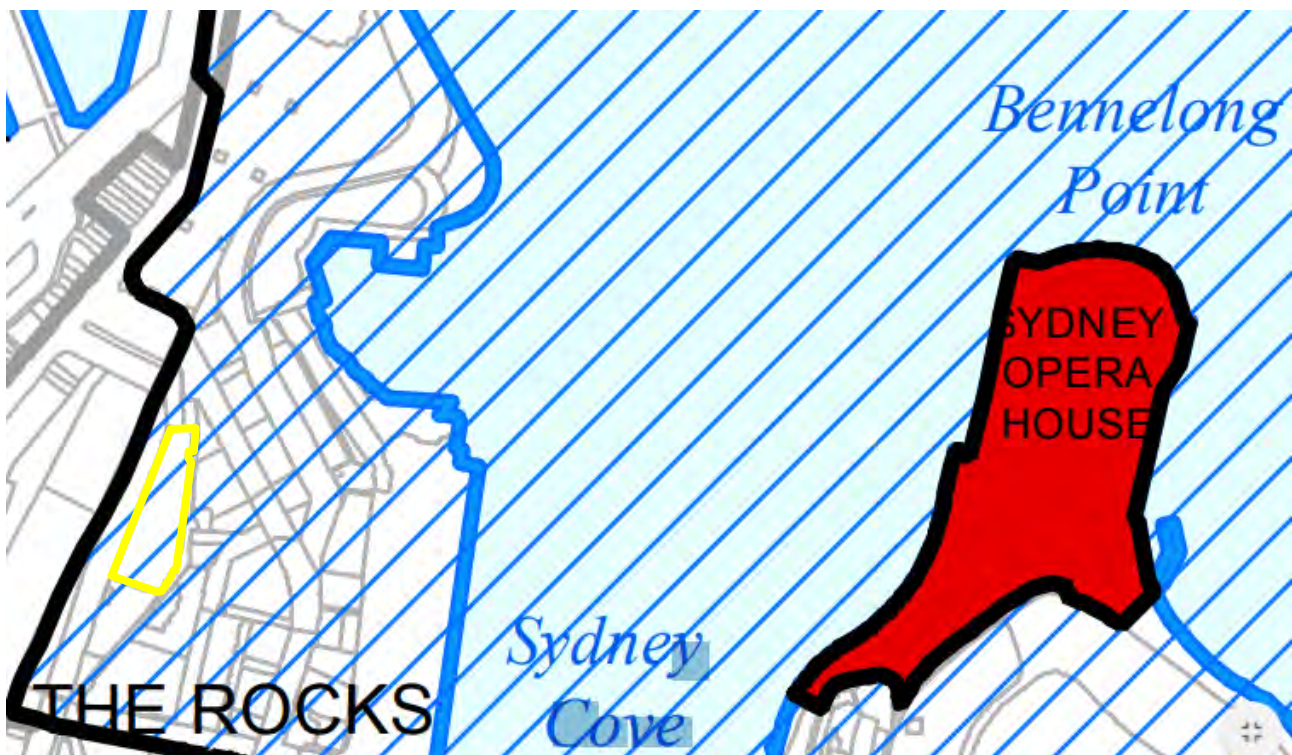


Figure 4 –Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Opera House Buffer Zone Map (Amendment 2016), subject site outlined in yellow.

Source: Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

1.6. THE PROPOSAL

The proposed development is for the restoration and refurbishment of the existing Sirius building , including alterations and additions. The existing building is proposed to be substantially retained and restored with integrity. New residential additions are proposed to be added to the existing structure in appropriate locations to maintain the legibility of the original architectural form, and new structures for commercial uses are proposed to be added at the Cumberland Street and Gloucester Walk frontages of the site.

The existing Sirius building has a varied height profile due to its modular form and due to the fall across the site when observed from Cumberland Street and from Gloucester Walk. The existing building rises from the north and south towards a central tower with a maximum height of 34.6m above ground level at Cumberland Street (equivalent to an 11-storey building). Due to the existing split-level apartments, the building is conveyed as having a greater number of levels (25 storeys).

The proposed alterations and additions to the existing building will increase the overall building height by 5.4m to a maximum building height of 40.9m above ground level at Cumberland Street. On the Cumberland Street entry side of the site, the building presents as thirteen (13) levels at the highest occupied level. When observed from Gloucester Walk, and due to the fall across the site, the building presents as fourteen (14) occupied levels.

The building incorporates two levels of basement car parking.

The proposed works include:

- Alterations and additions to the existing building to provide for:
 - Residential accommodation (a total of 76 apartments);
 - Commercial premises, including retail floorspace; and
 - Basement car parking.
- Provision of a through-site link between Cumberland Street and Gloucester Walk.
- Upgrades to Gloucester Walk including landscaping and pedestrian access.
- Improvements to Cumberland Street including landscaping and improved carpark entry.
- Associated works, including:
 - Minor demolition works;
 - Earthworks;
 - Structural upgrades;
 - Services upgrades; and
 - Landscaping works.

We have been provided with the following plans dated October 2020 prepared by BVN Architecture. We have relied on these plans in the impact assessment contained herein.

Drawing #	Description	Prepared by	Date	Revision
A-00-01	Cover Sheet	BVN Architects	18 September 2020	3
A-00-02	Drawing List	BVN Architects	18 September 2020	3

Drawing #	Description	Prepared by	Date	Revision
A-00-03	Local Context Plan	BVN Architects	18 September 2020	2
A-00-04	Site Context Plan	BVN Architects	18 September 2020	2
A-00-05	Lot Boundary/ Site Area	BVN Architects	18 September 2020	2
A-00-06	Existing Site Plan	BVN Architects	18 September 2020	2
A-00-07	Proposed Site Plan	BVN Architects	18 September 2020	8
A-00-08	Environmental Analysis	BVN Architects	18 September 2020	2
A-00-09	Bulk Earth Work Plan	BVN Architects	18 September 2020	2
B-10-01	Basement B2b-B2a	BVN Architects	23 October 2020	29
B-10-02	Basement B1b-B1a	BVN Architects	23 October 2020	24
B-10-03	Level 01-03	BVN Architects	23 October 2020	18
B-10-04	Level 03-05	BVN Architects	23 October 2020	18
B-10-05	Level 05-07	BVN Architects	18 September 2020	14
B-10-06	Level 07-09	BVN Architects	18 September 2020	13
B-10-07	Level 09-11	BVN Architects	18 September 2020	13
B-10-08	Level 11-13	BVN Architects	18 September 2020	12
B-10-09	Level 13-15	BVN Architects	18 September 2020	12
B-10-10	Level 15-17	BVN Architects	18 September 2020	12
B-10-11	Level 18-19	BVN Architects	18 September 2020	11

Drawing #	Description	Prepared by	Date	Revision
B-10-12	Level 20-21	BVN Architects	18 September 2020	11
B-10-13	Level 22-23	BVN Architects	18 September 2020	12
B-10-14	Level 24-27	BVN Architects	18 September 2020	8
B-10-15	Roof Plan	BVN Architects	18 September 2020	5
B-11-61	DDA Apartments_Type3H and 3F	BVN Architects	18 September 2020	3
B-11-62	Liveable Apartments	BVN Architects	23 October 2020	4
B-21-01	Basement B2b-B2a Demolition	BVN Architects	18 September 2020	4
B-21-02	Basement B2b-B2a Demolition	BVN Architects	18 September 2020	4
B-21-03	Level 01-03 Demolition	BVN Architects	23 October 2020	4
B-21-04	Level 03-05 Demolition	BVN Architects	23 October 2020	5
B-21-05	Level 05-07 Demolition	BVN Architects	18 September 2020	4
B-21-06	Level 07-09 Demolition	BVN Architects	18 September 2020	4
B-21-07	Level 09-11 Demolition	BVN Architects	18 September 2020	4
B-21-08	Level 11-13 Demolition	BVN Architects	18 September 2020	4
B-21-09	Level 13-15 Demolition	BVN Architects	18 September 2020	4
B-21-10	Level 15-17 Demolition	BVN Architects	18 September 2020	4
B-21-11	Level 17-19 Demolition	BVN Architects	18 September 2020	4
B-21-12	Level 19-21 Demolition	BVN Architects	18 September 2020	4

Drawing #	Description	Prepared by	Date	Revision
B-21-13	Level 21-23 Demolition	BVN Architects	18 September 2020	4
B-21-14	Level 23-24 Demolition	BVN Architects	18 September 2020	4
B-21-15	Level 24-25 Demolition and Plant Demolition	BVN Architects	18 September 2020	4
B-31-01	Demolition – East and West Elevations	BVN Architects	23 October 2020	5
B-31-02	Demolition – North and South Elevations	BVN Architects	18 September 2020	4
C-10-00	East and West Elevations – Streetscape	BVN Architects	23 October 2020	9
C-10-01	East and West Elevations – Sirius Building	BVN Architects	23 October 2020	8
C-10-02	North and South Elevations – Overall	BVN Architects	18 September 2020	6
C-10-03	North and South Elevations – Sirius tower	BVN Architects	18 September 2020	6
C-10-04	North and South Elevations – Cumberland Building	BVN Architects	18 September 2020	4
C-10-05	Material Board	BVN Architects	18 September 2020	2
C-11-01	Typical façade details – west elevation	BVN Architects	18 September 2020	1
C-11-02	Typical façade details – north elevation	BVN Architects	18 September 2020	1
D -10-01	Sections	BVN Architects	23 October 2020	7
D-10-02	Sections	BVN Architects	18 September 2020	3
U-10-01	GFA level B2b-11	BVN Architects	23 October 2020	10
U-10-02	GFA level 12-plant	BVN Architects	18 September 2020	9
U-10-03	GFA schedule	BVN Architects	23 October 2020	10

Extracts of the proposed plans are included hereunder for reference.



Figure 5 Extract of proposed plan – view north.

Source: BVN



Figure 6 Extract of proposed plan – view north from Gloucester Walk

Source: BVN



Figure 7 Extract of proposed plan – levels 3-5 floor plan

Source: BVN

2. SITE DESCRIPTION

2.1. THE ROCKS

The Rocks is a significant foreshore port settlement which was vital in the social and economic activity of the early colony. It is defined by its mix of early colonial buildings, including terraces, pubs, bond stores, cottages and shops. The majority of these buildings were constructed in the late 19th century and those that survive today survived political turmoil and the resumptions. The Rocks is an important historic place for the wider Sydney region and there is great public interest in the retention of the heritage character of the area.¹

One of the defining features of The Rocks is the Bradfield Highway which leads up to the dominant steel frame of the Sydney Harbour Bridge. This local and state listed roadway divides The Rocks to the east and west, with Millers Point to the west, providing a visual buffer between the two (see Figure 8). To the east of the highway is the subject site.

This eastern side of the highway is less fine-grained in character than the Millers Point area, with an eclectic accumulation of local and state heritage listed buildings that reflect the layers of development in, and complex history of, The Rocks area. This area is dominated by a combination of both commercial and residential structures, many of which appeal to the tourist-focused market of the area (see Figure 9).



Figure 8 - View north west of the Sirius building with Bradfield highway between Sirius and Millers Point

Source: Urbis, 2020.



Figure 9 – View east of The Rocks from the Sirius building

Source: Urbis, 2020.

2.2. GLOUCESTER WALK PRECINCT

Surrounding the subject site are a number of diverse state heritage listed buildings in an area referred to in this report as the Gloucester Walk Precinct. The majority of these buildings are single storey 19th century houses and early 20th century warehouses.

The Playfair Street Terraces (Database # 5053185) are one group of terraces to the south east of the Sirius building, across Gloucester Walk. This terrace group represent examples of mid-late Victorian terrace worker's style residential development and demonstrate the subdivision pattern in this area of the Rocks between the 1870s and 1880s.² The terraces serviced a number of government bodies including the Sydney Harbour Trust, Maritime Services Board and Sydney Cove Authority.

However, not all of the heritage listed items in this precinct survived the resumption. Further to the south east of Sirius is Foundation Park, so named due to the foundations of eight 19th century terrace houses that remain within it.

To the north east is the Mercantile Hotel (Database # 5053175), an early 20th century pub with significant associations with the early maritime and Mercantile activity in the Rocks. The Mercantile is an example of

¹ Planning Report, Sirius.

² State Heritage Register, Playfair Terraces Inventory Sheet.

Federation Free Style architecture and is defined as “an important component of an important historic streetscape that features key views of The Rocks” in the State Heritage listing.³

2.3. THE SIRIUS BUILDING

It is in the setting of these heritage buildings that Sirius resides. Sirius was commissioned in 1975 by the NSW Housing Commission and completed in 1980. The tallest buildings in the area and sitting atop the sandstone embankment, Sirius dominates the landscape. The Sirius building is a brutalist social housing building built in a modular stacked form, finished in off-form concrete and render (see Figure 11). Sirius is, at its maximum, 11 storeys high and steps down to the north and south. 75% of the Sirius building is five storeys or below.

The building contains 79 residential apartments (28 of which are studios, 38 of which are two bed, 8 of which are three bed and five of which are four bed) as well as community rooms, rooftops gardens and basement parking which is cut into the sandstone bedrock. The apartments of the Sirius building are designed as individual pods, but there are also communal places including the foyer, with wooden panelling and striking red carpet flooring (see Figure 12), the Phillip Room and the Heritage Room. The southern wall of the Heritage Room was papered with Sydney skyline wallpaper, adjacent to the glass windows which provide views of the Sydney Harbour Bridge, recreating the visual landscape of Sydney within the room (see Figure 13). The foyer of the building also featured laminated timber animals designed by architect Penny Rosier, which are still intact today (see Figure 14).

Sirius was designed by project architect Theo (Tao) Gofers and constructed by Alexander and Lloyd. Gofers designed Sirius to provide accessible and diverse public housing that generated a sense of community. The original plans of Sirius were based on a three-storey prototype built at Sans Souci. In responding to the brief, Gofers stated:

“The Building was to provide for a range of units from pensioner one-bedroom units, accessible two-bedroom units, two, three and four-bedroom split level units with balconies, roof gardens or terraces. The complex was to encompass community facility area and a special pensioners’ community space. The complex was to include undercover parking... Special features of the accessible / pensioner units included emergency call buttons and special electronic locks on the unit doors in case of accidents or medical emergencies. There are a lot of ideas that were developed within the general framework as the design development and construction documents were being prepared”.⁴

The Sirius building was designed with residents at heart. The accessibility and amenity of older residents was at the forefront of design, with accessible entrance for aged units and a distress-call panel for every aged unit in the foyer. The units themselves were primarily self-contained, with mutual laundry facilities on each floor. Units typically included bedrooms, bathrooms, kitchens and sitting rooms. The units were functional in layout and styling designed for amenity (see Figure 15). A typical floor plan of the Sirius building is included below (Figure 10).

³ State Heritage Register, Mercantile Hotel Inventory Sheet.

⁴ John Dunn, 2014-2016. *Sirius*, <https://millerspointcommunity.com.au/the-place/sirius/>

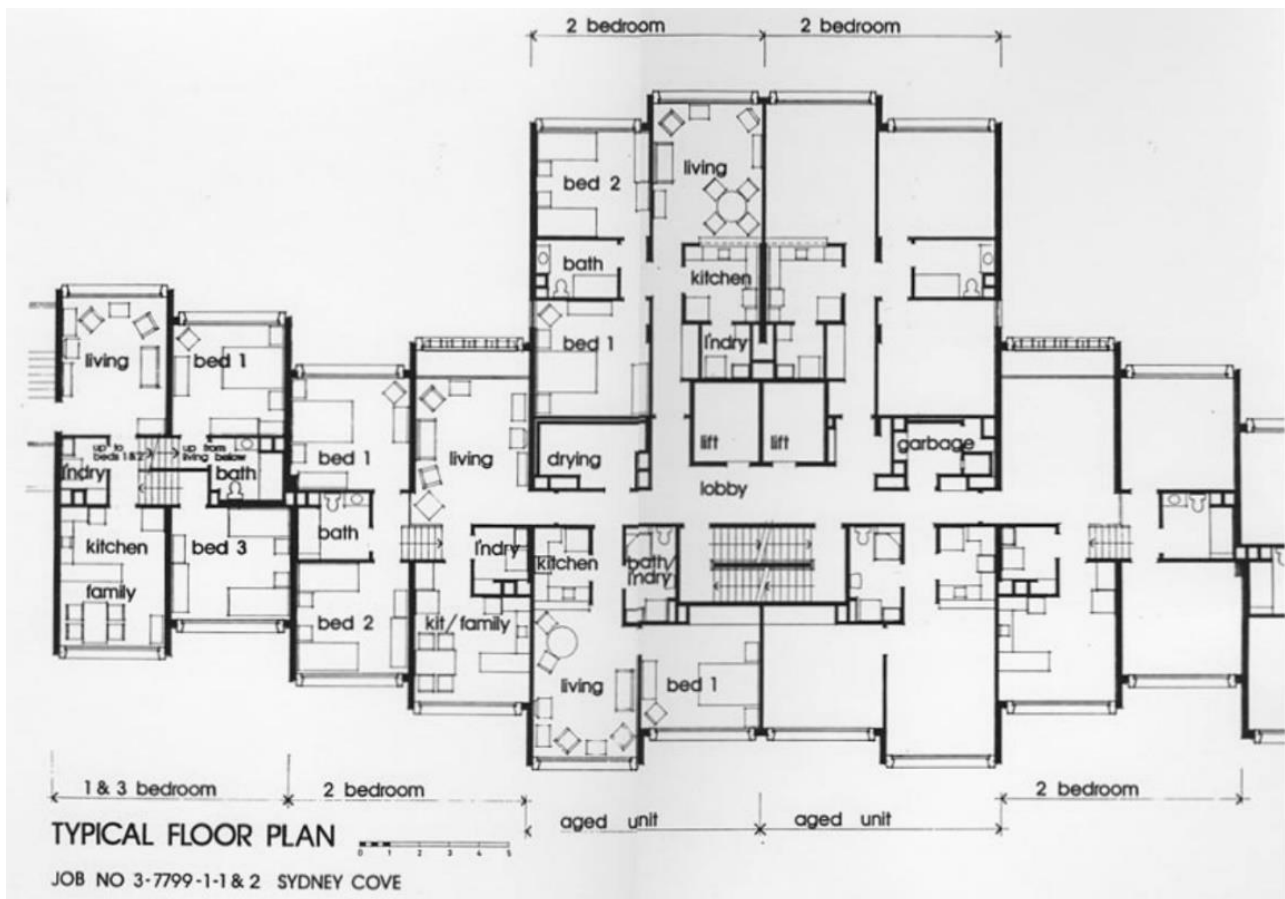


Figure 10 – typical floor plan of the Sirius building
 Source: <https://millerspointcommunity.com.au/the-place/sirius/>

The Sirius building was designed to complement the heritage character of its surrounds. The rooftop was considered by Gofers to be a 'fifth elevation', designed to be viewed by the traffic flow of the Bradfield Highway with landscaping a key design element (see Figure 16). Of the roof space, Gofers stated:

"On the accessible roof areas, plants have been confined to planter boxes to maximise human space available and to maintain control of the planting... These gardens in the sky are an integral part of the visual presentation of the complex and should become evident with the growth of the plants. This not been the case as the HC maintenance and caretaker roles have sadly lacked both planning and emphasis... The colour of the exhaust vents and steel balustrades ranged from blue in the North to red in the South with a gradual gradation of eight colours from north to south. The most prominent colour was purple which was obvious because it could be seen from the bridge."



Figure 11 – The Sirius building , from Cumberland Walk. View north east.

Source: Urbis, 2020



Figure 12 – Panelling on roof of foyer inside the building.

Source: Urbis, 2020



Figure 13 – The Heritage Room southern wall.

Source: Urbis, 2020

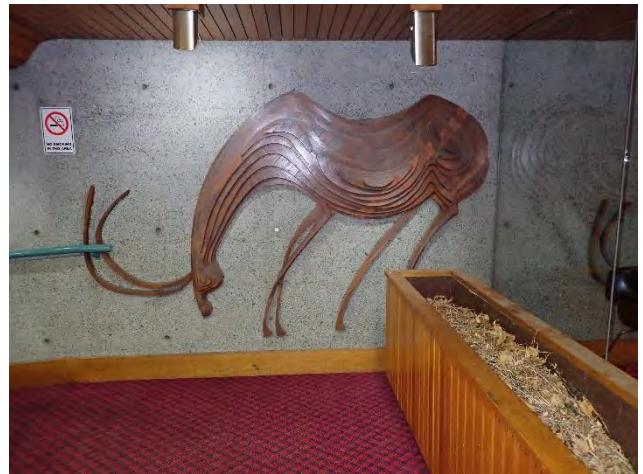


Figure 14 – Example of laminated timber animals in foyer.

Source: Urbis, 2020



Figure 15 – Example of a kitchen/sitting room within a unit, with bedrooms to the left of the frame.

Source: Urbis, 2020



Figure 16 – stepping down of the roof of Sirius to the north.

Source: Urbis, 2020

2.4. HERITAGE LANDMARKS IN THE AREA

As can be seen from Figure 8 and Figure 9, Sirius is in close proximity to the Nationally listed Sydney Harbour Bridge and has visual connections across Sydney Harbour to the Sydney Opera House, a World Heritage site. The Sirius building sits within the visual buffer zone of the Sydney Opera House, which encompasses the majority of Sydney Harbour.

Both the Sydney Opera House and the Sydney Harbour Bridge are visible to and from Sirius, however changes to the building will not impact the heritage significance of these items.

The Sydney Opera House sits at Bennelong Point, to the east of the subject area across Circular Quay. The distinctive white sails are visible over the stern of the cruise ships which dock at the Overseas Passenger Terminal. The Sydney Harbour Bridge is located to the north, with the steelwork of the bridge starting from directly to the west of the site, where the Sydney Harbour Bridge climbs commence.



Figure 17 – The Sydney Opera House (to the right of frame) from level 11 of the Sirius building .

Source: Urbis, 2020.



Figure 18 -The Sydney Harbour Bridge from level 11 of the Sirius building .

Source: Urbis, 2020.

3. HISTORICAL OVERVIEW

3.1. HISTORICAL OVERVIEW OF THE ROCKS

The Rocks was settled early on in the days of the colony and has been referred to as ‘white Australia’s most historic place’.⁵ The first locals were primarily working class, sent as convicts to the colony. While the convicts were generally displeased with their new prison, they quickly made the most of it. Amateur drawings from Francis Fowkes (a convict sent over on the first fleet) in 1788 almost three months after landing show The Rocks as a hive of activity with facilities including a hospital, a bakery, stone quarry, food store, garden plots and farms (see Figure 19).



Figure 19 – Francis Fowkes Sketch of Sydney Cove Port Jackson, 16th April 1788

Source: Trove, <https://nla.gov.au/nla.obj-230578175/view>

Life in The Rocks continued to develop with the colony. Tents and huts gave way to houses and terraces, made from Sydney sandstone quarried by convicts, bricks or wood. Maps from the early 1800s show subdivision and construction ongoing in the region (see Figure 20). However, The Rocks was neither a safe nor upstanding section of the early Sydney society. Thievery, prostitution, alcoholism and general ‘depravity’ were rife in The Rocks during these early years. Thievery became such an issue that in 1789 a night watch – comprised of 12 convicts – was formed to guard against crime. Commissioner J.T. Bigge said of The Rocks and the convicts who spent their time there:

*‘A town called the Rocks, a place distinguished... for the practice of every debauchery and villainy, or loiter about the street... The Rocks [is] chiefly inhabited by the most profligate and depraved part of the population’.*⁶

⁵ Kelly, M., 1997. *Anchored in a Small Cove: A History and Archaeology of The Rocks*, Sydney.

⁶ Bigge, 1822. Cited in Kelly, M., 1997.

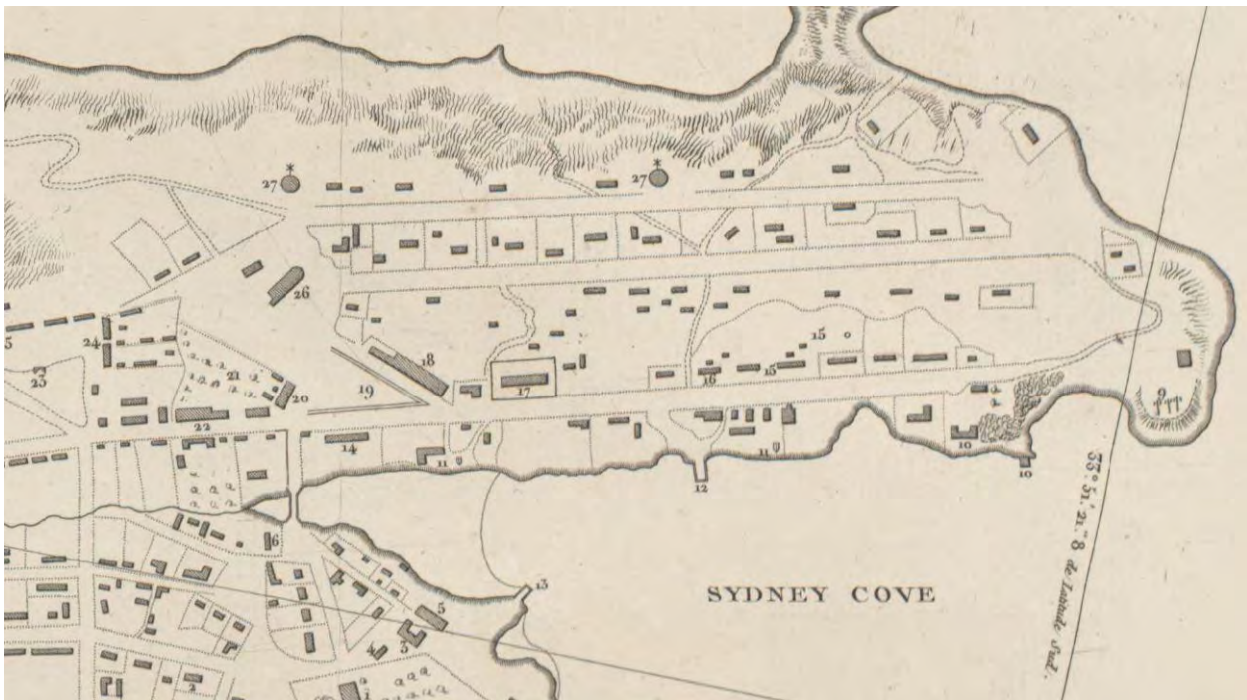


Figure 20 – C. A. Lesueur 'Plan De La Ville Sydney, 1802

Source: Trove, <https://nla.gov.au/nla.obj-230976925/view>

By 1807 the central part of The Rocks, including Cumberland, Gloucester and Harrington Streets, was settled, mainly with freestanding residential buildings with yards and probably gardens. The streets in the area were beginning to formalise with streets running north - south along the ridge and steep lanes and stairs connecting them. By 1830, the primarily freestanding buildings on larger lots had given way to a greater density of attached buildings. Commercial, industrial and residential buildings shared The Rocks with people living and working in the same buildings. Pubs were a very common feature of The Rocks. Sewer lines were installed down the main streets in the 1850s, but not every house was connected. Many houses had stone cesspits, and some had nothing at all and had to share a neighbour's facilities. With the discovery of gold in 1851, immigration to the colony rose dramatically, resulting in an intense demand for housing. Developers and residents began subdividing the large old yards and built rows of small, plain terrace housing.⁷

By the 1900s, the government commenced a resumption program within The Rocks intended to clear the slums and make the area suitable for the ambitious plans surrounding it. A plan of the resumption is included at Figure 21 and demonstrates how early street grids in the area were modified, with whole streets demolished and realigned. The resumption was undertaken under the guise of preventing the spread of the bubonic plague which had begun to make impacts on the colony.⁸ During the early years of the 20th century the buildings in The Rocks were seen as out-dated at a time when the Government wanted to move away from terrace houses. Photos from The Rocks resumption photographic survey show an unrecognisable conglomeration of terraces and a clearly impoverished community (see Figure 22 and Figure 23).

⁷ Karskens, G. 2008. *Dictionary of Sydney – The Rocks*.

⁸ *ibid*

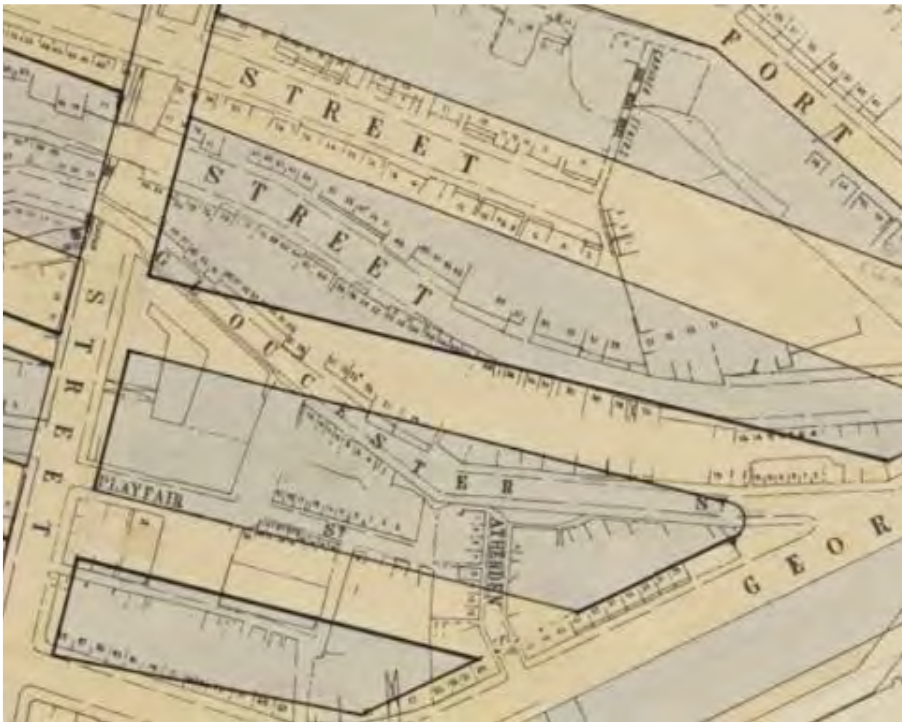


Figure 21 – Plan showing The Rocks resumption, 1901.

Source: SLNSW, Digital Collection, <https://collection.sl.nsw.gov.au/digital/file/pRILvm64R42O5>



Figure 22 – Photo of north Gloucester Street during The Rocks Resumption photographic survey, 1901.

Source: State Record Authority of NSW, https://www.records.nsw.gov.au/image/4481_a026_000207



Figure 23 – Rear of terraces on Gloucester and Cumberland Streets, The Rocks Resumption Photographic Survey, 1901.

Source: Trove, <https://trove.nla.gov.au/version/11012028>

Post-resumption, The Rocks was passed between different State government bodies including the Sydney Harbour Trust, the Maritime Services Board and the Sydney Cove Redevelopment Authority. With the bypassing of traffic through the construction of the Cahill Expressway, The Rocks became a semi-forgotten enclave of Sydney. This area was dominated by lower class families and was considered to be slums by the Government. To the families that lived there, however, it was a community and they fought for their

community when the Sydney Cove Redevelopment Authority attempted to demolish The Rocks in the 1970s to make way for new high rises.⁹

3.2. GLOUCESTER WALK PRECINCT

The Sirius building is located to the east of the Bradfield Highway, nestled between the state heritage listed road leading up to the Sydney Harbour Bridge and several state heritage listed buildings which front onto George Street. For the purposes of this assessment this area is referred to as the Gloucester Walk precinct, and encompasses the area bound by Argyle, Cumberland and George Street, with Gloucester walk running down the centre.

The Rocks was one of the first places in Sydney to be settled. The Gloucester Walk Precinct is no exception to this rule. In the 1845 Sheilds Map of Sydney shows this precinct as containing, amongst a number of other structures, the original Customs House (see Figure 24). The original Customs House occupied the eastern portion of the buildings now known as the Argyle Stores. This was used as Customs House from 1830 until 1850. The location of the original Customs House, should it be here, was believed to also be the location of or near where the landing and official flag of the First Fleet first took place.¹⁰ Following the formalisation of Circular Quay, Customs House moved to its new home in Circular Quay. The Argyle Stores continued to be used as commercial stores and have historic associations with figures such as John Piper, Mary Reiby, Fredrick Unwin, Samuel Terry and the Tooth brothers.¹¹



Figure 24 – Sheilds Map of Sydney, 1845
Source: City of Sydney Archives.

A watercolour from approximately 1860 depicts Cumberland Street as a main thoroughfare, lined with shops and terraces (see Figure 25). A map from 1880 shows this precinct as fully subdivided, connected to sewer mains and developed, leaving no doubt that this area was a populated hive of activity (see Figure 26). The Gloucester Walk precinct was primarily dominated by terraces, pubs and bond stores with some vacant land. The terraces present provided homes to a mix of upper and lower class residents of early Sydney. A number of these survive to the present day in various conditions, including the Playfair and Argyle Terraces.

⁹ Kelly, 1997.

¹⁰ N. Selfe, 'A Century of Sydney Cove and the Genesis of Circular Quay', AHS Journal and Proceedings, Pt V 1902, p. 57

¹¹ State Heritage Register, Argyle Stores Inventory Sheet (Database No. 5053139)



Figure 25 – William Andrews watercolour, Cumberland Street, Sydney.

Source: State Library of NSW,

http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=FL3274062&embedded=true&toolbar=false



Figure 26 – Doves Plan of Sydney, 1880.

Source: City of Sydney Archives

3.3. SUBJECT SITE HISTORY

In the early 1800s, while settlement and development took place around it, the land upon which the Sirius building currently resides remained vacant (see Figure 27). This area was part of a land grant given to Captain Bunker by the Governor King and was known as Bunker's Hill. In 1791, Captain Bunker built a wattle and daub cottage on the Hill which was replaced in 1820 by a stone villa and store buildings. The villa was demolished in the 1900s.¹²

As The Rocks continued to develop and grow, the subject site was subdivided and developed. By 1880, the subject area was heavily subdivided and included a number of town houses and buildings (see Figure 28). Houses in this area generally fronted onto Cumberland Street with rear entrances to Gloucester Street, along the current alignment of the Gloucester Walk.¹³

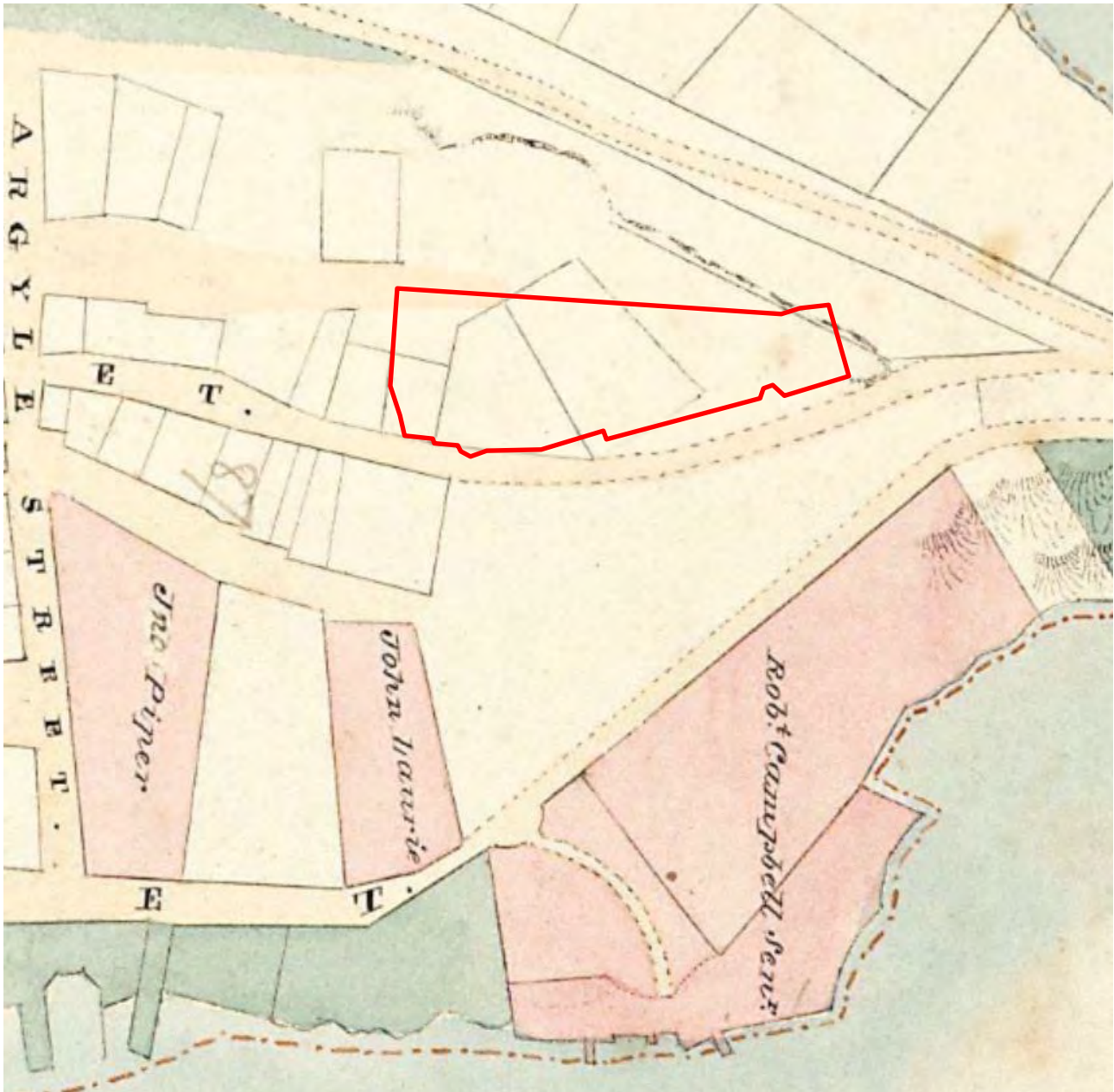


Figure 27 – Parish of St Philip Parish Map, 831 (approximate location of the subject site outlined in red)
Source: HLRV,

¹² Jennifer Hill, 2017. Heritage Impact Statement, Pg. 12.

¹³ Docomomo, 2014. *Sirius Apartments*



Figure 28- Doves Plan of Sydney, 1880 showing the approximate location of the subject site outlined in red
Source: City of Sydney Archives

The Rocks decayed into slums over the years owing to the rapid development and diverse mix of residents. In the 1900s, plague began to threaten Sydney on both a public health and economic scale. The Rocks were seen as a hotbed of the bubonic plague, with one of the first deaths from the plague being Arthur Paine, a carter who worked in the area. The fear of plague was rampant across Sydney. Journalists fuelled this fear and politicians capitalised upon it for their own agendas, which led them to look at The Rocks and Millers Point.¹⁴ The Rocks were quarantined along with Darling Harbour, and the residents given the task of cleansing the area. In 1902, the Sydney Harbour Trust was formed and headed by R. P. Hickson, and Hickson called for the reformation of the area. Resultingly, The Rocks were resumed, with the government purchasing approximately 900 properties as well as wharves, bond stores, factories, pubs, workshops and offices.¹⁵ The slums were cleared and The Rocks began to be redeveloped.

From 1914 the site was redeveloped. The NSW Housing Board erected bond stores (Rowan's Bond) and the Mercantile Shipping office. Below the shipping office was a warehouse, the roof of which carried part of the realigned Cumberland Street. The Mercantile Shipping Office occupied the northern portion of the subject area, with the Seamen's Office to the south, vacant space and then the Rowan's Bond Store (see Figure 29). The Housing Board was disbanded in 1924, and in 1927 the Sydney Harbour Trust was given authority over the public works buildings in The Rocks resumption area. This was then transferred to the Maritime Services Board in the 1930s.



Figure 29 – Map of the subject site, undated.
Source: Sydney Water

¹⁴ Kelly, 1997, pg. 87-91.

¹⁵ *Ibid*, pg. 93.

The management of government properties in The Rocks area was a contentious issue. In 1964, a survey by the Housing Commission of NSW demonstrated that best practice would be to construct flats within a 3-mile radius of the city centre to provide accommodation for low income and displaced residents.¹⁶ Following this, in 1970 the government-owned properties in The Rocks were transferred to the newly formed Sydney Cove Redevelopment Authority, who proposed wide-scale demolition of buildings in The Rocks to be replaced with high-rises. This led to the imposition of a Green Ban by the Builders Labourers Federation (NSWBLF) in 1971 (see Figure 30).



Figure 30 – Plan for The Rocks in the 1960s which resulted in the Green Bans.

Source: <https://millerspointcommunity.com.au/the-place/sirius/>

Green Bans were imposed by the NSWBLF as a way of delaying and combatting development and insisting on social responsibility for labour. These bans fulfilled the following purpose: *‘to defend open spaces from various kinds of development; to protect existing housing stock from demolition intended to make way for freeways or high-rise development; and to preserve older-style buildings from replacement by office-blocks or shopping precincts’*¹⁷ The movement was headed up by three union leaders, Jack Munday, Joe Owens and Bob Pringle. The Green Ban on the Rocks, which lasted from 1971 to 1975, is seen as influential in the maintaining of a number of heritage buildings and the character of the area.¹⁸

One of the objections of the NSWBLF was a proposed East Rocks Car Park, an eight storey carpark to be constructed in the area surrounding or including the subject site.¹⁹ The NSWBLF also took exception to what they saw as an exclusion of the low-income inhabitants of The Rocks area. This was resolved with the intervention of the Housing Commission, who stepped in to provide assistance to pensioners and existing residents who qualified. The Green Ban was lifted in The Rocks in 1975 to allow for the construction of a social housing apartment block, known as the Sirius Apartments (named after the ship which formed part of the First Fleet).

¹⁶ Housing Commission of NSW, 1964. *“Rocks” Area Redevelopment Scheme: Report on Survey of occupants of dwelling sin area proposed for redevelopment together with a schedule setting out details relating to the family groups residing in the area as at 30 June 1964.*

¹⁷ Burgmann & Burgmann, 2011. *Dictionary of Sydney, Green Bans Movement.*

¹⁸ *Ibid.*

¹⁹ Docomomo

The construction of the Sirius building saw the demolition of the buildings within the subject site, including the Rowan's Bond Store and the Mercantile Shipping Office. The Sirius building was designed by Tao Gofers to meet the brief of both the Housing Commission and The Rocks Residents' Group (see Figure 31). A full description is included in Section 2, but in general the Sirius building was designed to address the needs of the community and provide safe and affordable housing to elderly and low income residents in the area, while being respectful to the heritage character of the area. The building application for Sirius was submitted in 1977, and the construction was completed in 1980. Since its completion, the Sirius building has housed numerous families, pensioners and individuals.

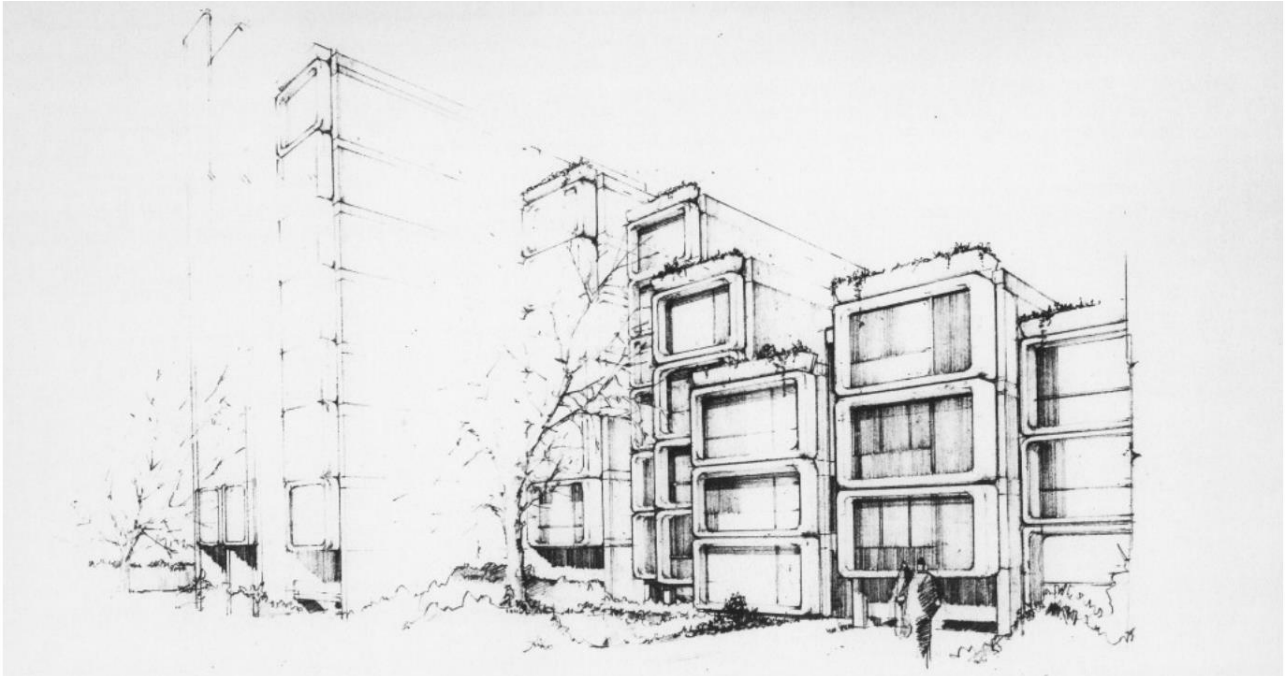


Figure 31 – Original designs of the Sirius building .
Source: <https://millerspointcommunity.com.au/the-place/sirius/>



Figure 32 – Floor plan of the Sirius building .
Source: <https://millerspointcommunity.com.au/the-place/sirius/>

In recent history the Sirius building has been subject to controversy following its decommissioning as public housing and suggestions of demolition. The controversy surrounding the Sirius building has been referred to as “*the battle over Sydney’s Heart*”²⁰. The sale of the Sirius building was first announced in 2014 as part of a sell off of government assets, and the movement of residents commenced. The heritage nature of the Sirius building has been the subject of debate. In 2014 the National Trust called for Sirius to be heritage listed, and in 2016 the NSW Heritage Council voted unanimously for listing of the Sirius building on the State Heritage Register on the basis of aesthetic and historical significance. These recommendations were rejected by the NSW Government. See Section 1.5.2 for further information.

3.4. DATE OF CONSTRUCTION

Construction of the Sirius building commenced in 1975 and was completed in 1980. The building was designed by architect Theo (Tao) Gofers for the NSW Housing Commission.

²⁰ Ann Arnold, Australian Broadcasting Network, 2016. *The Battle Over Sydney’s Heart*, <https://www.abc.net.au/radionational/programs/backgroundbriefing/7908292?searchTerm=the%20sirius%20building>

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

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

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

This report sets out/reproduces Statements of Significance for the following items. All other statements are available through the State Heritage Inventory.

- The subject site
- The Rocks Conservation Area
- Sydney Opera House
- Sydney Harbour Bridge

4.2. SIGNIFICANCE ASSESSMENT – SIRIUS BUILDING

This assessment of significance has been sourced from the draft State Heritage Inventory (SHI) record for the Sirius building which was prepared for the State Heritage Register nomination for the place in 2015.²¹

Table 3 Assessment of Heritage Significance – State Heritage Register nomination for the place 2015

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<i>The Sirius apartment building funded, designed and built by the NSW State Government, is likely to have state historical significance as a major outcome of the Green Bans, a protest movement against the development of the Rocks and Millers Point area in the 1970s. This movement was the first such movement in the world committed to protecting open spaces from development, protecting existing housing from infrastructure development and the preservation of older housing stock from replacement with high-rise. The Sirius building was built to provide affordable public housing in its 79 apartments, for approximately 200 people potentially displaced by other developments in the area.</i> <i>The historical significance of the building is further demonstrated as the socially responsible design of the Sirius Apartment was part of a world wide movement in architecture concerned with social justice and better outcomes for those less advantaged in society. Post WWII social housing projects around the world aimed to provide affordable accommodation for a mix of family units, communal facilities and rooftop gardens. One of the earliest examples of such social housing projects was Corbussier's Unite d'Habitation in Marsailles (1947-1952). Other similar building complexes with an eye to provide social housing and community facilities in large urban areas include the Barbican Housing estate (Chamberlain, Powell and Bon 1982) in London and Habitat '67 (Moshe Safdie) in Montreal.</i>

²¹ Accessed from the Save Millers Point Blog online at <http://savemillerspoint.blogspot.com/2015/07/sirius-apartment-building.html>

Criteria	Significance Assessment
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<i>The Sirius Apartment Building is likely to meet this criterion of state significance because it has a special association with Jack Munday through The Rocks/Millers Point green ban and the negotiations that led to the settling of that green ban. The Apartments also have a strong association with architect Tao Gofers, its designer, who pioneered in Australia a new modular building style in concrete, intended to meet the differing configurations of the single persons and various sized families displaced by development and the apartments also contain his interior designs and artworks.</i>
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	<i>The Sirius Apartment Building at 36-50 Cumberland Street, The Rocks, designed by Tao (Theodore) Gofers is likely to be of State Heritage Significance as a fine example of the Brutalist architectural style, especially in its use of off-the-form concrete and the stacking of cubic components to create a harmonious whole. It is also significant as an early example of rooftop landscape gardening in NSW and Australia. As such it featured in a number of architectural websites and in architectural literature internationally.</i> <i>The building is likely to have further State landmark aesthetic significance as an unusual and aesthetically distinctive treatment of high rise accommodation, bookmarking the view of Circular Quay from Sydney Harbour together with the Opera House. Described in the magazine "Concrete" (Issue 11) as a 'bold and exceptional experiment in low income public housing'. It was a conscious attempt to reduce the monolithic nature of most high-rise residential developments.</i> <i>The four wooden sculptures in the foyer area are likely to have State aesthetic and technical significance as rare surviving works by architect Tao Gofers.</i> <i>The Sirius Apartments is likely to meet this criterion of state significance because it is a rare example in Australia of Tao Gofers' modular housing design in concrete originally pioneered by Canadian/Israeli architect Moshe Safdie. His three-dimensional, prefabricated units for living were a central feature of Expo 67 and an important development in architectural history.</i>
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	<i>The Sirius Apartment Building is likely to have state level heritage significance for its long and strong association with past and present residents of the Millers Point and The Rocks community. Many of The Rocks and Millers Point residents were the descendants of maritime workers who lived and worked in the area for generations. Sirius may also be of social significance to others in NSW who consider it an important achievement that the unique makeup of the Miller's Point and The Rocks community has been preserved for so many generations, and are aware that the building was specifically built and designed to house long term residents.</i>
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	<i>N/A – not included on the SHI record</i>

Criteria	Significance Assessment
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	<i>The Sirius Apartment Building is likely to be of state heritage significance because, with the Ritchie Street, Sans Souci, Tao Gofers building they represent the only two known examples of Gofers pre-fabricated modular social housing.</i>
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i>	<i>The Sirius Apartment Building is likely to be of state heritage significance because it is the most prominent and intact example of this type of social housing specifically designed for its intended occupants' needs.</i>

4.3. STATEMENTS OF SIGNIFICANCE

4.3.1. Subject Site – Sirius building

This statement of significance has been sourced from the draft State Heritage Inventory (SHI) record for the Sirius building which was prepared for the State Heritage Register nomination for the place in 2015.²²

The Sirius Apartments building at 36-50 Cumberland Street, The Rocks, designed by Tao (Theodore) Gofers is likely to be of State Heritage Significance as a rare, representative and fine example of the Brutalist architectural style, especially in its use of off-the-form concrete and the stacking of cubic components to create a harmonious whole. It is also significant as an early example of rooftop landscape gardening in NSW and Australia

The building is likely to have further State landmark aesthetic significance as an unusual and aesthetically distinctive treatment of high rise accommodation, bookmarking the view of Circular Quay from Sydney Harbour together with the Opera House.

The Sirius apartment building is likely to have state heritage significance for its historical values as a major outcome of the Green Bans, a protest movement against the redevelopment of the Rocks and Millers Point area in the 1970s. The Sirius building built to provide affordable public housing in its 79 apartments, for approximately 200 people potentially displaced by other developments in the area.

The historical significance of the building is further demonstrated as the socially responsible design of the Sirius Apartment was part of a world wide movement in architecture concerned with social justice and better outcomes for those less advantaged in society.

The building is likely to have state level significance for historic associations with the Green Bans of the 1970s, the Green Ban's leader Jack Mundey as well as for its association with its designer, Tao Gofers, a noted architect who pioneered a new modular building style in concrete with specific application to social housing in Australia.

The Sirius Apartment Building is likely to have state level heritage significance for its long and strong association with past and present residents of the Millers Point and The Rocks community. Many of The Rocks and Millers Point residents were the descendants of maritime workers who lived and worked in the area for generations. Sirius may also be of social significance to others in NSW who

²² Accessed from the Save Millers Point Blog online at <http://savemillerspoint.blogspot.com/2015/07/sirius-apartment-building.html>

consider it an important achievement that the unique makeup of the Miller's Point and The Rocks community has been preserved for so many generations.

4.3.2. Vicinity Heritage Items & Conservation Areas

The following statements of significance for the heritage items and conservation areas in the vicinity of the subject site have been directly sourced from the NSW SHI records for each item.

Table 4- Heritage Items in the Vicinity

Item Name	Item Number	Statement of Significance
Sydney Opera House	N/A	The Sydney Opera House, constructed between 1957 and 1973, is a masterpiece of modern architectural design, engineering and construction technology in Australia. It exhibits the creative genius of its designer, the Danish architect Jørn Utzon and the contributions to its successful completion by the engineering firm Ove Arup and Partners, the building contractors M.R. Hornibrook, and the architects Hall, Todd and Littlemore. It is an exceptional creative and technical achievement in the national history of building design and construction in Australia. Since its completion the Sydney Opera House has attracted world wide acclaim for its distinctive design, enhanced by its prominent location on Bennelong Point within a superb harbour setting. With its soaring white roof shells set above a massive podium, the Sydney Opera House is a monumental urban sculpture, internationally acclaimed as an architectural icon of the twentieth century. Its many national and international awards reflect its pivotal place in the national story of creative and technical achievement in Australia. The challenges involved in executing Utzon's design inspired innovative technical and creative solutions that were ground breaking in the history of architectural design and building construction in Australia, particularly the roof shells that were based on the geometry of the sphere and demonstrated the extraordinary creative potential of the assembly of prefabricated, repeated components. The interior spaces also reflect the creative genius of Utzon and his successors, Todd, Hall and Littlemore, who completed the building after Utzon's departure from the project in 1966. The Sydney Opera House is the most widely recognised building in Australia, and is cherished as a national icon and world-class performing arts centre. It represents an enduring symbol of modern Sydney and Australia, both nationally and internationally, reflecting changing social attitudes towards Australian cultural life in the decades after World War II. The Sydney Opera House has played a seminal role in the development of Australia's performing arts, enhancing the cultural vitality of the nation. It continually attracts nationally and internationally acclaimed performers, and is a mecca for visitors from around Australia and overseas. The peninsula on which the Sydney Opera House now stands has a special association with Bennelong, an Aboriginal man who became a prominent and influential figure in the early colony and played a significant role in mediating interactions between Aboriginal people and early settlers.
Sydney Harbour Bridge approaches group including pylons, pedestrian	N/A	The building of the Sydney Harbour Bridge was a major event in Australia's history, representing a pivotal step in the development of modern Sydney and one of Australia's most important cities. The bridge is significant as a symbol of the aspirations of the nation, a focus for the optimistic forecast of a better future following the Great Depression. With the construction of the Sydney Harbour Bridge, Australia was felt to have truly joined the modern age, and the bridge was significant in fostering a sense of collective national pride in the achievement.

Item Name	Item Number	Statement of Significance
stairs and access roads		The Sydney Harbour Bridge was an important economic and industrial feat in Australia's history and is part of the nationally important story of the development of transport in Australia. The bridge is significant as the most costly engineering achievement in the history of modern Australia, and this was extraordinary feat given that it occurred at the severest point of the Great Depression in Australia. The bridge is also significant for its aesthetic values. Since its opening in 1932, the Sydney Harbour Bridge has become a famous and enduring national icon, and remains Australia's most identifiable symbol. In its harbour setting, it has been the subject for many of Australia's foremost artists, and has inspired a rich and diverse range of images in a variety of mediums – paintings, etchings, drawings, linocuts, photographs, film, poems, posters, stained glass - from its construction phase through to the present. The Sydney Harbour Bridge is also significant as one of the world's greatest arch bridges. Although not the longest arch span in the world, its mass and load capacity are greater than other major arch bridges, and no other bridge in Australia compares with the Sydney Harbour Bridge in its technical significance. In comparing Sydney Harbour Bridge with overseas arch bridges, Engineers Australia has drawn attention to its complexity in combining length of span with width and load carrying capacity. The construction of Sydney Harbour Bridge combined available technology with natural advantages provided by the site. The designers took advantage of the sandstone base on which Sydney was built, which enabled them to tie back the support cables during construction of the arch, and to experiment with massive structures. Although designed more than 80 years ago, the bridge has still not reached its loading capacity. The bridge is also significant for its important association with the work of John Job Crew Bradfield, principal design engineer for the New South Wales Public Works Department, who ranks as one of Australia's greatest civil, structural and transport engineers.
The Rocks Conservation Area	N/A	The Rocks, with its complex layering of significant fabric, uses and associations, is a precinct of national cultural significance. The Rocks is valued as a place of major social history, reflecting more than two centuries of significant activity; including European invasion, early contact between Aboriginal people and European settlers, and colonial settlement. The drama of cross-cultural encounters reflects The Rocks' focal location as a place linking continental, colonial, city and maritime histories. The Rocks was saved through fierce battles for its conservation, and by government ownership. Despite ongoing incremental change in The Rocks, continuity and authenticity remain major themes, manifest in increasingly rare and fragile relics of original topography and built fabric, remnants of history and a living community. LONG FORM The Rocks is a major visual element of Sydney Harbour and Circular Quay, with a dramatic setting at the narrowest point in the Harbour. Visible layers of change are founded on the sandstone topography which gives the precinct its name. Less tangible aspects such as harbour sounds and breezes and water views are crucial to The Rocks' sense of place on the foreshore. The Rocks is important in a world context as a foreshore port settlement and historic focus of social and economic activity, commencing in Australia's colonial period. The Rocks remains as one of the few

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		places in Australia where authentic early convict evidence is accessible to the public. The Rocks is the place of first sustained contact in the continent between Aboriginal people and European settlers. Physical evidence of pre-European Aboriginal culture at The Rocks has been largely destroyed. The lack of such evidence is a poignant reminder of loss to current and future generations. Aboriginal cultural sites which may have survived such impacts are of great significance to the Aboriginal community of Sydney who consider their continued experience and association with The Rocks as symbols of endurance. The Rocks contains a rich accumulation of features that demonstrate layers of Australian history from 1788 until the present. The precinct displays an unparalleled diversity in townscape and building style, form and texture. Distinctive low-rise scale and fine grain textures in The Rocks contrast with, yet complement, the imposing built forms and modern architecture of the city centre beyond. The Rocks landscape, urban form, built structures and subsurface archaeological features, in conjunction with extensive documentary records, provide a physical chronicle of outstanding research potential. The Rocks and adjacent areas of Millers Point and Dawes Point are symbols of community survival, with the associated present-day communities representing and connected to the processes of struggle, perseverance and change that have shaped these places. Owned and managed in the public interest for over a century, The Rocks has been the stage for Government innovation in public works, town planning and social engineering. It is known for major historic events such as the 1901 plague, slum clearances and green bans. It has become a showcase for conservation practice and is an example of public land ownership and sustainable urban management under one Government agency. The Rocks is an important Australian tourist icon presented as the birthplace of Australia and representing significant story lines. The Rocks symbolises a powerful statement about who we are as Australians.
Millers Point & Dawes Point Village Precinct	01682	Millers Point & Dawes Point Village Precinct is of state significance for its ability to demonstrate, in its physical forms, historical layering, documentary and archaeological records and social composition, the development of colonial and post-colonial settlement in Sydney and New South Wales. The natural rocky terrain, despite much alteration, remains the dominant physical element in this significant urban cultural landscape in which land and water, nature and culture are intimately connected historically, socially, visually and functionally. The close connections between the local Cadigal people and the place remain evident in the extensive archaeological resources, the historical records and the geographical place names of the area, as well as the continuing esteem of Sydney's Aboriginal communities for the place. Much (but not all) of the colonial-era development was removed in the mass resumptions and demolitions following the bubonic plague outbreak of 1900, but remains substantially represented in the diverse archaeology of the place, its associated historical records, the local place name patterns, some of the remaining merchants villas and terraces, and the walking-scale, low-rise, village-like character of the place with its central 'green' in Argyle Place, and its vistas

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		and glimpses of the harbour along its streets and over rooftops, the sounds of boats, ships and wharf work, and the smells of the sea and harbour waters. The post-colonial phase is well represented by the early 20th century public housing built for waterside workers and their families, the technologically innovative warehousing, the landmark Harbour Bridge approaches on the heights, the parklands marking the edges of the precinct, and the connections to working on the wharves and docklands still evident in the street patterns, the mixing of houses, shops and pubs, and social and family histories of the local residents. Millers Point & Dawes Point Village Precinct has evolved in response to both the physical characteristics of its peninsular location, and to the broader historical patterns and processes that have shaped the development of New South Wales since the 1780s, including the British invasion of the continent; cross-cultural relations; convictism; the defence of Sydney; the spread of maritime industries such as fishing and boat building; transporting and storing goods for export and import; immigration and emigration; astronomical and scientific achievements; small scale manufacturing; wind and gas generated energy production; the growth of controlled and market economies; contested waterfront work practises; the growth of trade unionism; the development of the state's oldest local government authority the City of Sydney; the development of public health, town planning and heritage conservation as roles for colonial and state government; the provision of religious and spiritual guidance; as inspiration for creative and artistic endeavour; and the evolution and regeneration of locally-distinctive and self-sustaining communities. The whole place remains a living cultural landscape greatly valued by both its local residents and the people of New South Wales.
Millers Point Conservation Area	00884	Millers Point Conservation Area is an intact residential and maritime precinct of outstanding State and national significance. It contains buildings and civic spaces dating from the 1830s and is an important example of nineteenth and early twentieth century adaptation of the landscape. The precinct has changed little since the 1930s.
Argyle Cut	01523	Argyle Cut is of State heritage significance for its historical and scientific cultural values. The site is also of State heritage significance for its contribution to The Rocks area which is of State Heritage significance in its own right. The Argyle Cut has significance in that it is identified with the changing labour market in Sydney. It has associations with convict labour and the acceptance of responsibility of urban growth and public works by the Sydney Council. Argyle Cut has historical significance as an early east-west route across The Rocks, as an imposing example of convict public works, and as evidence, in its ongoing changes, crossings and widening, of improvements in the provision of access and infrastructure, including the work of the Sydney Harbour Trust and that for the construction of the Sydney Harbour Bridge and its approaches. It has aesthetic significance with the deep cutting providing a dramatic feature in Argyle Street. It has been ranked along with Busby's Bore and the building of Circular Quay as one of the most impressive engineering feats in early Sydney.

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		The Argyle Cut has social significance as an important feature in The Rocks conservation area, and contributes strongly to the character of The Rocks. The Argyle cut is held in high esteem as indicated by its listings on the National Trust register and the Register of National estate, and thus is recognised by an identifiable group and has importance to the broader community. The Argyle Cut has significance from the links it derives with and support function associated with the development of a society in which it has sat for more than 150 years. The Argyle Cut has research potential for its association with town planning and street and urban development in early Sydney, and with the ongoing development of transportation systems within the city. The Argyle Cut is a rare example of early responses to the geographical difficulties presented to urban growth. The large spine of rock which cut the area into two was a barrier to the ease of transportation between two important and growing maritime and mercantile precincts.
Mercantile Hotel, 25-27 George Street	01560	The Mercantile Hotel and site are of State heritage significance for their historical and aesthetic cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The Mercantile Hotel has local historical significance as one of the more intact survivors of late-19th and early-20th century Rocks pubs, having operated continuously since its opening in 1914 and retaining much of its original character, fabric and functions. It is the first major building to occupy this site, with its dramatic stone-walled excavation line along the west boundary providing a vivid reminder of the original physical character of both site and The Rocks as a whole. The Hotel has associations with the early maritime and mercantile activity in The Rocks through its location close to key early wharves and warehouses, its provision of public house services to local workers and their families and its origins as replacement for the original Mercantile Rowing Club Hotel following that building's demolition in 1914. The Hotel is an example of the early 20th century work of the once leading Sydney architectural practice of Spain and Cosh, providing a typical and relatively intact example of the work of this respected if conservative firm, and their public hotel work in particular. It also has associations with Tooth & Co. Ltd, one of NSW's important early brewing companies, and more generally with the practice of tied hotels under which the licensee operated until 1976. It is also a component of an important historic streetscape, particularly notable in views from the north towards its exposed wedge-shaped end. The Hotel's fabric retains the potential to provide information on the operation, layout, facilities and fitout of early 20th century public hotels. Its structure and finishes provide information on early 20th century building techniques, including the use of steel framing, finishes and detailing of flat roofs. The Mercantile Hotel adds to the historic, aesthetic and social richness of The Rocks Conservation Area which is of both local and national heritage significance. Its location, character and continuity of service make it recognisable in the local area.

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Terraces, 29-31 George Street	01608	The pair of houses at 29-31 George Street is a fine example of the Victorian terrace housing associated with the merchant class in residence in The Rocks in the middle of the nineteenth century. Distinguished by the starkness of their finely finished stone work and their restrained detailing, the houses contribute to the aesthetic diversity of north George Street and the historic character of The Rocks. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right.
Merchants House, 43-45 George Street	01561	The Merchants House and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The Merchants House is the most intact example of the typical late Georgian period townhouse (with basement offices, ground floor dining room, first floor drawing room and upper bedrooms) known to survive in NSW. Built in 1848, documentary evidence suggest that it was designed by John Bibb, considered one of the finest Greek Revival architects in Australia. It contains a rare example in Sydney of an intact mid nineteenth century first floor drawing room with its moulded plasterwork, chimney piece and grate, joinery, and cantilevered balcony. The Merchants House contains original elements of high quality including a geometric staircase, cast-iron cantilevered balcony, stonework, surface finishes, door cases, windows, French doors, dormer windows and servant bell system. The house was designed to complement the adjoining warehouse built four years earlier. Within the present streetscape of George Street North, the buildings contribute to a fine ensemble of buildings from the early Victorian to Edwardian period. Including a range of residential terraces from the early 1840s (85-77 George Street), to the 1860s (32-29 George Street), and the 1880s (41-33 George Street). The building complex reflects the wealth and status of the small business and merchant class of 19th century Sydney and provides evidence of the once dominant mercantile nature of The Rocks. It is an extremely valuable resource for understanding life in the area, especially if examined along with Michael Gannon's house in Argyle Street and Susannah Place in Gloucester Street which represent contrasting socio-economic backgrounds.
Union Bond Store (former), Westpac Bank, 47 George Street	01612	The Westpac Bank and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The Union Bond Store at 47 George Street, The Rocks is important at a State level because it demonstrates Sydney's early to mid nineteenth century mercantile character associated with the nearby Circular Quay which was then Australia's principal port. The Union Bond Store is a rare example of a single bay warehouse in remarkable condition from this period. The commercial warehouse use can still be seen in its: - Face sandstone walls;

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		- Warehouse doors on each level; - Cathead beam; - Roof structure (to accommodate this beam and its loading); and - The internal large second floor hatch for winching goods between levels. The Union Bond Store forms part of the historic mid nineteenth century group (43-49 George Street) which also includes: - The adjacent Merchants House at 43 George Street; - Its narrow infill warehouse at 45 George Street; and - the site of demolished twin warehouse across Atherden Street (at 49 George Street). This group is important at a State level for its demonstration of how Sydney merchants in the mid-nineteenth century lived adjacent to their warehouses within a short distance of the port, in a similar manner to European mercantile practice from at least Renaissance times. The relatively fine architectural detailing of the group demonstrates the prosperity that merchant companies were experiencing at the time. The Union Bond Store was designed by the notable English-born architect John Bibb (1810-62). Bibb trained under the architect John Verge and was one of the pre-eminent exponents of Victorian Regency and early Victorian Classic Revival architecture in Sydney from the 1840s to the early 1860s. The Bond Store is one of the few remaining examples of Bibb's early work, and possibly his only remaining warehouse building in Sydney. The building's refined Regency style is noteworthy, particularly as most other warehouses built around this time (1840s) tended to be more utilitarian in character. The building has associations with a series of persons and groups of importance in the history of commercial activities in NSW. From the time of its construction in 1841, until it was resumed by the State Government at the beginning of the twentieth century, the ownership of the subject property remained with the prominent NSW building and merchant families Martyn and Combes. From 1875 to c. 1921 the longest term tenant at these premises were Edward Row & Co. who used the buildings as factories and warehousing for their pharmaceutical business (and it is possible that they also used the adjacent Merchants House as a residence during their tenancy). The adaptation of the Union Bond Store in the 1980s as a Westpac Bank branch and Museum of Banking is of local significance in demonstrating the late twentieth century adaptation of warehouse buildings in The Rocks to business and cultural uses. The archaeological potential of the immediate grounds of the Union Bond Store is moderate, and material is likely to be of Local significance, as the grounds were disturbed by the replacement of the ground floor with concrete in the 1960s. The archaeological potential of grounds at 6-8 Atherden Street is limited by the 1985 demolition of the adjacent former factory (built late c. 1880s) and the subsequent excavations to construct the Westpac Bank Museum.

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		The archaeological potential of the associated site of the demolished twin warehouse at 49 George Street (together with other parts of Atherden Street formerly covered by early to mid 19th century buildings) is high, with material likely to include relics of State significance.
Avery Terrace, 2-4 Atherden Street	01529	Avery Terrace and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. They owe their continuous existence to the esteem in which they are held by the local community, and by the wider community as evidenced by their listing on the registers of both the National Estate and the National Trust and also evidenced by the efforts in the 1970s to save them from demolition as part of the Green Ban movement. The site of Avery Terrace is important in the history of the establishment and development of Sydney as a colony as evidence of land granted to Robert Campbell Senior in 1834 and its later subdivision and sale. Avery Terrace, 2 & 4 Atherden Street, is significant to the 19th and 20th century history of The Rocks as evidence of a small residential development commissioned by Edward Stanley Ebsworth in c.1881. Avery Terrace is important as one of a group of residential buildings surviving the demolitions that followed land resumptions under the Public Purposes Acquisition Act (1900). Avery Terrace is significant in NSW for its long history of residential tenancy and is valued for its association with the working-class families, largely employed in maritime and wharveside occupations. Avery Terrace has a strong and special association with the Avery family who lived in Atherden Street from c.1914 and in Avery Terrace from c.1917 until 1993. The item is associated with Nita McCrae who is recognized for mobilising The Rocks community in protesting against redevelopment plans that disregarded the area's rich history and long-term residents. The form, scale, planning and detailing of Avery Terrace are evidence of Victorian Regency Style terrace housing of The Rocks. It is notable for the high standard of construction and detailing and, despite some alterations, it remains a good example of its type. Set against the sandstone escarpment Avery Terrace, with Playfair and Argyle Terrace, make an important contribution to the late 19th century character of the streetscape. Avery Terrace is a rare example of a bald-faced, Victorian Regency Style terrace and is one of a surviving group of this style. The high quality construction and detailing is uncommon in working-class rental housing of the era and contributes to its rarity.
Playfair's Terrace, 1-7 Atherden Street	01570	Playfair's Terrace and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. Nos 1-7 Atherden Street, together with Avery Terrace at Nos 2-4 Atherden Street are well scaled buildings and good examples of their size and type. The terraces, and the escarpment at the end of Atherden Street, provide a fine intimate street space and sense of enclosure. The buildings and the enclosed street space make

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		an important contribution to the heritage significance of The Rocks Conservation Area.
Old Sydney Holiday Inn, 53-65 George Street	01566	The Old Sydney Holiday Inn and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. Harrington's Buildings, now the northern part of the Old Sydney Park Royal Hotel, is significant as one of a large number of warehouses built in The Rocks close to wharf facilities. The site is part of an 1816 land grant and has association with Robert Campbell and George Atherden, major players in the early development of The Rocks, and with the Harringtons, Sydney industrialists in the early 20th century. The building has landmark significance being on a prominent corner, and as part of a group of early 20th century buildings in George Street North, relating well in scale, materials, façade treatment and fenestration to the Metcalfe Bond stores, the ASN Co Building and No 88 George Street.
Argyle Terrace - Caminetto's Restaurant, 13-15 Playfair Street	01525	This group of terraces (nos.13-31) is a good example of the both the terrace style of residential development and the subdivision patterns that occurred in the mid Victorian period of Sydney, particularly in the Rocks precinct. They are representative of typical workers housing being built for the rental market and indicate the minimal space and resource standard of the time. They formed part of a development which became a slum typical of the inner city residential areas during the early and mid Victorian period, when the degree and success of government intervention in building and health affairs was minimal. (Tropman 1993: 68) The houses show many of the typical features of the worker's terraces erected in Sydney during the middle Victorian period. Their location and current usage makes them easily accessible to the public. However, the way they have been divided confuses the visual understanding of them as houses. As a whole, the Argyle Terrace clearly demonstrates changes in architectural style which occurred during this period. The houses built between 1875-77 are of a simple, undecorated style, while terraces No.13-15, built in 1883, are quite clearly examples of the Italianate style. (Tropman 1993: 67) They demonstrate clearly the stages of development of this group and the typical subdivision patterns which occurred during the period 1875-1883. Together with the adjacent terraces at 17-31 Playfair St they formed first residential restoration/revitalisation project undertaken by the Sydney Cove Redevelopment Authority in the 1970s. The terrace is a representative part of the former diverse character of the Rocks, which included residential, retail and commercial uses, all typically associated with waterfront activities, in close proximity to each other. The Argyle Terrace has scientific and research potential because of the archaeological potential which may remain in the under floor deposits and the rear yard spaces which may reveal information of working class lifestyles and values. The terraces have the potential to yield information relevant to the construction

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		techniques and materials associated with the modest dwellings of the late 19th century period. Caminetto's Restaurant and site are of State heritage significance for its historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right.
Playfair Street Terraces, 17-31 Playfair Street	01569	The Playfair Street Terraces, Nos. 17-31 and site are of State significance for their historical and scientific values. The site and buildings are of State significance for their contribution to the character and qualities of the precinct and are significant for their contribution to The Rocks, which is of State Heritage Significance in its own right. The Terraces at Nos. 17-31 Playfair Street are good examples of the typical workers' housing and terrace style of residential development and subdivision pattern that occurred in the mid to late Victorian period in Sydney. Largely constructed for the rental market, the buildings indicate the provision of minimal space to maximise profit. With Nos. 13-15 Playfair Street, the buildings demonstrate the changes in architectural style during the 1870s and 1880s with the simple and undecorated style of the terraces of Nos. 17-31 in contrast to the slightly more decorated Nos. 13-15. Despite the demolition of the rear wings and some internal walls and features the terraces retain a sense of their original two room configuration on each floor, original spatial qualities and simplicity of the interior and lack of decoration and use of attic spaces accessed via tight stairs. The subject grouping is one of the only grouping of workers' terraces with cantilevered balconies remaining in The Rocks area, although similar examples remain in Millers Point and other inner city suburbs such as Paddington and Surry Hills. With the Atherden Street Terraces these form an important reminder of the predominantly residential character of the immediate area.
Cleland Bond Store (part of Argyle Stores), 33 Playfair Street	01538	Cleland Bond Store and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The Cleland Bond Store is part of the larger Argyle Stores which include substantial remains of one the earliest surviving commercial buildings in Sydney, dating from c1826. The Argyle Stores also contain the earliest surviving building occupied for use as a Customs House from 1830 until 1850. The group of buildings is probably unique in Sydney in its ability to demonstrate changing warehouse design and construction from the early 19th to the early 20th century. Despite numerous alterations, the buildings retain much of the fabric of their major phases of development and use as commercial stores. The buildings also demonstrate, through design, space and materials, retail practices which are changing or have changed.

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		The Argyle Stores group of buildings and site are physical reminders of the early history of Sydney, occupying a section of the city which was the focus of commercial maritime activity in the first half of the 19th century. They also provide the focus of present activity in The Rocks. The courtyard is particularly evocative in this respect. The buildings have historical associations with significant figures in Australian retail and social history including John Piper, Mary Reiby, Frederick Unwin, Samuel Terry and the Tooth brothers. Unwin is also significant in the development of The Rocks area. The Argyle Centre historic precinct makes an important contribution to the quality of the streetscape of The Rocks. The building fabric constitutes the major potential source of additional information about the history of the complex, because of the paucity of documentary evidence. These buildings are believed to be among the first historic buildings in NSW to be recycled for new uses in a way designed to respect the earlier historical significance of the site, and therefore represent an important landmark in the history of conservation. The buildings provide clear evidence of early conservation practice and philosophy.
Argyle Stores, 2-20 Argyle Street	01524	The Argyle Stores and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The listings in the registers of both the National Trust and the National Estate demonstrate the esteem the Stores are held in by the wider community. The Argyle Stores include substantial remains of one of the earliest surviving commercial buildings in Sydney, dating from c1826. The complex contains the earliest surviving building occupied for use as a Customs House from 1830 until 1850. Despite numerous alterations, the buildings retain much of the fabric of their major phases of development and use as commercial stores, including the hydraulic hoist. The stores are rare in their ability to demonstrate changing warehouse design and construction from the early 19th to early 20th century. The buildings also demonstrate, through design, space and materials, wholesale and retail practices which are changing or have changed. The buildings and site are physical reminders of the early history of Sydney, occupying a section of the city which was the focus of commercial maritime activity in the first half of the 19th century. They also provide the focus of present activity in The Rocks. The courtyard is particularly evocative in this respect. The buildings have historical associations with significant figures in Australian retail and social history including John Piper, Mary Reiby, Frederick Unwin, Samuel Terry and the Tooth brothers. Unwin is also significant in the development of The Rocks area. The Argyle Centre historic precinct makes an important contribution to the quality of the streetscape of The Rocks. The building fabric constitutes the major potential source of additional information about the history of the complex, because of the paucity of documentary evidence. The history of The Rocks and the uses of its buildings illustrate and inform of the aspirations and way of life of the Colony and, later, the State. The

Item Name	Item Number	Statement of Significance
		construction of these buildings in particular demonstrate changing architectural and building practices. The buildings and site have the potential to yield substantial scientific, cultural, technological and archaeological information relevant to earlier uses and the development of the area. These buildings are believed to be among the first historic buildings in NSW to be recycled for new uses in a way designed to respect the earlier historical significance of the site, and therefore represent an important landmark in the history of conservation. The buildings provide clear evidence of early conservation practice and philosophy.
Glenmore Hotel, 96-98 Cumberland Street	01549	Glenmore Hotel and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The Glenmore Hotel was constructed c.1921 by prominent Sydney brewery Tooth & Co and was designed in the Inter War Georgian Revival style of architecture by a Tooth & Co resident architect. The Hotel contributes to the historic, aesthetic and social values of the state significant precinct of The Rocks through its use, architectural style, building form, streetscape contribution and period of construction. The Glenmore Hotel is significant to the local area for its historic and aesthetic values. It is historically representative of changing hotel operations during the 20th century due to shifting legislation and drinking habits. These changes are embodied in the fabric of the building and are evident in the continuation of the original accommodation uses; the provision of additional facilities such as bathrooms; and the altering of redundant spaces, such as the former parlour, for new uses. The Hotel is historically associated with the prominent Sydney brewery Tooth & Co and its form, fabric and architectural style is representative of Tooth's attempt to improve the image of hotels and drinking during the Inter War period. Aesthetically, the Glenmore Hotel is representative of the Georgian Revival style of architecture that was popular during the Inter War period for the reconstruction or remodelling of earlier hotels. The characteristic features of the hotel include face brick walling, rendered and painted details, external tiling, regular fenestration, symmetrical façade, and multi-paned sash windows. As with most hotels, the Glenmore Hotel has been altered with the removal of the original façade balconies, parapet and bar although, the internal spaces have remained largely intact.

4.4. HISTORICAL ARCHAEOLOGY

It is beyond the scope of this Heritage Impact Statement to assess the archaeological potential of the site or discuss the potential archaeological impacts of the proposal. However, Urbis has undertaken a separate Historical Archaeological Assessment in accordance with the SEARs, and the conclusions regarding the archaeological potential and potential impacts of the proposal are included hereunder for reference. Refer to the full Historical Archaeological Assessment prepared by Urbis and dated 2020 for further information.

Statement of Archaeological Potential

Generally, the high level of disturbance associated with the cutting into sandstone bedrock for the construction of the present building (Sirius), along with continuous periods of redevelopment from c. 1880-1970s have likely resulted in the removal of archaeological materials across the subject area. There are some archaeological materials which may remain, including structural elements associated with the redevelopment and public works offices c. 1914-1960s.

Statement of Archaeological Significance

Should any archaeological materials occur within the subject site that can be definitively attributed to a particular phase of occupation – specifically with the early occupation at the site, the public works offices and the green bans prior to the construction of Sirius – these may be of state significance due to their connection with significant phases of development of the colony of Sydney and of The Rocks. Materials including structural remains, rubbish dumps and discard items would provide an insight into the use of the area during these periods. However, as concluded above, it is generally considered highly unlikely that any such materials will remain due to the extensive disturbance across the site associated with the construction of The Sirius building .

5. HERITAGE IMPACT ASSESSMENT

An impact assessment of the proposal has been undertaken in the following sections of the report in response to the provisions and guidelines contained in the following documents:

- The Rocks Heritage Management Plan (SHFA)
- Better Placed – Design Guide for Heritage
- Heritage NSW Guidelines – Statements of Heritage Impact Guideline
- Heritage Strategies from the Design Competition Heritage Brief

A discussion regarding the potential visual heritage impact of the proposal is included at Section 5.6 with reference to the Visual Impact Assessment which has been prepared by GMU.

5.1. THE ROCKS HERITAGE MANAGEMENT PLAN

The following impact assessment has been prepared with reference to the relevant provisions in The Rocks Heritage Management Plan: Volume 1 prepared by the Sydney Harbour Foreshore Authority (now Place Management NSW) and dated April 2010.

Table 5 The Rocks Heritage Management Plan

Clause	Discussion
5.4 HERITAGE POLICY FOR THE ROCKS	
5.4.1 Retention of Significance ▪ The authenticity and diversity of The Rocks should be maintained. ▪ Heritage conservation should underpin other operational and management objectives affecting the urban fabric, uses and activities within The Rocks. ▪ Heritage conservation includes all processes for looking after a place so as to retain cultural significance, including maintenance, preservation, restoration, reconstruction and adaptation. ▪ Adaptation of individually significant places within The Rocks should provide for compatible uses, which respect cultural significance. ▪ Actions which have adverse heritage impacts should be avoided and, where there is no prudent and feasible alternative, only be undertaken in a manner that is reversible, wherever possible.	The Sirius building is located within the highly significant area of The Rocks. The Sirius building dates from a later period than much of the development in the area and represents a stark stylistic departure from the surrounding building stock which largely dates from the 19th century. The Sirius building contributes to the established social values associated with The Rocks as it represents a lift in the Green Bans placed over the area in the 1970s and the construction of this substantial public housing development. The place is no longer used for public housing, having been sold in 2018. However, its original architectural character is remnant and remains a key indicator of the pivotal point in the history of the area. The works have been designed to retain this character and to ensure that the contribution that the building makes to the significance of the area remains, as outlined in detail in the tables below. The proposed adaptation for the subject site is for the accommodation of residential units to contemporary standards. This does not represent any material departure from the original use of the place for public housing. The ongoing residential use of the place will be facilitated by sympathetic upgrades and minor increases in floor space. The ongoing use and the retention of the overall typology and character (as detailed further below) would ensure there is no impact on the significance of the building or the character and identified significance of The Rocks Conservation Area.

Clause	Discussion
	The loss of public housing was a community issue through this process, however the Government has allocated the sale revenue to other public housing scheme developments.
5.4.2 Excellence in Heritage Management - Excellence in heritage management is a primary aim for The Rocks. - The Rocks should be managed and conserved in accordance with well-accepted national and international guidelines including: – the Burra Charter of Australia ICOMOS; – Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places; and – the ICAHM Charter for the Protection and Management of Archaeological Heritage. - The Rocks should set national and international standards for recognised best practice heritage conservation management	Although the subject site is not recognised on any statutory heritage list including on the Place Management NSW (formerly SHFA) Section 170 Heritage & Conservation Register, it has been recognised by the Heritage Council of NSW and the National Trust of Australia as a building of heritage value. The building should be conserved in line with best heritage practice. Application of best heritage practice principles including relevant statutory heritage guidelines and the Burra Charter articles demonstrates excellence in heritage management and conserves the heritage values of The Rocks. The proposed development is also considered in the context of both The Rocks and the broader context comprising the Sydney Opera House and Sydney Harbour Bridge. This proposal is the result of a competitive design process (which was guided by Urbis' expert heritage advice) and has been further developed in consultation with Heritage NSW, PMNSW the Government Architect and the City of Sydney. This design excellence process ensures that the proposal respects and responds to the heritage character of The Rocks.
5.4.3 Conservation: Tangible and Intangible - The Rocks is recognised as a place that comprises multiple layers of history and meaning, which should be retained. - The Rocks should be managed as a 'living community' with a growing residential population and a community that includes residents, tenants and visitors. - The visual and historic setting of The Rocks and the current urban structure, including subdivision and characteristic built form, should be maintained.	The Sirius building represents a unique and important historical phase of development within The Rocks, as a significant departure from the earlier 19th century building stock that dominates the area, and instead reflects the late twentieth century approach to the provision of inner city public housing by the government. The retention and adaptation of the Sirius building recognises and conserves this significant layer of the history of The Rocks. The adaptation of the Sirius building for residential use will continue this significant use and contribute to the living community of The Rocks and facilitate the important residential community in the area. The proposal will not markedly change the visual and historic setting of The Rocks and only provides for well resolved external alterations. The existing building form and overall design will be retained and interpreted, and therefore no major change will occur to the site which could have an adverse

Clause	Discussion
The fine grain and human scale of The Rocks should be retained.	heritage impact on The Rocks setting and character in the vicinity. No changes to subdivision patterns or the fine-grained development of The Rocks is proposed.

5.2. BETTER PLACED – DESIGN GUIDELINE FOR HERITAGE

The following impact assessment has been prepared with reference to the relevant provisions in The Rocks Heritage Management Plan: Volume 1 prepared by the Sydney Harbour Foreshore Authority (now Place Management NSW) and dated April 2010.

Table 6 Better Placed – Design Guideline for Heritage

Clause	Discussion
A Understand the significance of the place Establish a clear understanding of the heritage significance of the building or site. The level of detail required will depend on the heritage status of the building or site, and the early involvement of heritage advice is crucial.	Although the subject site is not recognised on any statutory heritage list including on the Place Management NSW (formerly SHFA) Section 170 Heritage & Conservation Register, it has been recognised by the Heritage Council of NSW and the National Trust of Australia as a building of heritage value. Urbis concurs that the place has heritage value. The building should be conserved in line with best heritage practice. Application of best heritage practice principles including relevant statutory heritage guidelines and the Burra Charter articles demonstrates excellence in heritage management and conserves the heritage values of The Rocks. Urbis has been engaged from the outset to provide heritage advice and to ensure the appropriate conservation of the significance heritage values associated with the subject site and the proximate heritage items.
B Articulate the heritage Significance Conservation documents explain what is important about the place and guide the future of the site and its long-term management. They enable considered decisions about uses, approaches, and what to keep and change. The type of documents required will depend on the significance of the site and the nature of the reports and documents already available.	This report refers to The Rocks Heritage Management Plan which details the significant aspects of The Rocks. Urbis prepared a Heritage Strategies document which informed the 2019 design competition for the project. This outlines the significance of the building and strategies for its retention. The proposal has been assessed against these strategies below in this document.
E. Identify an appropriate use The proposed use must be appropriate to the heritage significance of the place, whether the project involves converting the place	The adaptation of the Sirius building for residential use will continue this significant use and contribute to the living community of The Rocks and facilitate the important residential community in the area

Clause	Discussion
for a new use, or new work to facilitate an existing purpose. The Burra Charter describes an appropriate use as one that retains the cultural significance of the place.	
G. Develop the brief The design brief establishes the ground rules for the project, and is informed by the work undertaken in the previous steps. The practical and aspirational requirements of the brief must be integrated with a full understanding of the heritage significance of the place. Articulating the needs, expectations, and aspirations of clients, owners, and users through the brief is essential to developing a sophisticated, meaningful, and practical design response.	Urbis prepared a Heritage Strategies document which informed the 2019 design competition for the project. This outlines the significance of the building and strategies for its retention. The proposal has been assessed against these strategies below in this document.
H. Design for the context Additions and new buildings in valued heritage contexts should be sympathetic to the local streetscape and urban grain. New design should respond to its heritage context through an informed analysis of the area's character. K. Explore how heritage can inspire the new The heritage significance of the place should inspire the adaptation and new work. Fully understanding the significance of a heritage place is a vital part of developing creative design solutions that ensure ongoing use and relevance and minimise negative impacts. L. Design new work to read as distinct One key principle of the Burra Charter is that new insertions and interventions, as distinct from	As demonstrated in detail throughout this assessment the major additions are sympathetic to the building and its context.

Clause	Discussion
restoration or reconstruction, should be clearly identifiable as new, and should not replicate the heritage fabric. This design approach must go hand-in-glove with other principles in the Burra Charter regarding respecting and having minimal impact on the significance of the place. It is not enough for the work to simply read as “new”. It must also be sympathetic to its setting and support the heritage significance of the place. This requires a sensitive design approach that ensures the new work complements and enhances the heritage place, rather than competing with it, or compromising it through poor design solutions. Detailed guidance can be found in the Burra Charter Practice Note – New Work. M. Understand “new work” and reconstruction It is also important to understand the difference between “new work” and reconstruction, as this determines how fabric should be treated. In the context of the Burra Charter, not all work on heritage sites is defined as “new work” N. Minimise the impact of new work New design work should have minimal impact on the heritage place. The appropriate extent of new work should be guided by the significance of the place, and will vary according to context.	

5.3. HERITAGE NSW GUIDELINES

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

Table 7 Heritage NSW Guidelines

Clause	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	Although the subject site is not recognised on any statutory heritage list including on the Place Management NSW (formerly SHFA) Section 170 Heritage & Conservation Register, it has been recognised by the Heritage Council of NSW and the National Trust of Australia as a building of heritage value. The building should be conserved in line with best heritage practice. Application of best heritage practice principles including relevant statutory heritage guidelines and the Burra Charter articles demonstrates excellence in heritage management and conserves the heritage values of The Rocks. The Sirius building represents a unique and important historical phase of development within The Rocks, as a significant departure from the earlier 19th century building stock that dominates the area, and instead reflects the late twentieth century approach to the provision of inner city public housing by the government. The retention and adaptation of the Sirius building recognises and conserves this significant layer of the history of The Rocks. The adaptation of the Sirius building for residential use will continue this significant use and contribute to the living community of The Rocks and facilitate the important residential community in the area. The submission proposes new built forms across the site surmounting the existing. The additional "pods" are such that they complement the original pods but are differentiated in material. The new modules would adopt the same stepped character as the existing and it is considered that the stepped character is in fact enhanced. The proposal will not markedly change the visual and historic setting of The Rocks and provides for sympathetic external alterations. The existing building form and overall design will be retained and interpreted, and therefore no major change will occur to the site which could have an adverse heritage impact on the historical setting and character of The Rocks. No changes to subdivision patterns or the fine-grained development of The Rocks is proposed.

Clause	Discussion
	The existing highest point of the site which defines the central axis would remain the highest. The understanding of the existing hierarchy between low and high rise would be retained. This hierarchy was also driven by the intention to reinforce the irregular roof shapes of the buildings in the area and the sculptural quality was considered to be in harmony with the Sydney Opera House and Sydney Harbour Bridge. This important design quality will be retained and celebrated as part of the proposal. Internal demolition is required to achieve the proposal and allow for critical upgrades in spatial configuration and amenity for contemporary living. This internal reconfiguration will not detract from the original modular form of the building which will be retained and understood from the public domain. The Phillip Room is to be retained and restored and will provide the communal space within the building. The new additions to add floor space and height are finely detailed to be contemporary additions rising out of the original robust masonry base. The adoption of lighter materials including metal cladding provides a striking contrast to the original concrete form and allows for a hierarchy of fabric across the site. There are no proposed physical changes to any heritage items in the vicinity. All heritage items will retain their existing settings and curtilages and will not be altered by the subject proposal. No changes are proposed to any of the statutory heritage listings and therefore all heritage items will retain their existing level of heritage protection under the relevant legislation. The proposal will not markedly change the visual and historic setting of The Rocks conservation area or existing views to heritage items in the vicinity. The existing Sirius building form and overall design will be retained and interpreted, and therefore no major change will occur to the site which could have an adverse heritage impact on the historical setting and character of The Rocks or alter any existing significant heritage item views. No changes to subdivision patterns or the fine-grained development of The Rocks is proposed. Overall the proposal is considered to have no adverse heritage impacts and it respects the authenticity of the original Sirius building design and unique modular form. The works will enhance the contribution of the site to The Rocks through the provision of continued residential use whilst allowing for critical amenity upgrades. There are no adverse heritage impacts to any vicinity heritage items or conservation areas.
Partial Demolition	Internal demolition is required to achieve the proposal and allow for critical upgrades in spatial configuration and amenity for

Clause	Discussion
Is the demolition essential for the heritage item to function? Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? Is the resolution to partially demolish sympathetic to the heritage significance of the item? If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	contemporary living, particularly in the stair well cores. This internal reconfiguration will not detract from the original modular form of the building which will be retained and understood from the public domain.
Minor additions How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be located within an existing structure? If no, why not? Will the additions visually dominate the heritage item? Is the addition sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	The submission proposes new built forms across the site surmounting the existing. The new modules would adopt the stepped character as the existing. Given the proportions of the new modules to the north of the building have different proportions it is considered that the stepped character is in fact enhanced. The new additions to add floor space and height are finely detailed to be contemporary additions rising out of the original robust masonry base. The adoption of lighter materials including metal cladding provides a striking contrast to the original concrete form and allows for a hierarchy of fabric across the site. The additions will not visually dominate the original Sirius building
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised?	There are no proposed physical changes to any heritage items in the vicinity. All heritage items will retain their existing settings and curtilages and will not be altered by the subject proposal. No changes are proposed to any of the statutory heritage listings and therefore all heritage items will retain their existing level of heritage protection under the relevant legislation. Externally, changes are proposed to the Sirius building . The proposal will not markedly change the visual and historic setting of The Rocks conservation area or existing views to heritage items in the vicinity. The existing Sirius building form and overall design will be retained and interpreted, and therefore no major change will occur to the site which could have an adverse heritage impact on the historical setting and character of The

Clause	Discussion
Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance?	Rocks or alter any existing significant heritage item views. No changes to subdivision patterns or the fine-grained development of The Rocks is proposed. There are no adverse heritage impacts to any vicinity heritage items or conservation areas.

5.4. THE SIRIUS BUILDING – HERITAGE STRATEGIES

The proposed works are addressed in relation to heritage strategies which were set out by Urbis in 2019 to guide the Design Excellence Competition.

Table 8 Heritage Division Guidelines

Clause	Discussion
Strategy 1 - Sirius is an important example of Brutalist architecture. This is vested in its modulated form. The changing modulation of the roof form which includes low and high rise accommodation must be retained. Note the central axis of the site defines a pyramidal form from which the modules step down and respond to the topography. The strength of this axis and the response to the topography is to be maintained. The modulated façade system is also to be retained, including where the spaces behind are amalgamated.	The proposed adaptive reuse of the existing Sirius building includes new built forms across the site surmounting the existing. The new modules would adopt the same stepped character as the existing. Given the proportions of the new modules to the north of the building have different proportions it is considered that the stepped character is in fact enhanced. The existing highest point of the site which defines the central axis would remain the highest. The understanding of the existing hierarchy between low and high rise would be retained.
Strategy 2 - New balconies are to be minimised. If units have existing balconies no additional balconies to that unit is appropriate. Modules which are open and with balustrades functioning as balconies should be retained as such. Balustrades may need to be upgraded for compliance.	This scheme proposes a number of new balconies to both east and west elevations of the existing building. The additional balconies are identifiably new and are extrusions from the existing modulated facades. This is more prevalent on the east façade. The character of the eastern façade is therefore changed to some degree however the predominant principles of modulation and enclosure are maintained. The new balconies are designed to complement the module design in scale and proportions. It is noted that removal of façade precast elements is required where new balcony pods are proposed.
Strategy 3 - Private ground level courtyards, access steps, walkways and common open landscaped spaces defined by face brick enclosing walls should be retained. Any replacement walls must be sympathetic to the character and period of the building.	The character of the area around the western entry is clearly retained given the predominance of brick and existing walls although the pattern and brick colour are proposed to be changed. The new addition to Gloucester Street walk will improve the amenity of this area and the Cumberland Street frontage.
Strategy 4 - Maintenance of exposed concrete is crucial. Allow to clean and repair where necessary. A well-defined materials palette is required which responds to the disciplined and robust nature of the	Existing concrete is to be restored. New forms are articulated as lightweight structures to identify as new fabric and complement the existing concrete through juxtaposition. The unique

Clause	Discussion
concrete. The material should be clearly identified as new fabric in accordance with the principles identified in the Burra Charter. The fully glazed end unit facades on the east and west elevations are required to be retained as glazed facades. Glazing may be replaced. New materials are not required to mimic the original concrete but demonstrate a synthesis and interpretation of original design strategies.	interpretation of the existing building is appreciated i.e. the reference to the materiality of the existing window frames. It is noted that the existing windows are being replaced for compliance but this will not adversely impact the overall design and form of Sirius. It is noted that removal of façade precast elements is required where new balcony pods are proposed.
Strategy 5 - Where remnant, planter boxes are to be retained and reused.	Noted that a detailed landscape design is to be developed to establish the feasibility of reusing planter boxes.
Strategy 6 - New joinery should respond to the appearance and materiality of the original material.	Noted that joinery in public areas to be developed to respond to the interiors of key spaces such as the Phillip Room.
Strategy 7 - Existing landscaping features should be retained however replanting could be investigated. Proposed landscaping should have an informal quality in keeping with the existing.	The proposal will alter significant areas of the existing landscape however new landscape elements will complement the existing in material and form. The landscape plan includes an interpretative reference to Tao Gofer's concept of a fifth elevation.
Strategy 8 - The building's interface with the local area/public domain could be improved i.e. there is an opportunity to improve connectivity. However, the essential Brutalist character must be maintained.	Edge conditions along Gloucester Walk and the carpark entry on Cumberland Street have interventions to improve the buildings contribution to the activation of the public realm. Cafes are proposed at the Cumberland Street forecourt, Gloucester Walk entrance to the through-site link, and at the northern pocket-park. Commercial uses will be provided in the SoHo apartments fronting Gloucester Walk.
Strategy 9 - Concrete framed structure internally must be retained. Any new penetrations into this fabric should be minimal.	Internal demolition is required to achieve the proposal and allow for critical upgrades in spatial configuration and amenity for contemporary living. This internal reconfiguration will not detract from the original modular form of the building which will be retained and understood from the public domain. The internal walls to be removed are non load bearing and are required to be removed to improve the building in terms of strength and acoustics for the adaptive reuse.

Clause	Discussion
Strategy 10 - There are a range of different sizes of accommodation throughout the building. The application of new program should identify, where possible, opportunities to utilise the spaces which best fit the needs of the proposed use. An understanding of the interlocking internal modules for accommodation in the various configurations is to be retained. Utilise unused service rooms to increase the size of dwelling where possible rather than extend behind the building envelope.	New lift lobbies are located in the existing stair slots in the north and south wings. The general configuration of the existing building is maintained. Amalgamated apartments retain the organization of the existing and minimise changes to façade.
Strategy 11 - The original decorative elements within the common areas including foyer and community room are distinctive and should be respected.	The ground floor Phillip Room (common room) and mezzanine level Library will be retained as singular spaces. Upgrades will respect the original decorative elements. Arrangements will be implemented to provide access to these spaces at certain times of the year for public appreciation.

5.5. SYDNEY OPERA HOUSE – CONSERVATION MANAGEMENT PLAN (CMP)

The subject site is located in a highly significant context, including in the broad vicinity of the Sydney Opera House. The proposed works are therefore assessed against the policies in the Sydney Opera House CMP relevant to the retention of its setting.

Table 9 Sydney Opera House – Conservation Management Plan

Policy	Discussion
All agencies of government involved in planning, assessing and overseeing the continued development of areas within the Sydney Opera House World Heritage Area Buffer Zone have a statutory obligation to protect the significant World, National and State Heritage Values of the Sydney Opera House. No development either temporary or permanent within this Buffer Zone should adversely affect these values. This includes: – respect for the deliberate contrast of the white shells of the Opera House with the darker tones of its setting and the city; – its distinctive form, silhouette and visual isolation on Bennelong Point from all other structures and landforms. If the opportunity arises, changes or development that produce positive impacts on the setting should be explored. Sydney Opera House Trust to work with relevant local, state and national government agencies to develop a mechanism for referral of proposals within the Buffer Zone, as these may require approval under the EPBC Act	The Sirius building will be substantially retained and alterations and additions would be sensitive to the character of the building, and therefore the proposal will have no marked impact on existing views to or from the Sydney Opera House. The general overall scale, form and design of the Sirius building will be maintained with only sympathetic alterations in contemporary lightweight material for added floorspace. The outward views from the Sydney Opera House will be retained and conserved, and there are no adverse visual impacts to the Sydney Opera House buffer zone. The proposal has no physical or visual impact on the Sydney Opera House's significant shells form, its setting or its silhouette against the Harbour and city. New additions to the top of the building have been designed with consideration of the existing view corridors from the pedestrian walkway of the Sydney Harbour Bridge to ensure that views to the Sydney Opera House are maintained.
In addition to Policy 2.2, all agencies involved in assessing, planning or overseeing development proposals on or near Bennelong Point and nearby peninsulas and bays must give consideration to the creation, retention and recovery of the following views and vistas to and from the Sydney Opera House: – Unencumbered exposure to the harbour on three sides, permitting views to the Opera House from all approaches	The proposal will not obscure or adversely affect significant views to the Sydney Opera House from any vantage point listed here. The Visual Impact Assessment prepared by GMU and outlined at Section 5.6 of this report below, demonstrates that while the external form of the Sirius building will change slightly, the visual impact of this change from a heritage perspective on nearby heritage items and the Sydney Opera House is negligible. The proposal will not affect the Sydney Opera House's relationship with the Botanic Gardens, Bennelong or any other peninsula in the inner city and buffer zone areas. The

Policy	Discussion
and angles in 3 dimensions, and from neighbouring ridges and headlands, including: • the waters of the harbour; • Dawes Point; • Millers Point; • Observatory Hill; • Mrs Macquarie's Point; • Garden Island; • Fort Denison; • Bradley's Head; • Cremorne Point; • Kurraba Point; • Kirribilli; • Milson's Point; • McMahon's Point; • city buildings; and • the Harbour Bridge open relationship with the Bennelong Precinct including the Botanic Gardens and the sandstone face of the Tarpeian Wall; vistas, progressively or suddenly enlarging to views, from The Rocks, the northern end of Circular Quay, East Circular Quay, Macquarie Street, the Botanic Gardens and the harbour. No development should compete with or diminish the prominence and distinctiveness of the form and silhouette of Sydney Opera House to these views and vistas. These objectives should be progressively incorporated into any relevant development strategies.	proposal will not diminish the prominence of the Sydney Opera House which will retain its existing curtilage and setting entirely.

5.6. VISUAL IMPACT ASSESSMENT

This Section relies on the preliminary Visual Impact Assessment prepared by GMU dated August 2020. The Visual Impact Assessment demonstrates that while the external appearance of the Sirius building will be modified through the proposal, this change is minimal and the impacts of this change on existing views to and from vicinity heritage items is negligible. The most critical view lines which require assessment from a heritage perspective include views to and from prominent heritage items including the Sydney Opera House and the Sydney Harbour Bridge. The visual comparisons of these views are included hereunder for reference and demonstrate that the proposal has a negligible effect on the views.



Figure 33 Existing view Sydney Opera House World Heritage Area

Source: GMU August 2020



Figure 34 Proposed view Sydney Opera House World Heritage Area

Source: GMU August 2020

GMU conclusions on the above view analysis:

- *The proposal alters the silhouette of the existing building. The proposed does not obscure existing development or the bridge deck.*
- *The impacts are minor and do not detract from the quality of the view.*

As demonstrated above, the visual outlook from the Sydney Opera House towards the western banks of Circular Quay will remain generally the same and will be retained. Sympathetic alterations to the Sirius building are minimally visible only and will not markedly alter the existing views – the overall scale and profile of the Sirius building in this view will remain generally unchanged. There are no adverse heritage impacts on this view line as a result of the proposal.



Figure 35 Existing view Sydney Harbour Bridge (looking southeast)

Source: GMU August 2020



Figure 36 Proposed view Sydney Harbour Bridge (looking southeast)

Source: GMU August 2020

GMU conclusions on the above view analysis:

- *The profile of the development is altered mainly through increase in height to the tower element. Further modulation to the facade is visible and the lower forms are visible in the foreground.*
- *The view of the Sydney Opera House is intact with only minor impact to the visible water surface. The profile of the CBD skyline is intact with only minor impacts.*
- *The view impact is considered minor and acceptable and does not obstruct iconic elements.*

As demonstrated above, the visual outlook from the Sydney Harbour Bridge will remain generally unchanged in views towards the city. There are no adverse visual impacts on the Sydney Harbour Bridge. This important and robust heritage item will retain its prominence in the existing setting and will not be adversely affected.



Figure 37 Existing view from Playfair St in The Rocks

Source: GMU August 2020



Figure 38 Proposed view from Playfair St in The Rocks

Source: GMU August 2020

GMU conclusions on the above view analysis:

- *Increased modulation to the facade and some increase in scale where additional pods accentuate the vertical proportions of the development.*
- *The proposed does not obscure surrounding development nor does it result in further visual dominance to the proportions of the fine grain developments in the foreground.*
- *The visual impacts are minor and considered acceptable.*

As demonstrated above, the views from within the lower streets of The Rocks will also be generally maintained. While the external alterations of the Sirius building will be visually evident in this closer view, the overall form, design and scale of the Sirius building will be generally retained and therefore existing views towards this building from within The Rocks will not be adversely affected. The Sirius building is already a unique building within The Rocks setting as a significant departure from the traditionally scaled nineteenth century building stock generally evident throughout this historic precinct. The proposed modifications to the Sirius building as a later infill building to the area will not have any adverse impacts on existing views which already include a substantially scaled late twentieth century brutalist building in contrast to the historic character of the lower levels of The Rocks.

Overall the Visual Impact Assessment provided by GMU demonstrates that the visual impacts of the proposal are negligible and due to the sympathetic nature of the proposed additions, the changes are only evident in close up views from within the immediate locality. There are no adverse heritage impacts on any existing significant views to or from heritage items in the vicinity as a result of the proposal.

6. CONCLUSION AND RECOMMENDATIONS

Although the subject site is not recognised on any statutory heritage list including on the Place Management NSW (formerly SHFA) Section 170 Heritage & Conservation Register, it has been recognised by the Heritage Council of NSW and the National Trust of Australia as a building of heritage value. The building should be conserved in line with best heritage practice. Application of best heritage practice principles including relevant statutory heritage guidelines and the Burra Charter articles demonstrates excellence in heritage management and conserves the heritage values of The Rocks.

The Sirius building represents a unique and important historical phase of development within The Rocks, as a significant departure from the earlier 19th century building stock that dominates the area, and instead reflects the late twentieth century approach to the provision of inner city public housing by the government. The retention and adaptation of the Sirius building recognises and conserves this significant layer of the history of The Rocks.

The adaptation of the Sirius building for residential use will continue this significant use and contribute to the living community of The Rocks and facilitate the important residential community in the area.

The submission proposes new built forms across the site surmounting the existing. The additional “pods” are such that they complement the original pods but are differentiated in material. The new modules would adopt the same stepped character as the existing and it is considered that the stepped character is in fact enhanced.

The proposal will not markedly change the visual and historic setting of The Rocks. The existing building form and overall design will be retained and interpreted, and therefore no change will occur to the site which could have an adverse heritage impact on the historical setting and character of The Rocks. No changes to subdivision patterns or the fine-grained development of The Rocks is proposed.

The existing highest point of the site which defines the central axis would remain the highest. The understanding of the existing hierarchy between low and high rise would be retained. This hierarchy was also driven by the intention to reinforce the irregular roof shapes of the buildings in the area and the sculptural quality was considered to be in harmony with the Sydney Opera House and Sydney Harbour Bridge. This important design quality will be retained and celebrated as part of the proposal.

Internal demolition is required to achieve the proposal and allow for critical upgrades in spatial configuration and amenity for contemporary living as well as new stairs and lifts. This internal reconfiguration will not detract from the original modular form of the building which will be retained and understood from the public domain. The Phillip Room is to be retained and restored and will provide the communal space within the building.

The new additions to add floor space and height are finely detailed to be contemporary additions rising out of the original robust masonry base. The adoption of lighter materials including metal cladding provides a contemporary contrast to the original concrete form and allows for a hierarchy of fabric across the site.

There are no proposed physical changes to any heritage items in the vicinity. All heritage items will retain their existing settings and curtilages and will not be altered by the subject proposal. No changes are proposed to any of the statutory heritage listings and therefore all heritage items will retain their existing level of heritage protection under the relevant legislation.

The proposal will not markedly change the visual and historic setting of The Rocks conservation area or existing views to heritage items in the vicinity. The existing Sirius building form and overall design will be retained and interpreted, and therefore no major change will occur to the site which could have an adverse heritage impact on the historical setting and character of The Rocks or alter any existing significant heritage item views. No changes to subdivision patterns or the fine-grained development of The Rocks is proposed.

Overall the proposal is considered to have no adverse heritage impacts and it respects the authenticity of the original Sirius building design and unique modular form. The works will enhance the contribution of the site to The Rocks through the provision of future residential use whilst allowing for critical amenity upgrades.

The proposal is considered acceptable from a heritage perspective and is recommended for approval.

7. BIBLIOGRAPHY AND REFERENCES

7.1. BIBLIOGRAPHY

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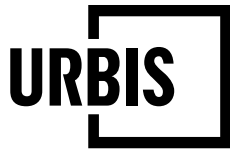
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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

APPENDIX A **SHADOW STUDY COMMENTARY**



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

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

20 October 2020

John Green
Dedico
Via email: johnngreen@dedico.com.au

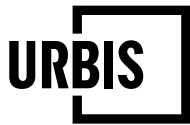
Dear John,

48 CUMBERLAND STREET, THE ROCKS - SHADOW STUDY COMMENTARY

This letter is to confirm that Urbis have reviewed the Shadow Study relating to the proposed development at 48 Cumberland Street, The Rocks (prepared October 2020) from a heritage perspective.

The Shadow Study includes a study of the solar access on the below heritage listed buildings. The additional impact on solar access is noted next to each.

- *1 Hickson Road (no impact)*
- *2 - 4 Atherden Street (1 window for 1 hour at 1pm)*
- *1 - 7 Atherden Street (5 windows on north elevation of this address are affected for less than 1 hour each at 2pm)*
- *25 -27 George Street (minimal impact for 1 hour at 2pm)*
- *33 - 41 George Street (minimal impact for 1 hour at 2pm)*
- *53 - 65 George Street (this is a hotel with minimal impact for about an hour on 6 to 7 windows between 2 and 3pm)*
- *70 George Street (no impact)*
- *80 George Street (no impact)*
- *86 - 88 George Street (no impact)*
- *13 - 15 Playfair St (no impact)*
- *17 - 31 Playfair St (no impact)*
- *22 - 26 Playfair St (this is an open façade with courtyard behind minimal impact to habitable spaces)*
- *33 Playfair St (4 windows on north elevation of this address are affected for less than 1 hour each)*
- *88 Cumberland St (not listed as heritage item, windows are on a boundary line)*
- *96 - 98 Cumberland St (no impact)*



It is acknowledged that in the majority of instances there is no additional impact. In instances where there is an additional impact this is understood generally for a maximum of 1 hour. Urbis confirms that a minimal decrease in the amount of daily solar access to the significant buildings in the vicinity of the subject site is not likely to have any material impact on the fabric comprised within the proximate places. Therefore, there is no physical impact from a heritage perspective.

Further to the above it is not anticipated that the minor increase in shadows would impact the enjoyment of the residential/retail spaces.

Please refer to urban planning statement of an assessment of the impact on amenity of these places. Refer to the Heritage Impact Statement prepared by Urbis (2020) for an assessment of visual impact due to the increased scale.

Kind regards,

A handwritten signature in black ink, appearing to read "A. Barnier". The signature is fluid and cursive, written in a professional style.

Alexandria Barnier
Senior Consultant
+61 2 8233 7624
abarnier@urbis.com.au

DISCLAIMER

This report is dated 25 September 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SIRIUS DEVELOPMENTS PTY LTD (**Instructing Party**) for the purpose of satisfying the SEARs for SSD-10384 (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX B **SHADOW STUDY PLANS**



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CLIENT NUMBER

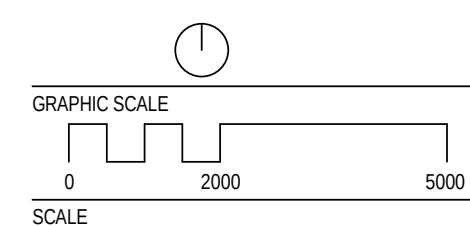
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SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVN PROJECT NUMBER

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SHADOW IMPACT STUDY LOCATIONS

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70 & 80 George: (In 68-84 George) Listing No. 01562, Metcalfe Bond Stores, SHR; SHFA, Section 170 Register

33-41 George: Listing No. 01579,
Sergeant Majors Row (terrace),
(SHR.
29 - 31 George: Listing No.. 01608,
Terraces, SHR.; SHFA, Section 170
Register

86-88 George: Listing No. 01535, Old
Bushells Factory and Warehouse
and Bushells Place, SHR.; SHFA,
Section 170 Register

2-4 Atherden St: Listing No. 01529,
Avery Terrace, SHR; SHFA S.170
Register

1-7 Atherden: Listing
No. 01570,
Playfair's Terraces,
SHR, SHFA
S.170 Register

— 1 Hickson Rd: Listing No. 01526,
ASN Co Building,SHR; SHFA
S.170 Register

— 53-65 George: Listing No. 01566, Old Sydney Holiday Inn, SHR; SHFA, S.170 Register

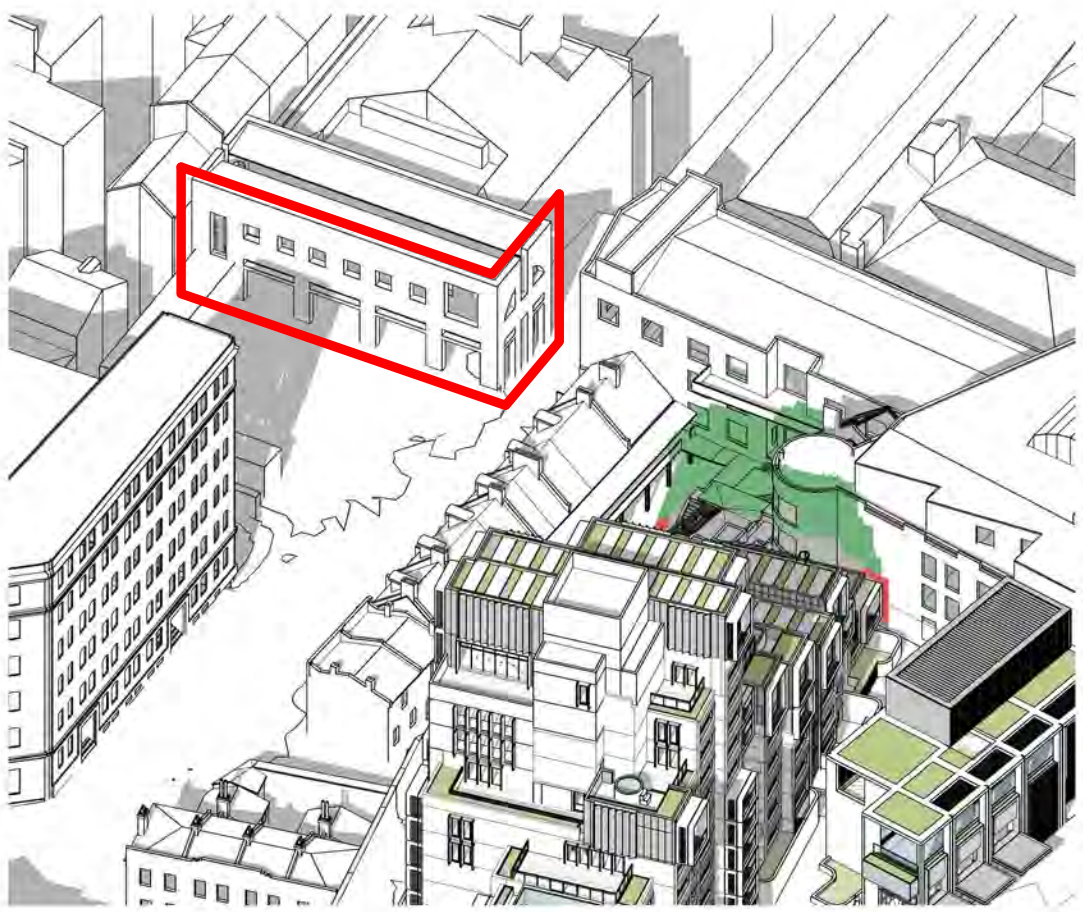
88 Cumberland: Not Listed.
96-98 Cumberland: Listing No. 01549, Glenmore
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13-15 Playfair: Argyle Terrace - Listing No. 01525, Caminetto's Restaurant , SHR; SHFA S.170 Register

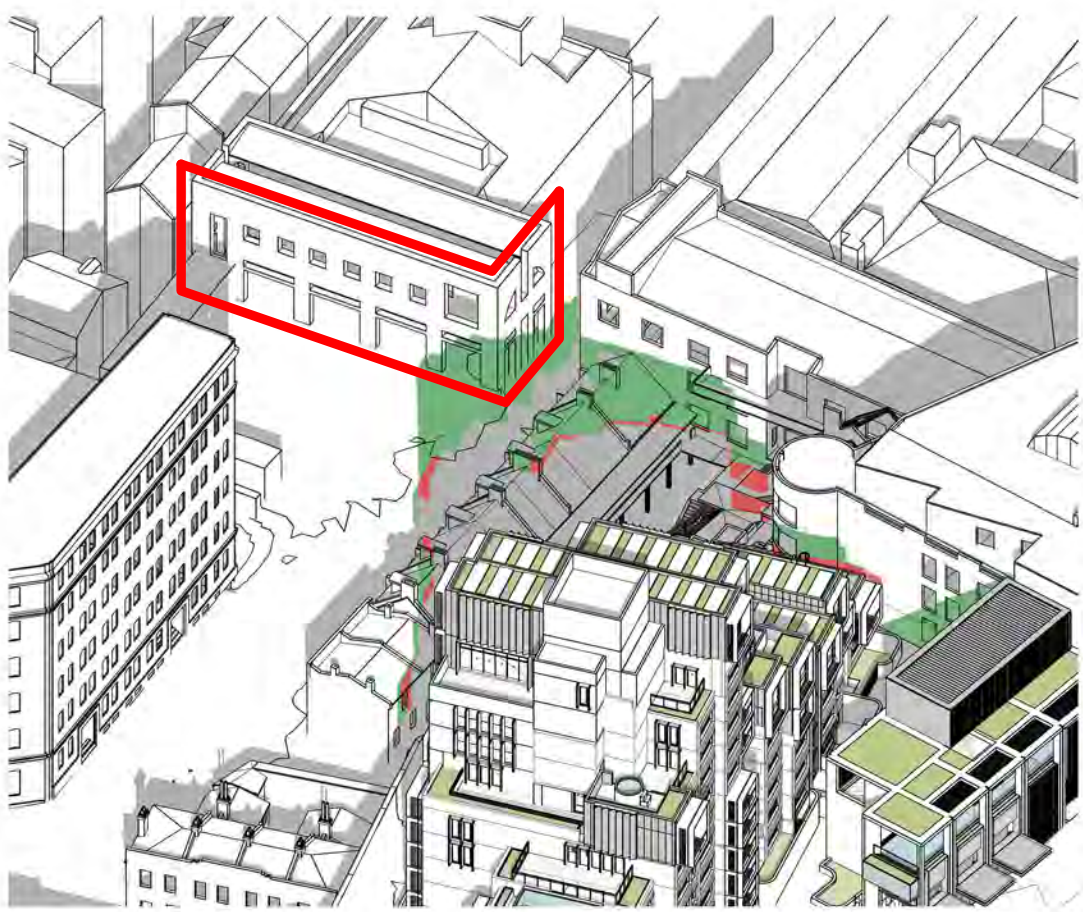
17-31 Playfair: Listing No. 01569, Playfair Street Terraces, SHR; SHFA S.170 Register.

33 Playfair: Listing No. 01538, Cleland Bond Store (part of Argyle Stores), SHR; SHFA S.170 Register

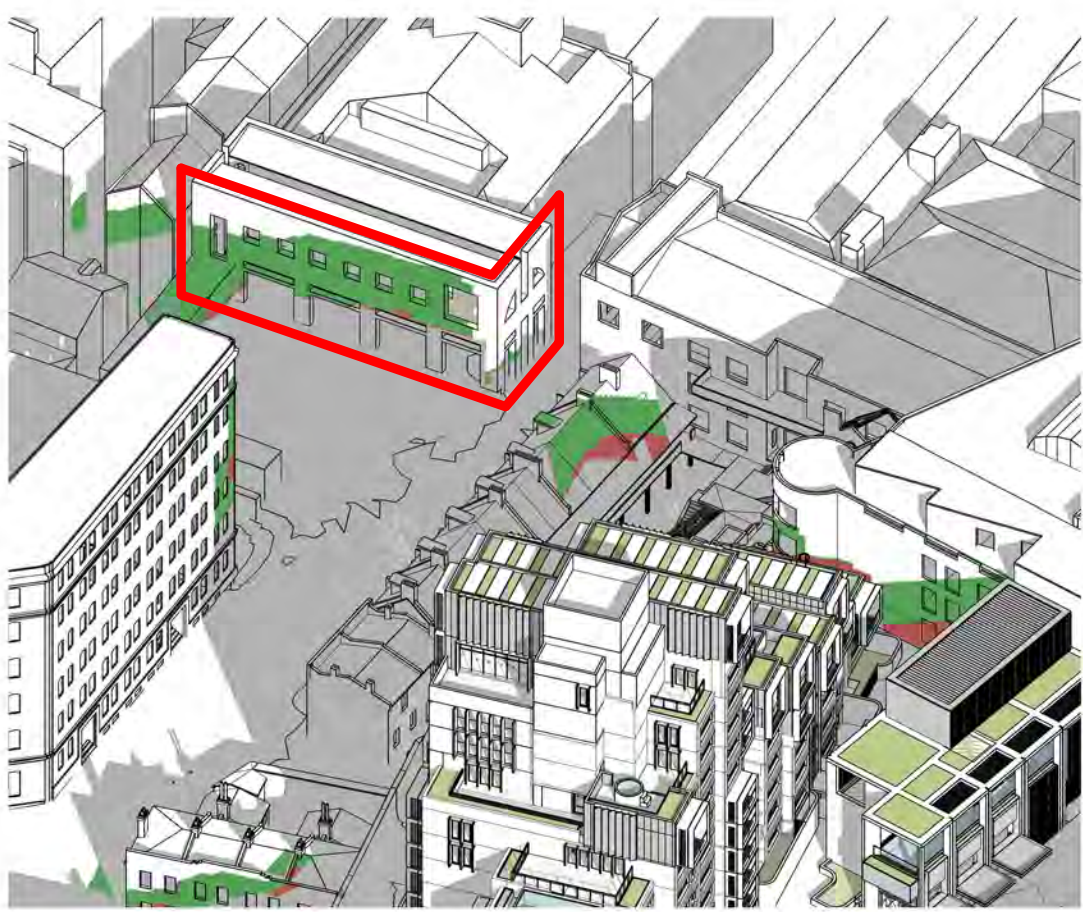
– 22-26 Playfair: Listing No. 01568, Penrhyn House, SHR; SHFA S.170 Register



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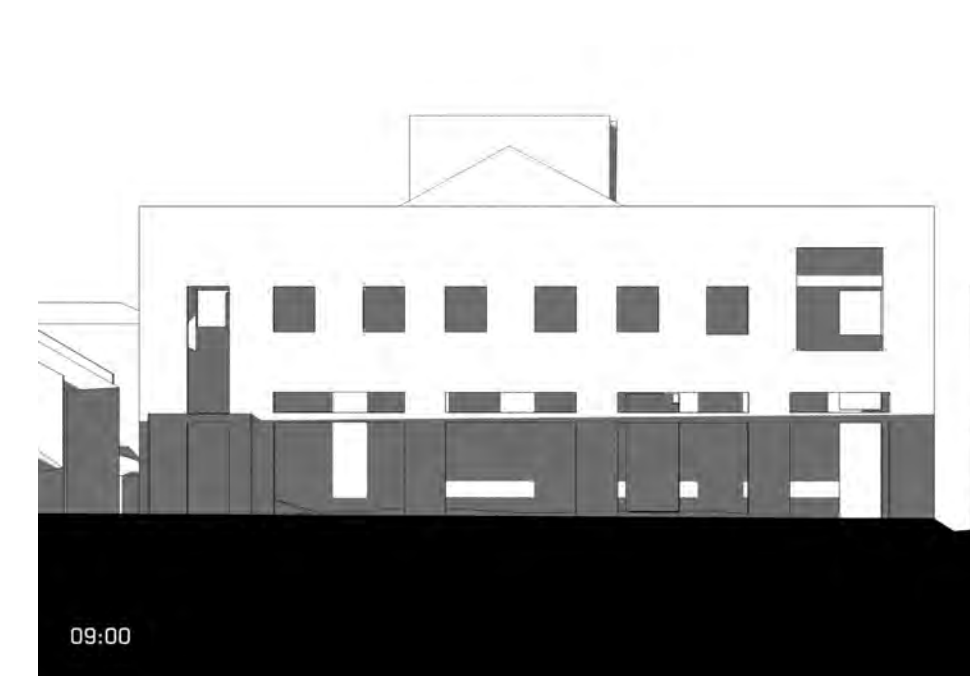


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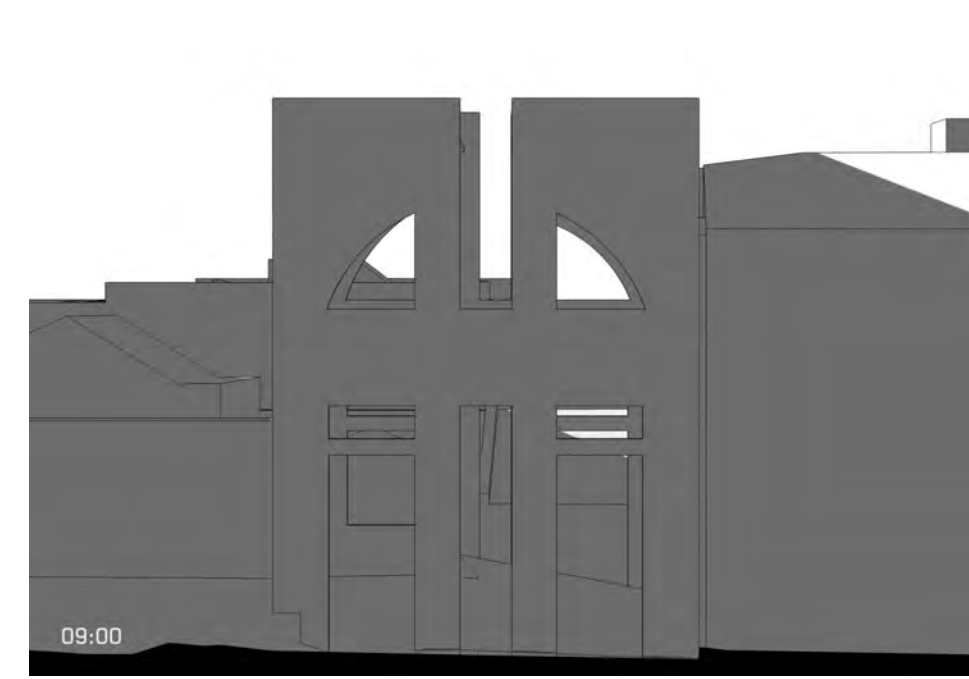


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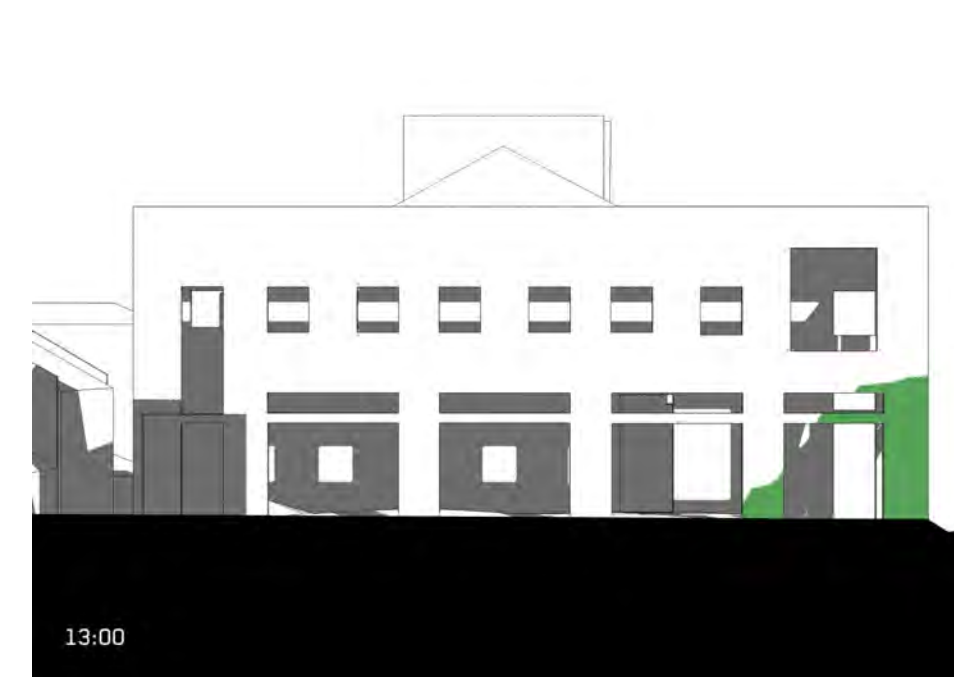


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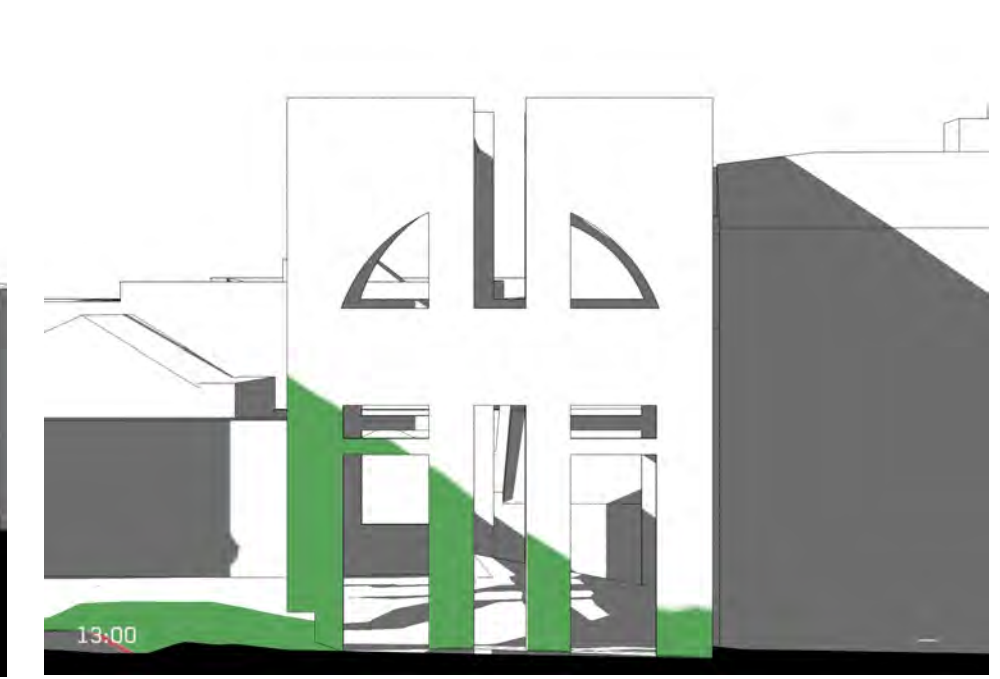


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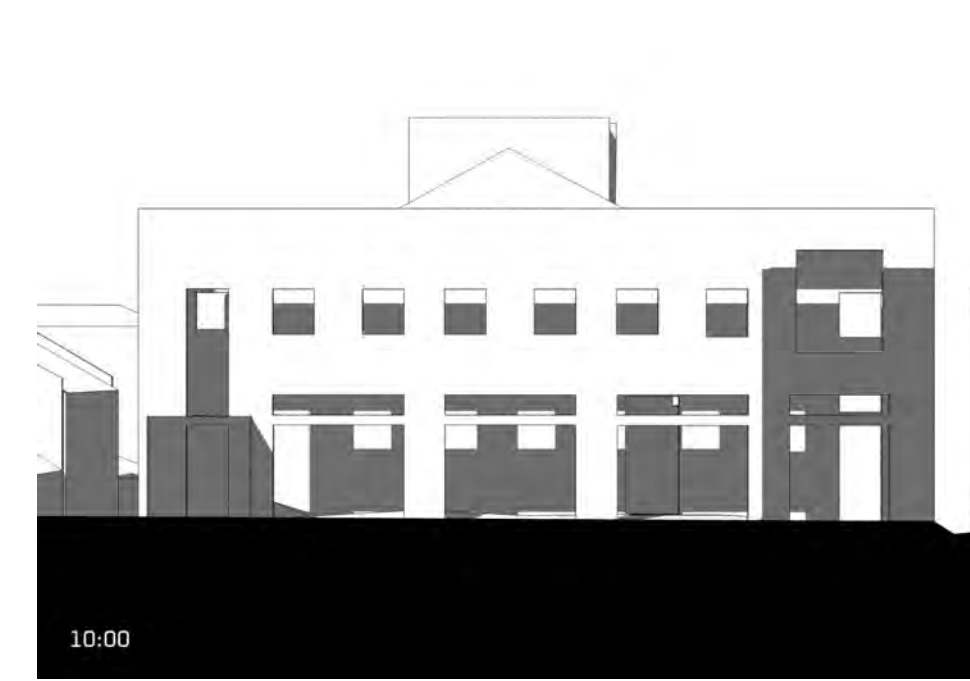


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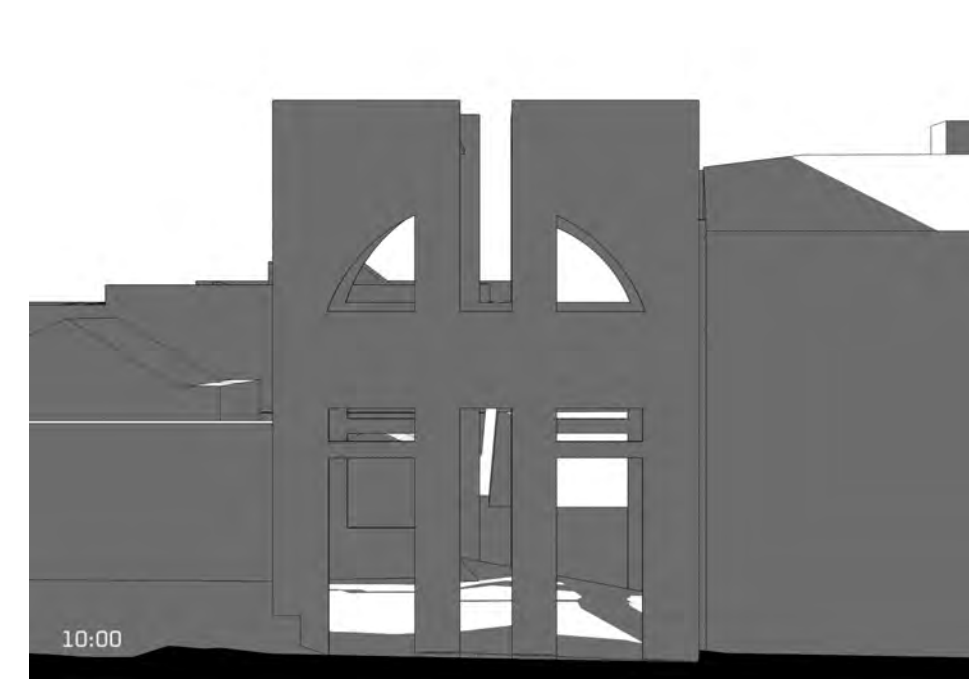


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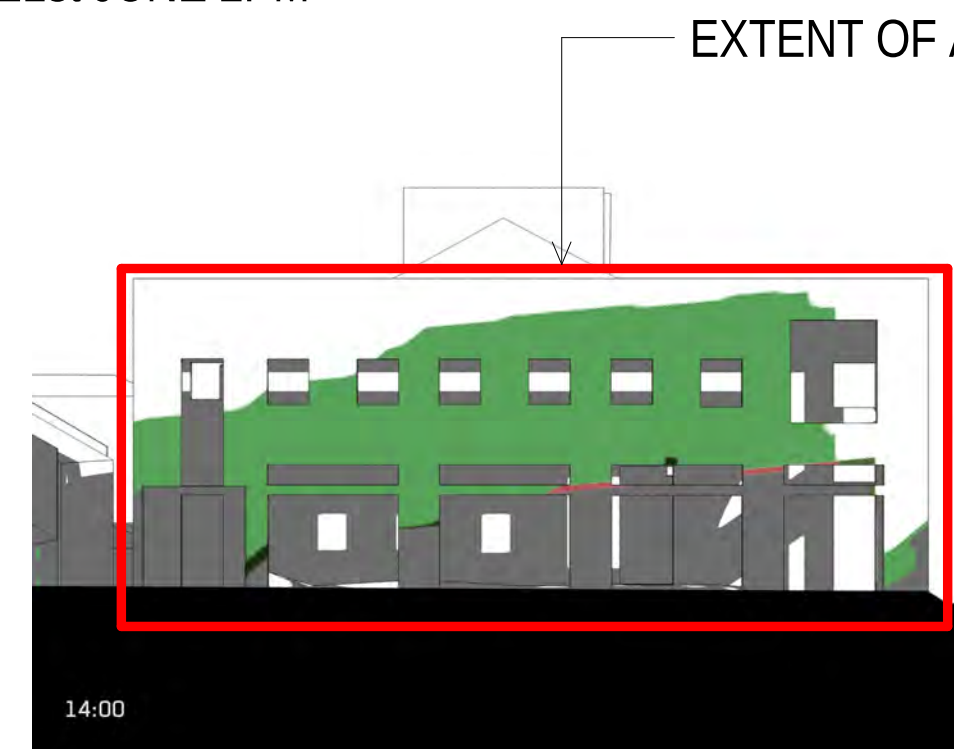


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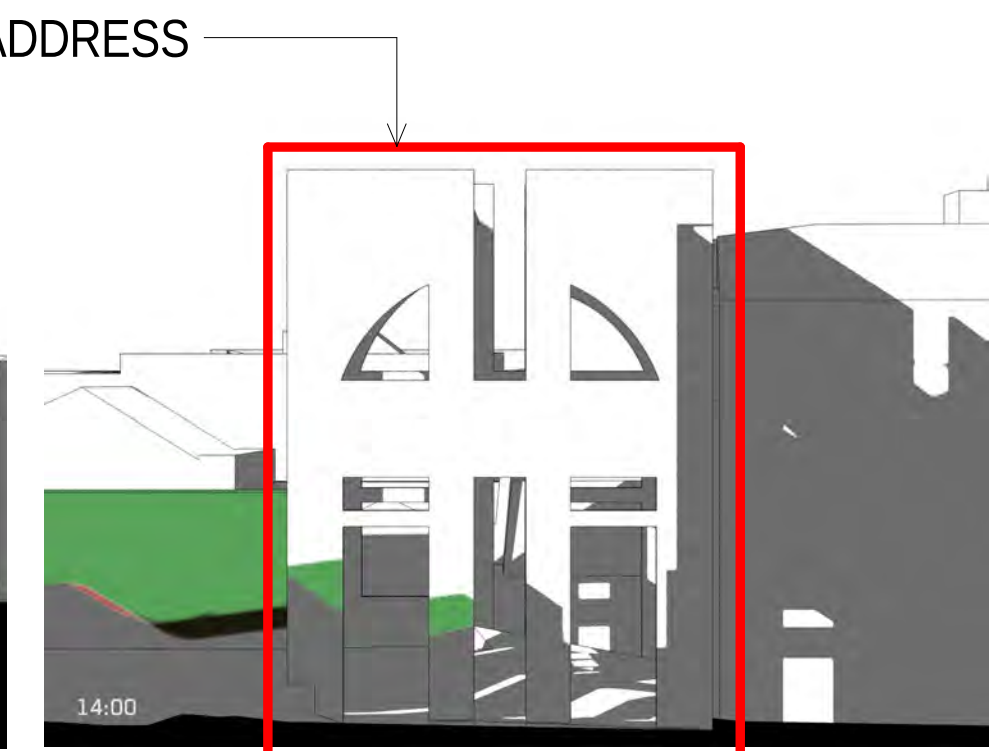


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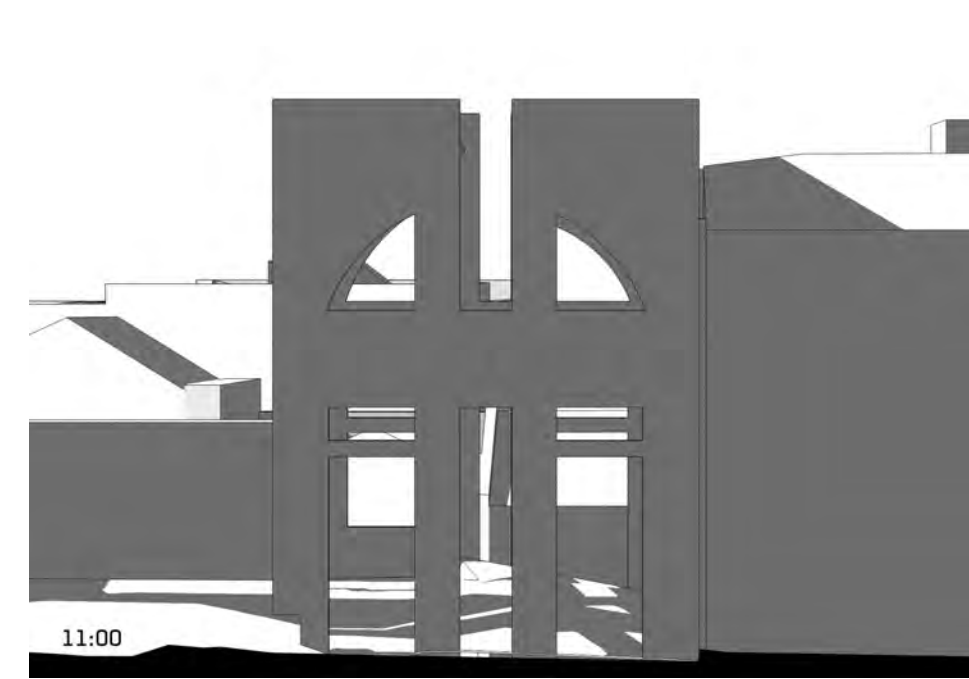


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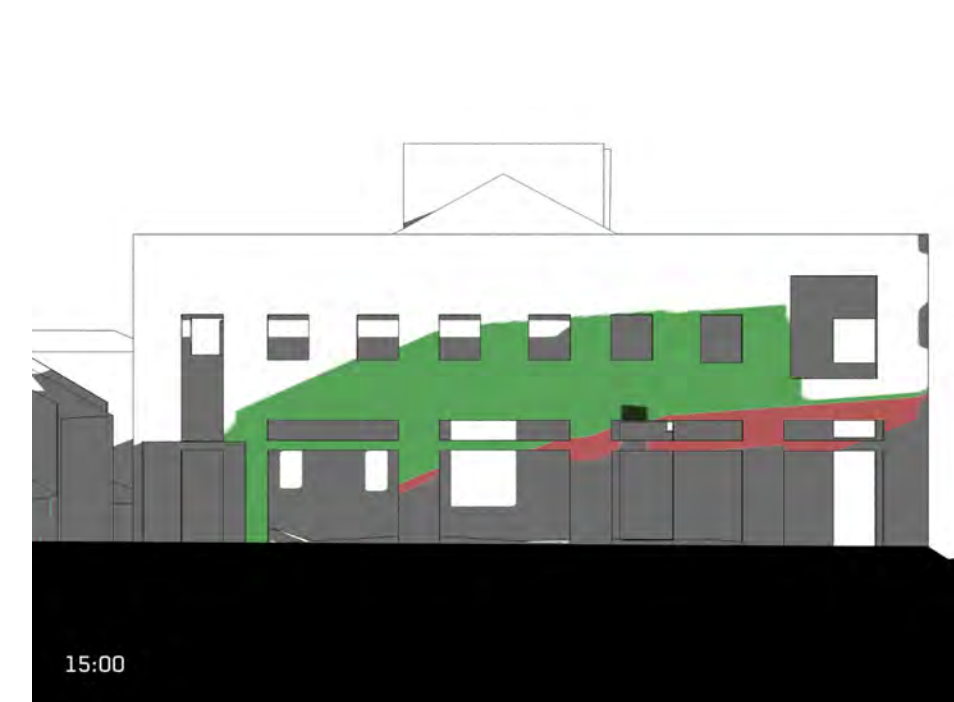


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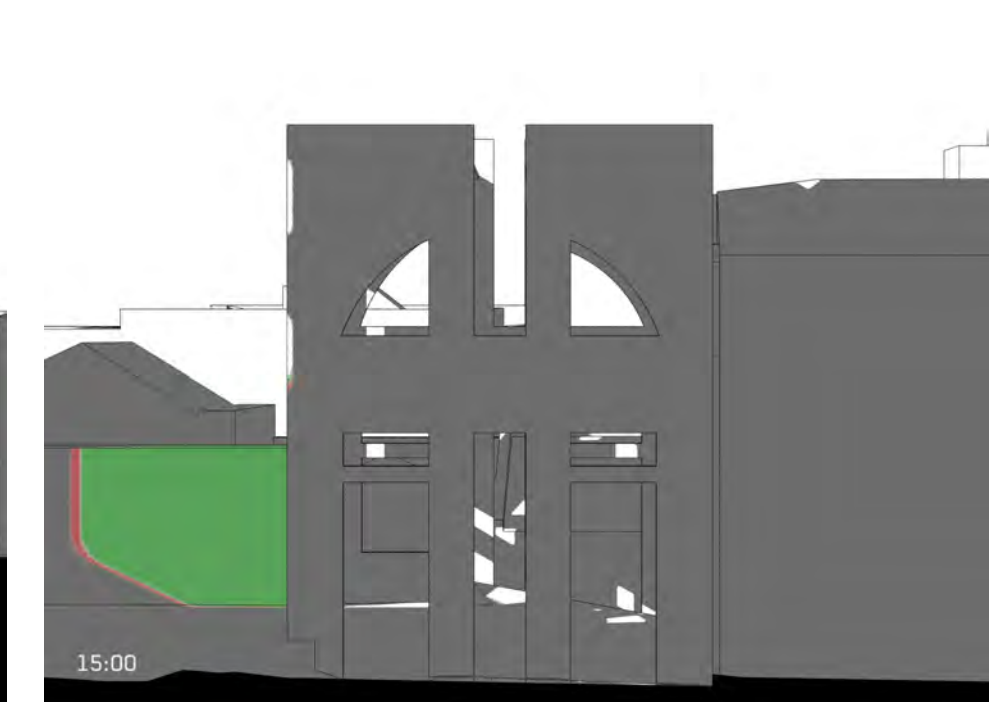


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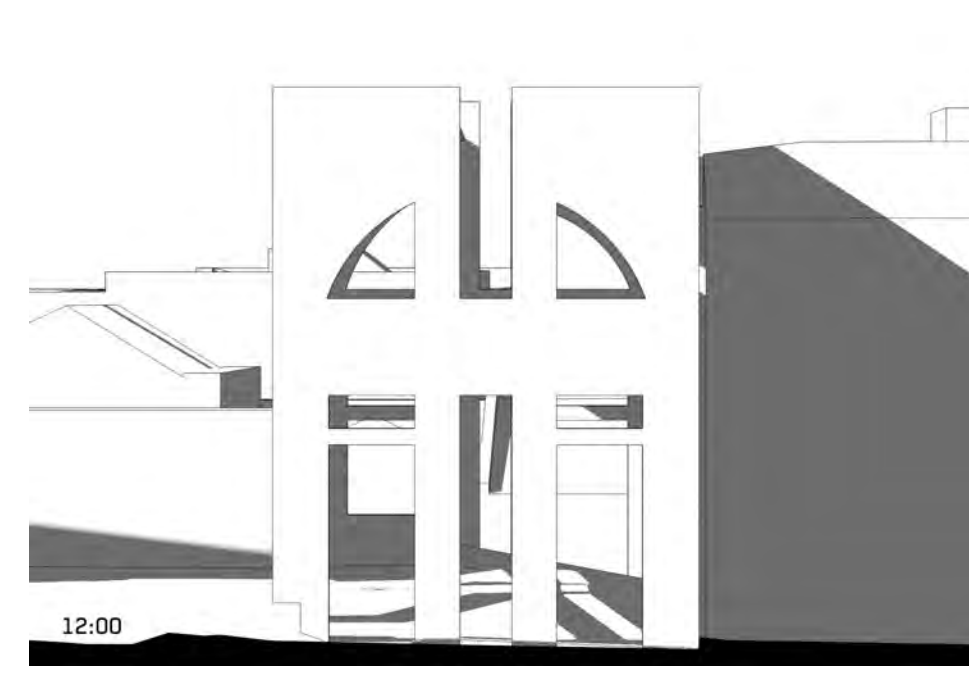


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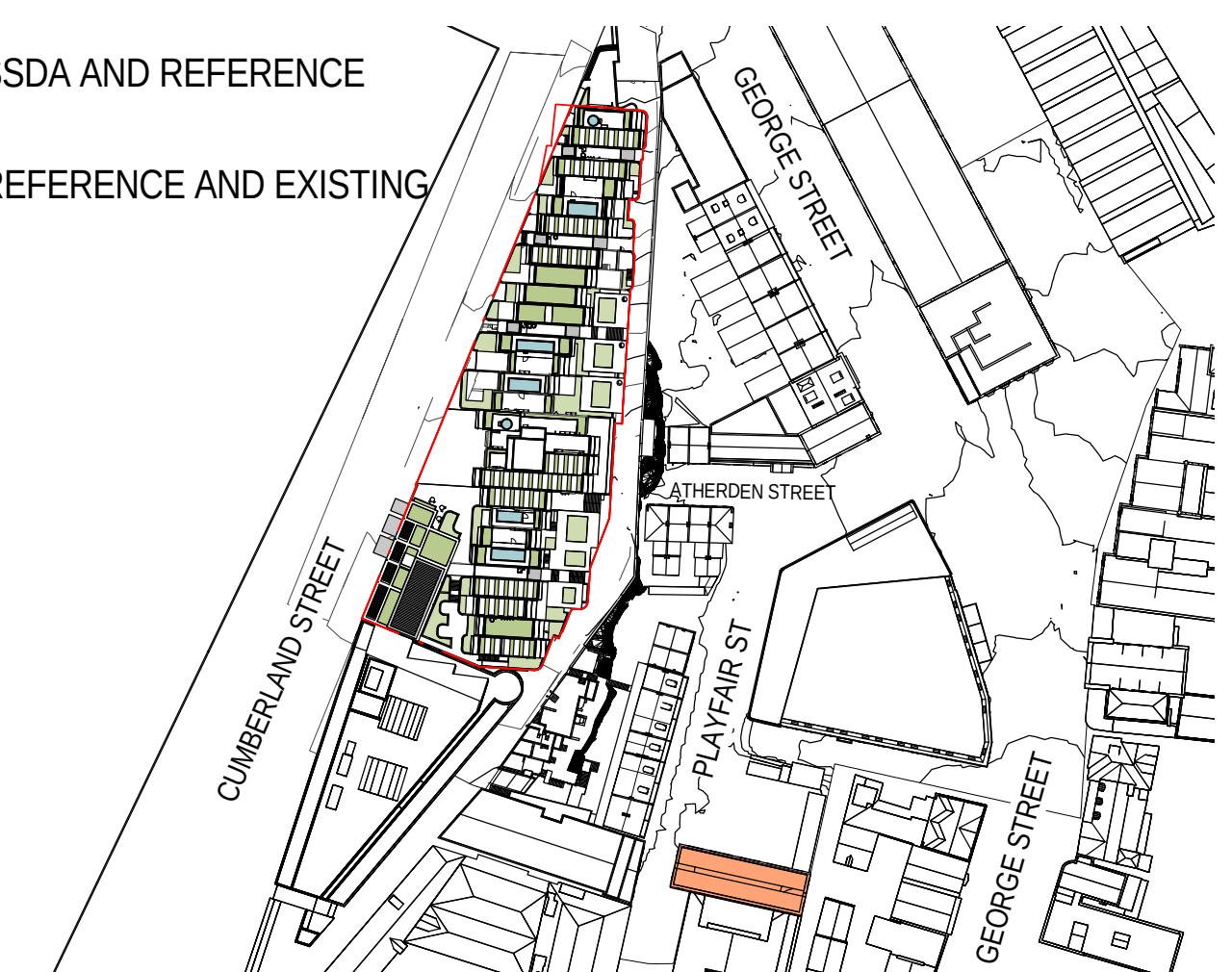


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SIRIUS SITE
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BVM PROJECT NUMBER

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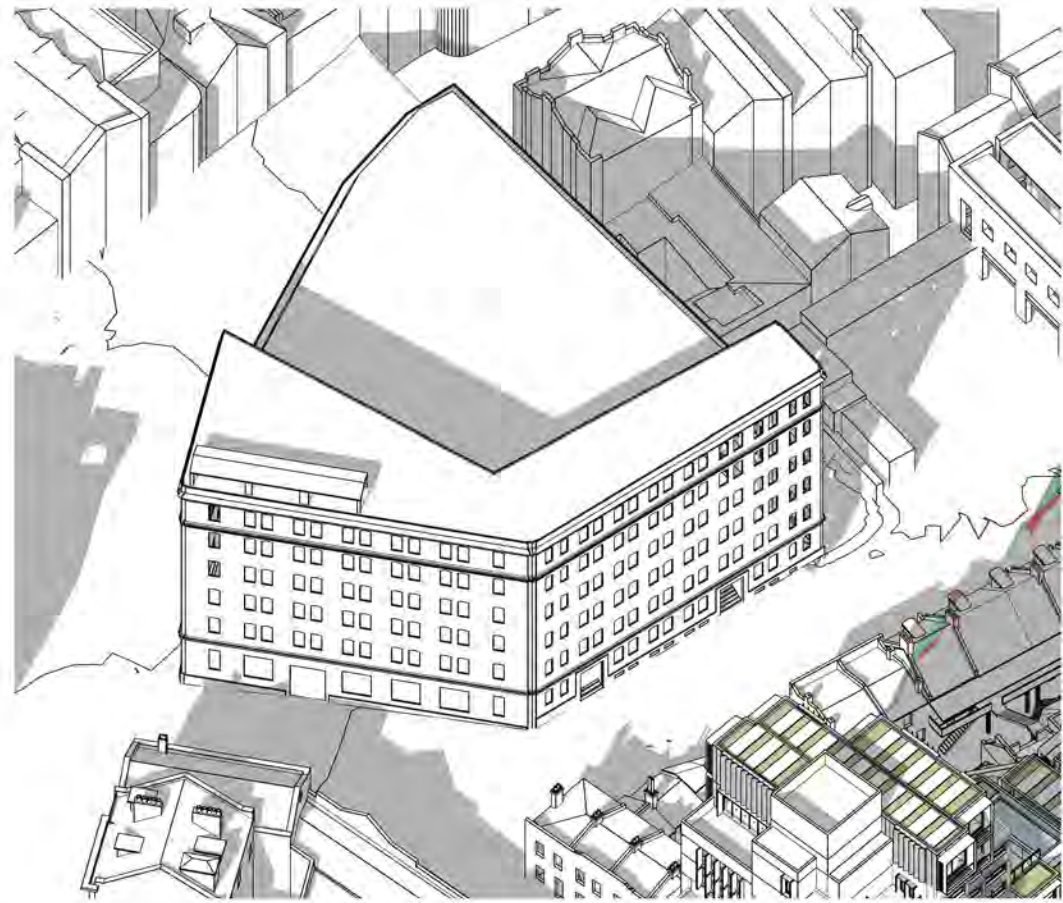
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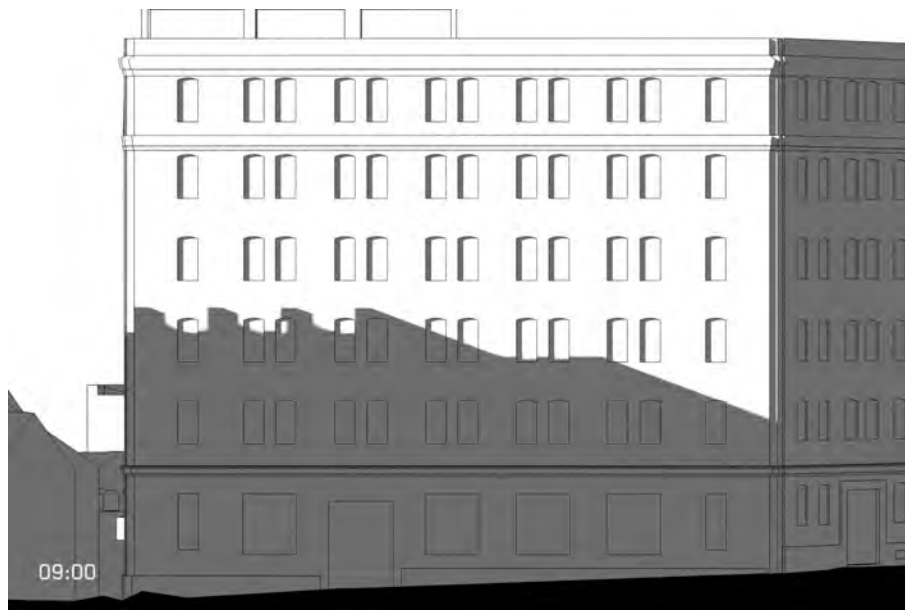


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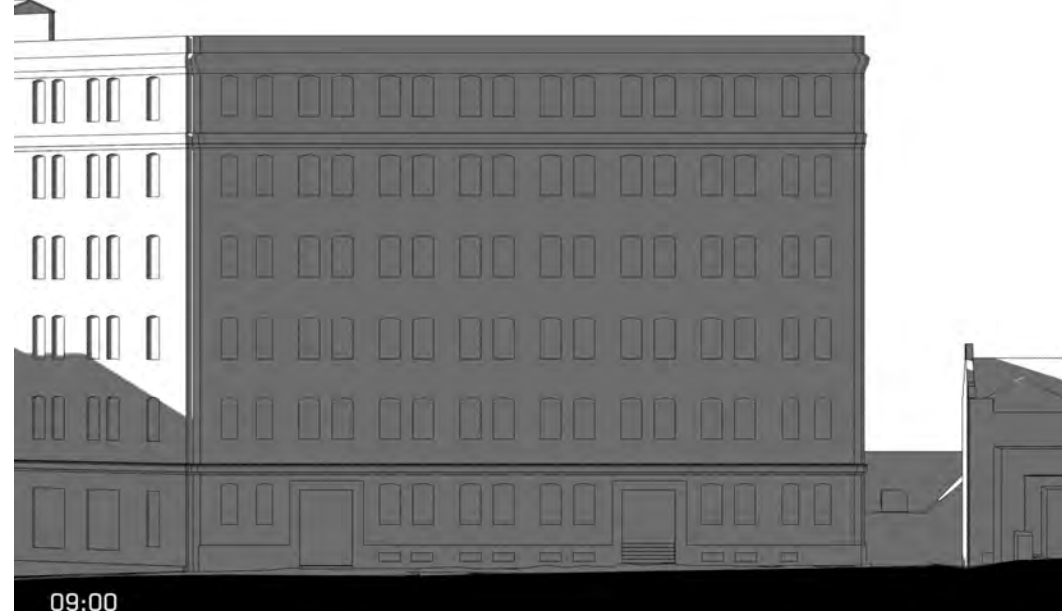


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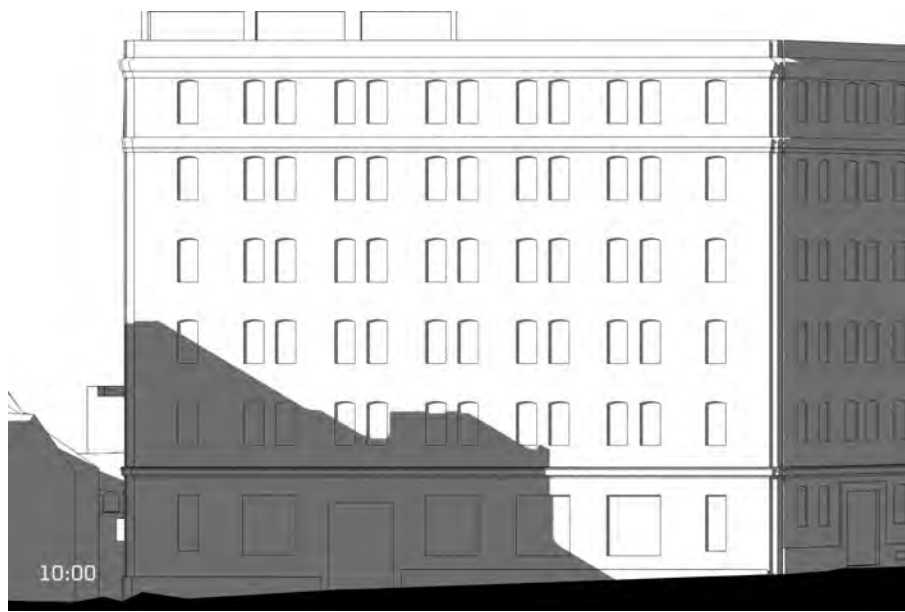


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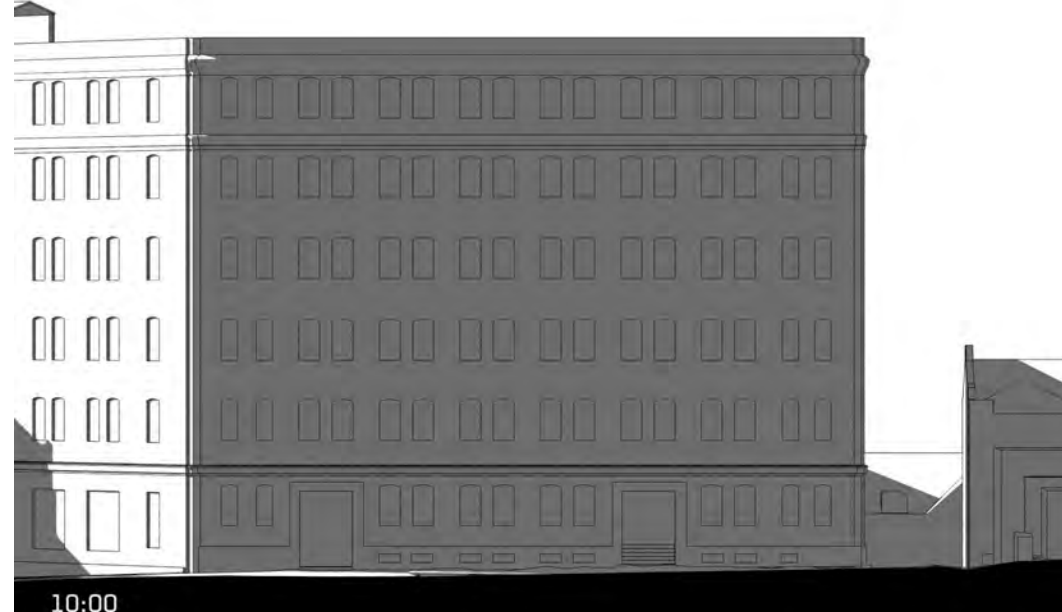


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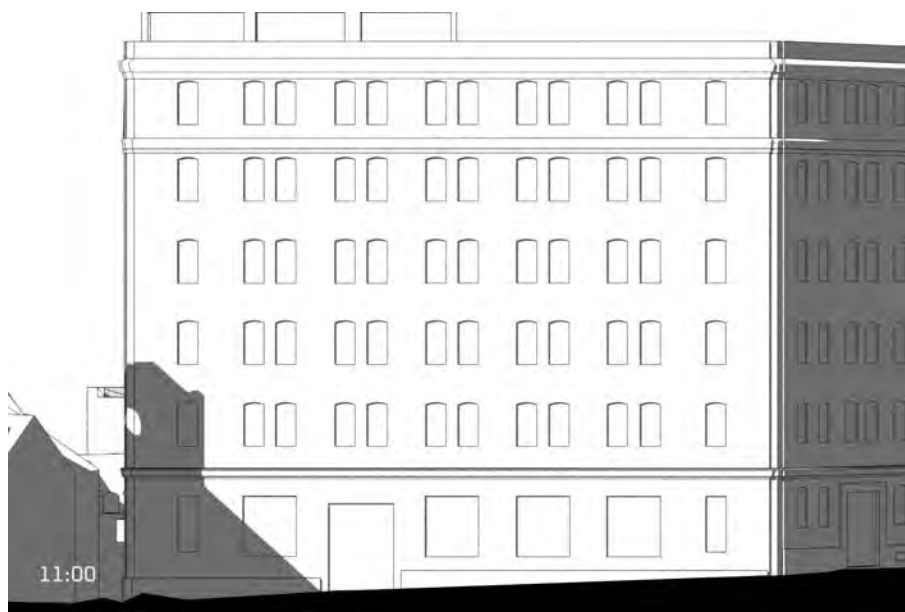


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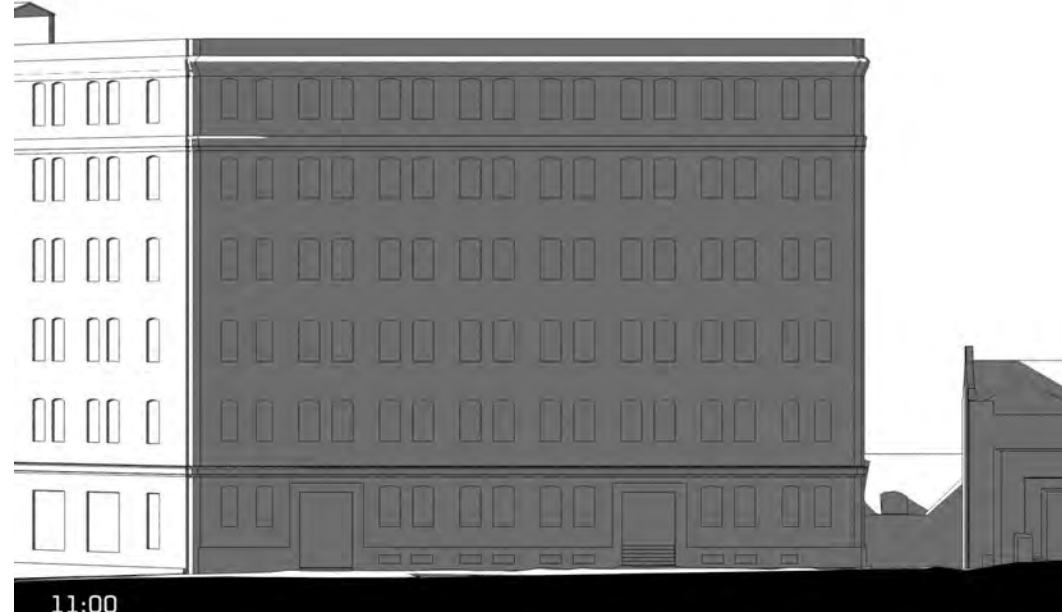


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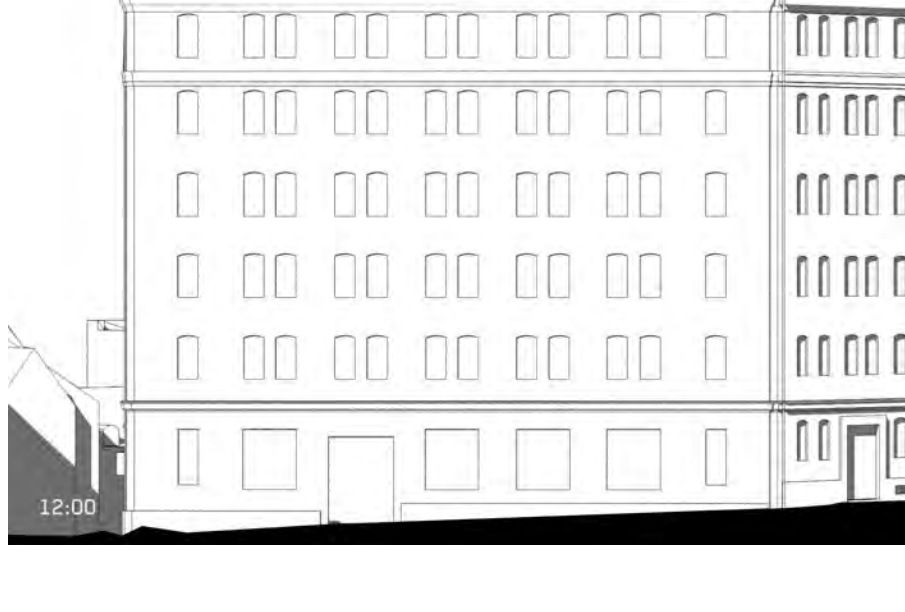


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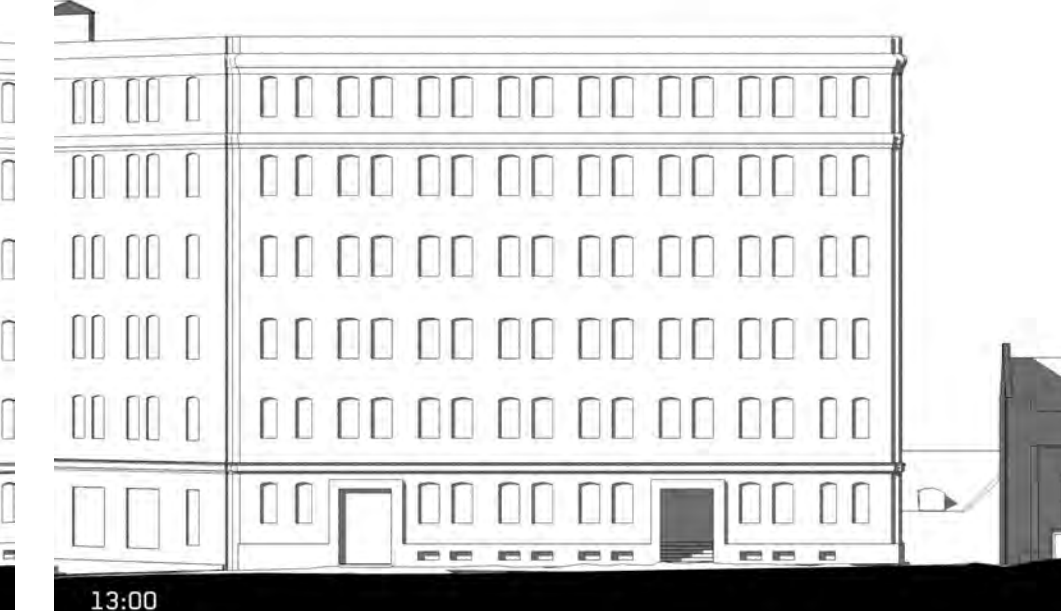


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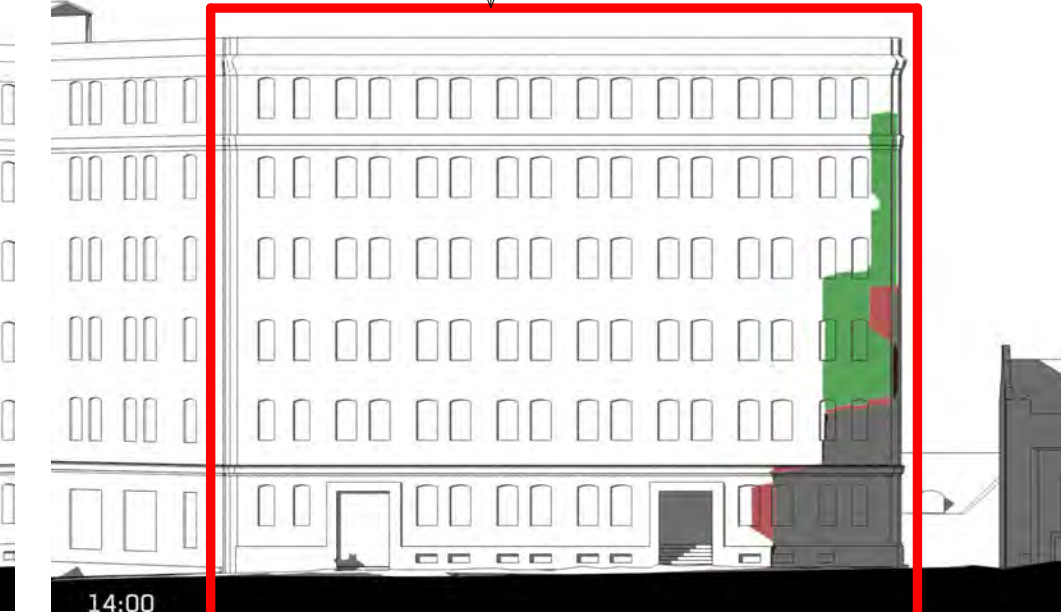


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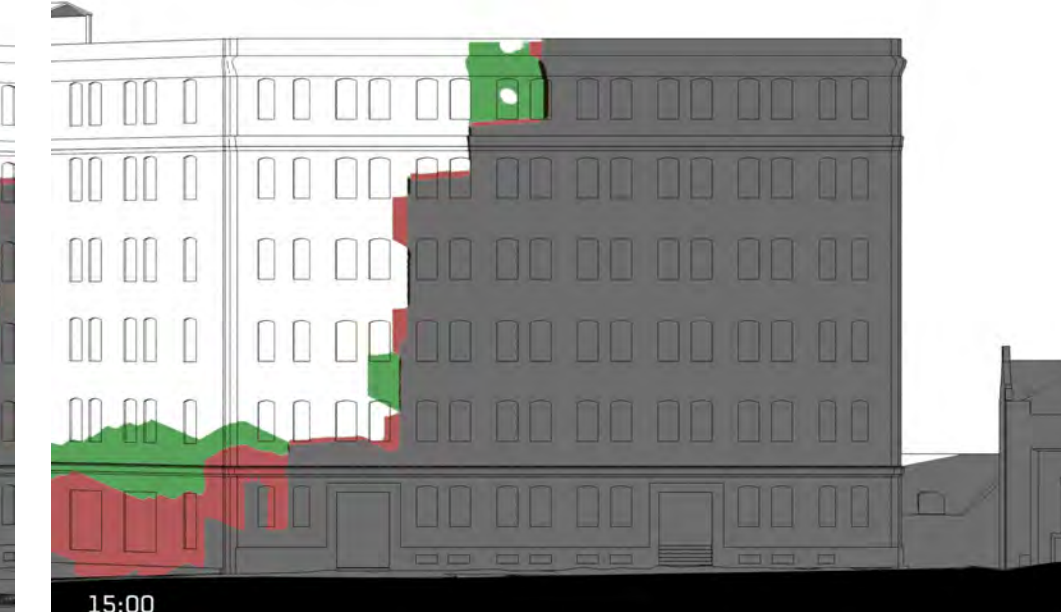


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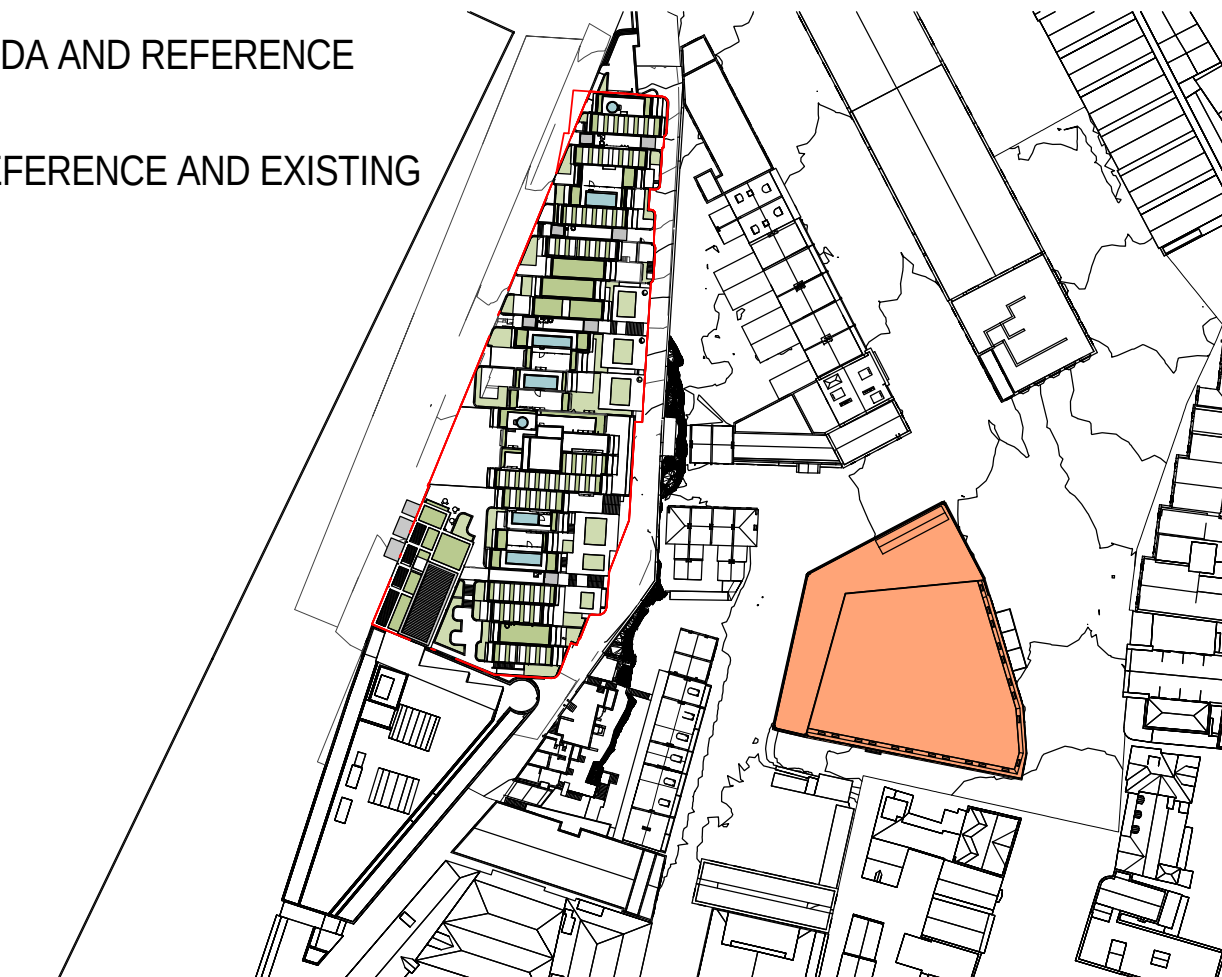


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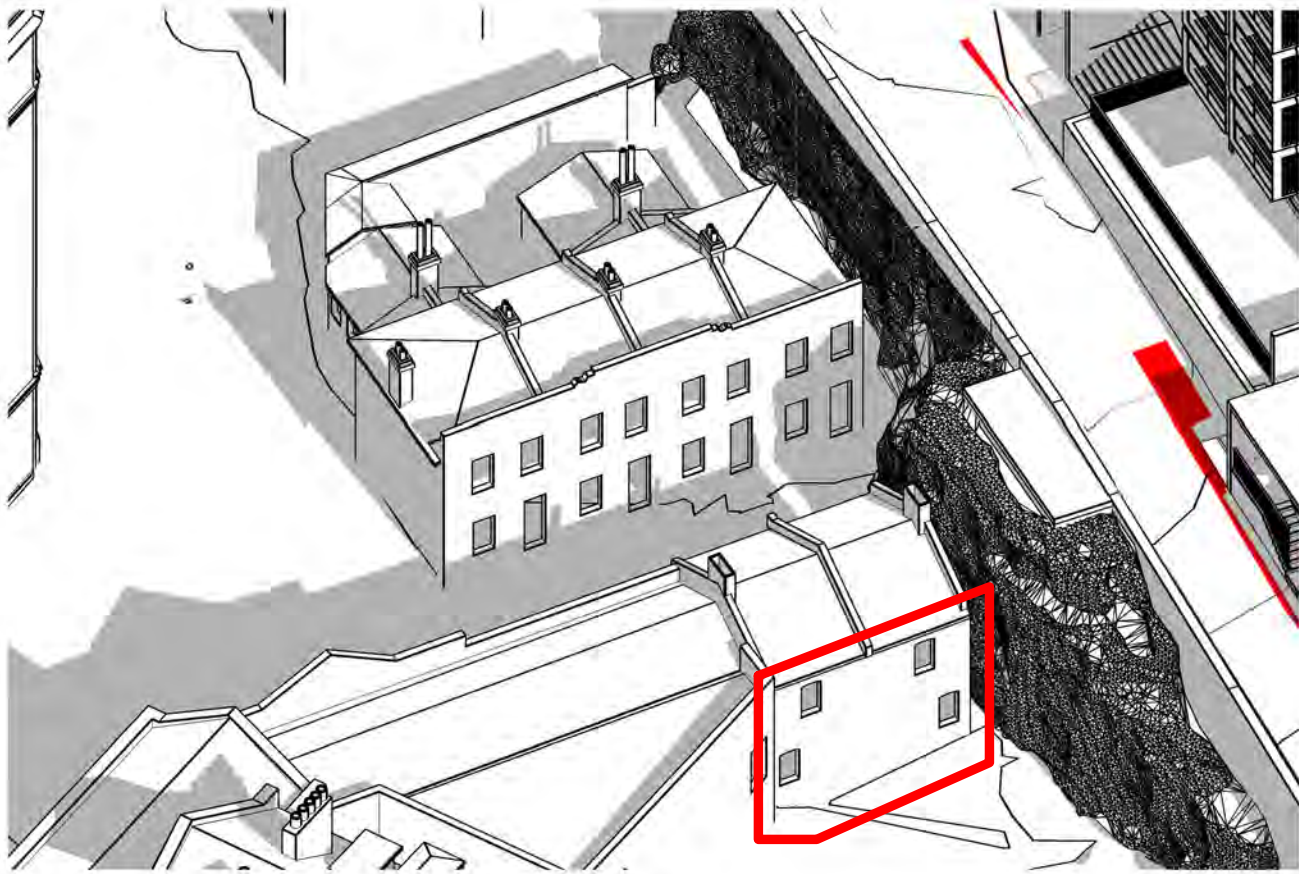
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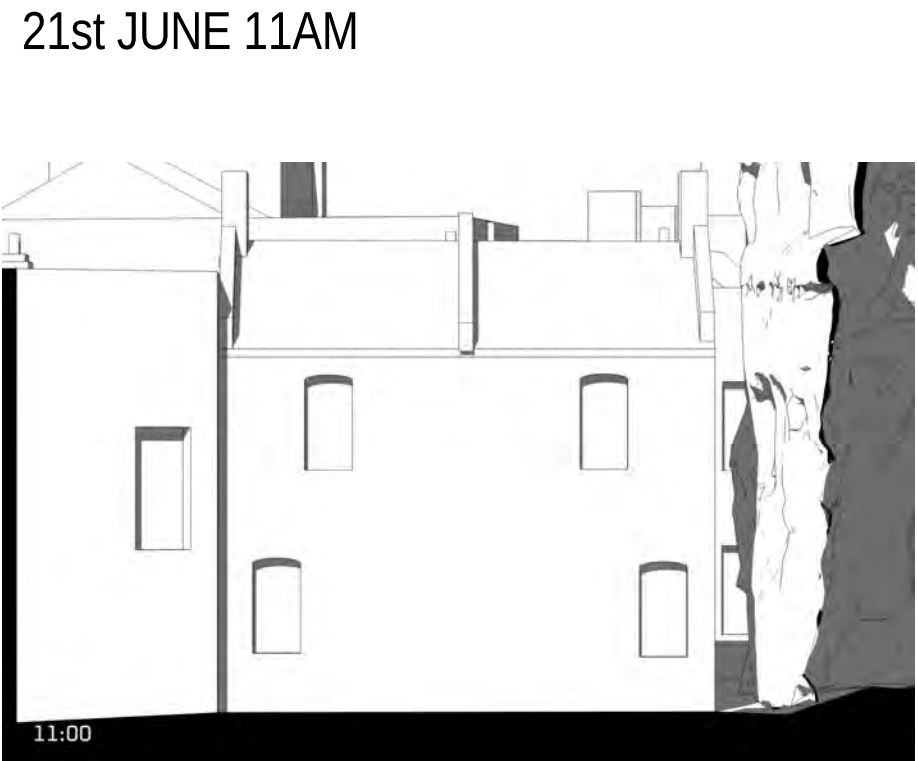
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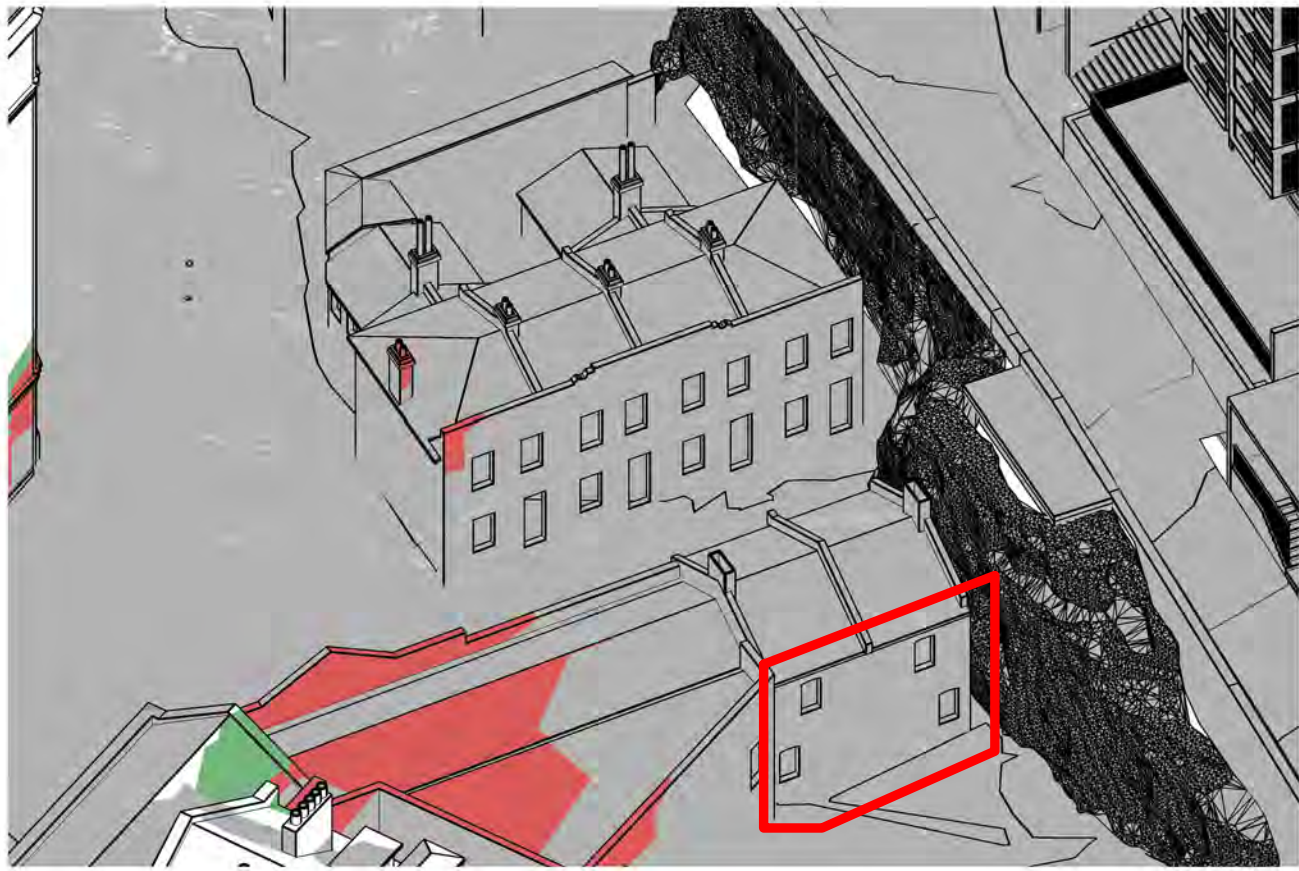
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1	16.10.20	FOR SSDA

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DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 2000 5000
SCALE

As indicated @ A1
STATUS

FOR SSDA
DRAWING

2-4 ATHERDEN ST
ELEVATION SHADOW STUDY

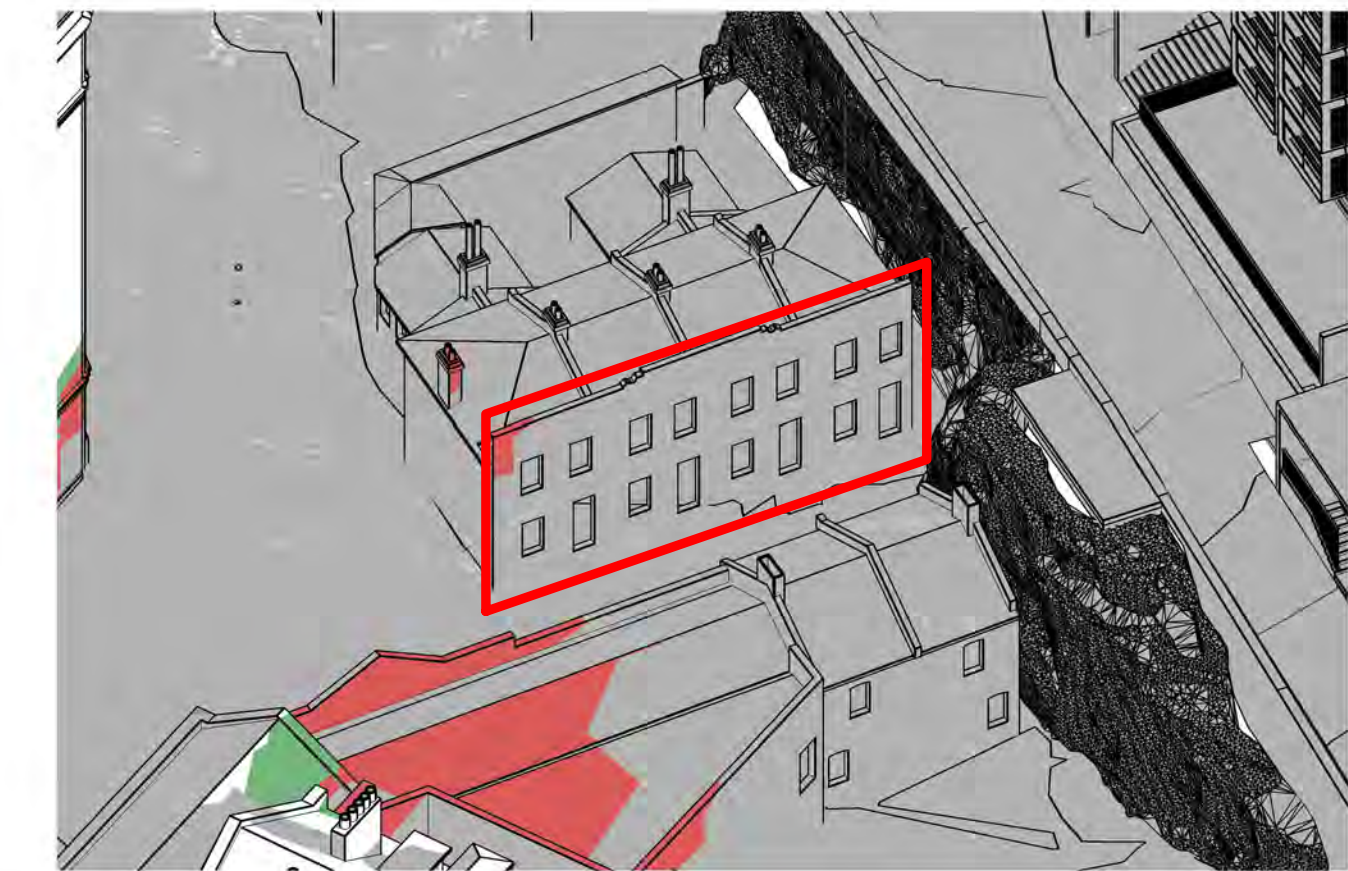
ISSUE
AR-R-50-03 1



21st JUNE 1PM

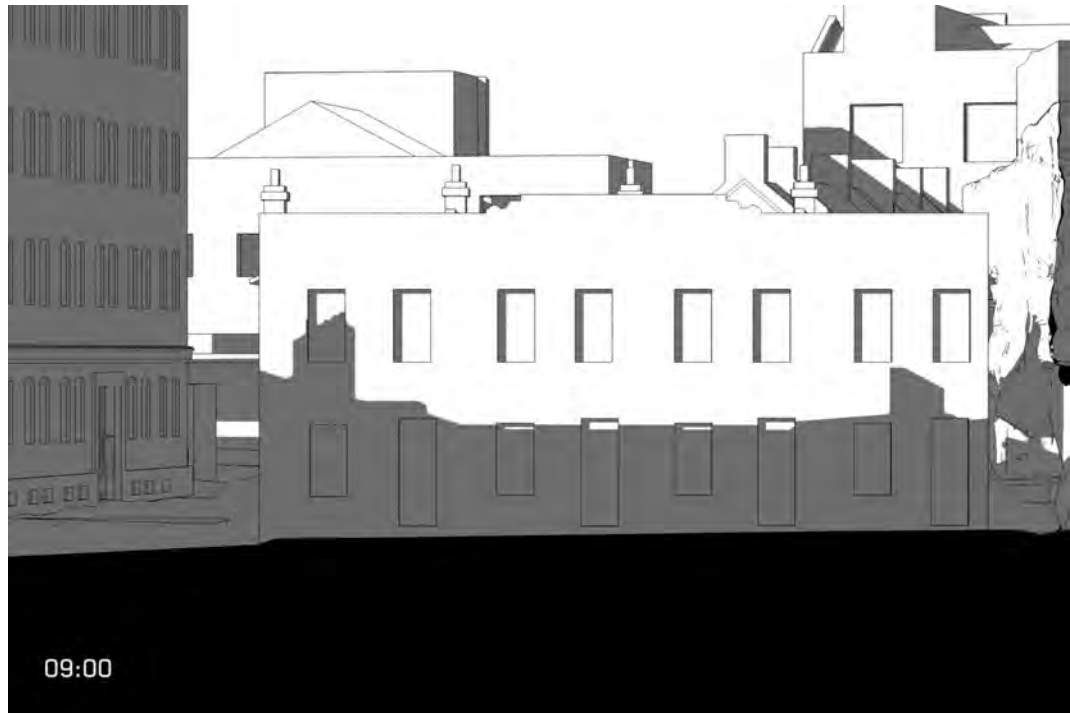


21st JUNE 2PM



21st JUNE 3PM

21st JUNE 9AM



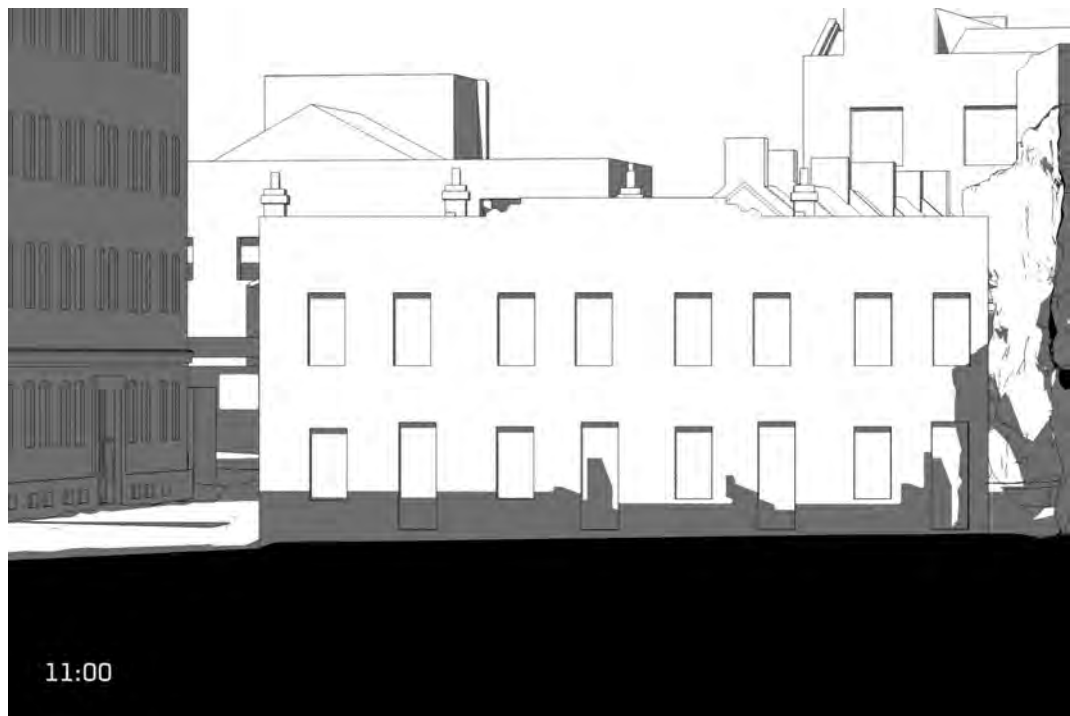
NORTH ELEVATION

21st JUNE 10AM



NORTH ELEVATION

21st JUNE 11AM



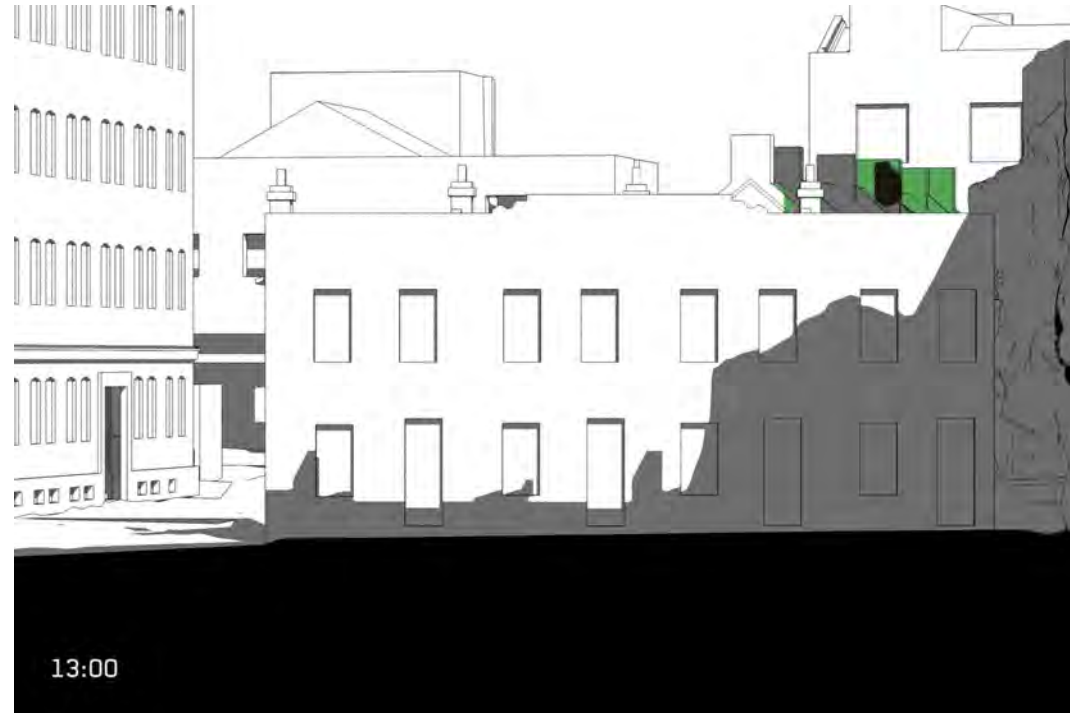
NORTH ELEVATION

21st JUNE 12PM



NORTH ELEVATION

21st JUNE 1PM



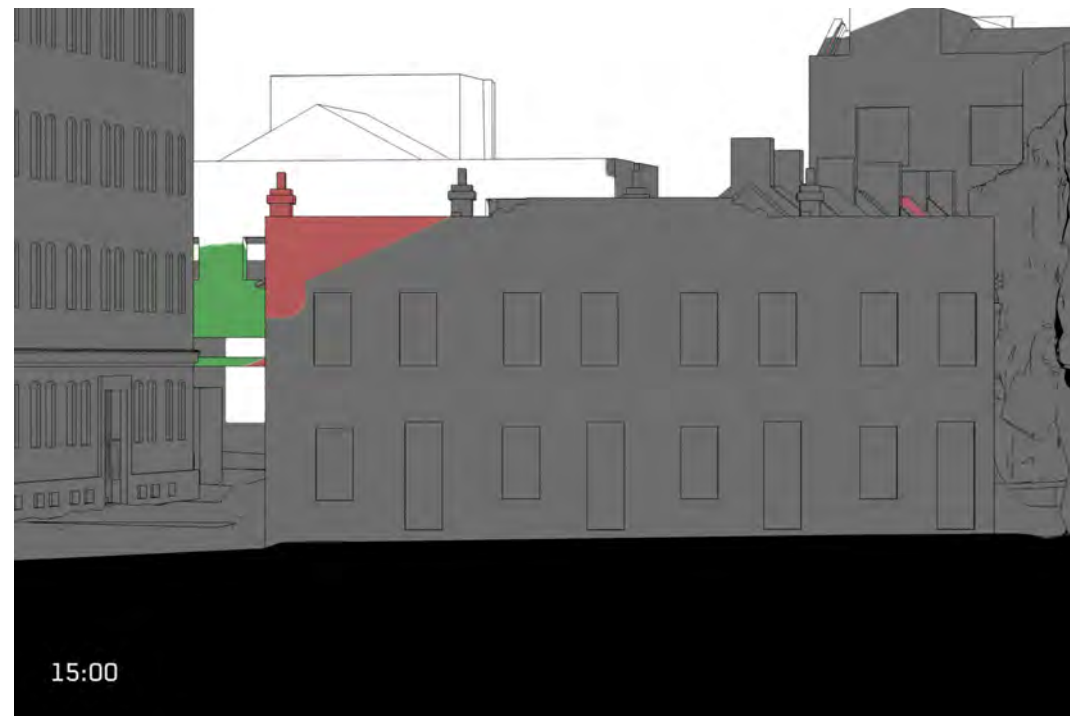
NORTH ELEVATION

21st JUNE 2PM



NORTH ELEVATION

21st JUNE 3PM



NORTH ELEVATION

- SHADOW DIFFERENCE BETWEEN SSDA AND REFERENCE
- SHADOW DIFFERENCE BETWEEN REFERENCE AND EXISTING



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0 2000 5000
SCALE

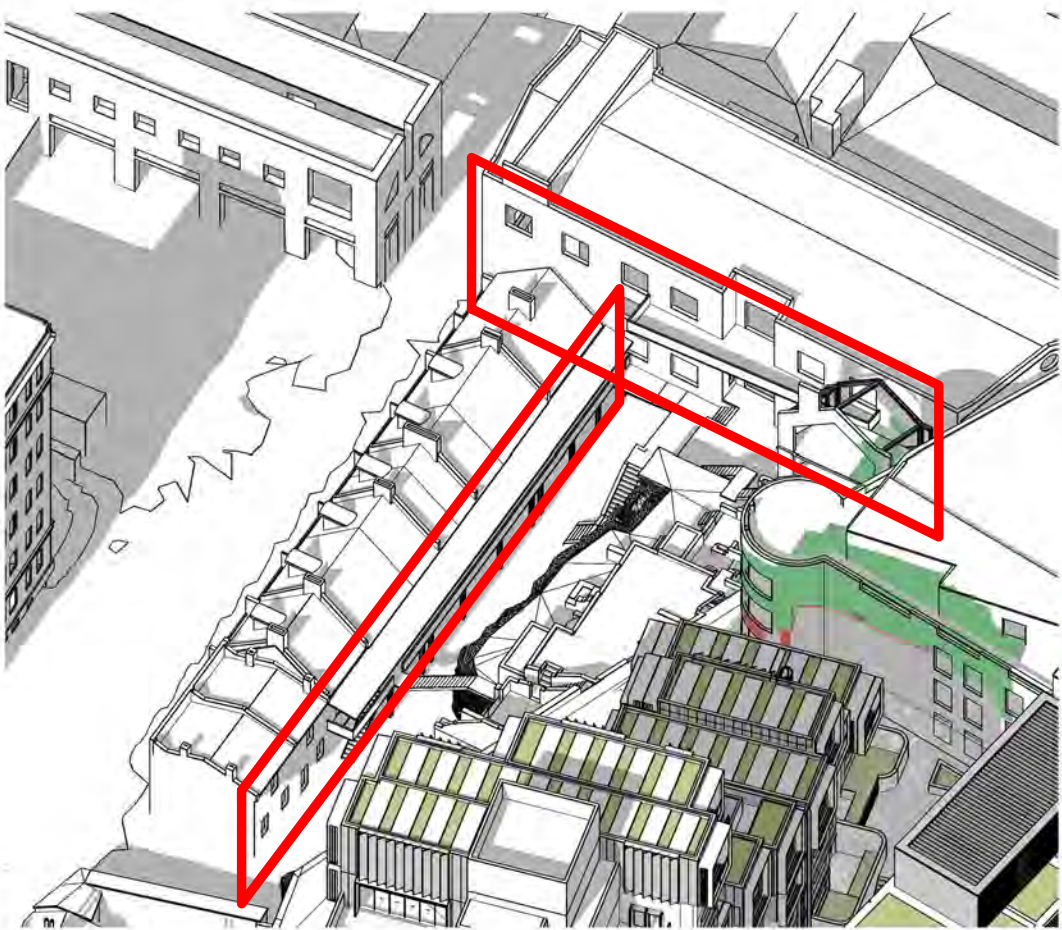
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DRAWING

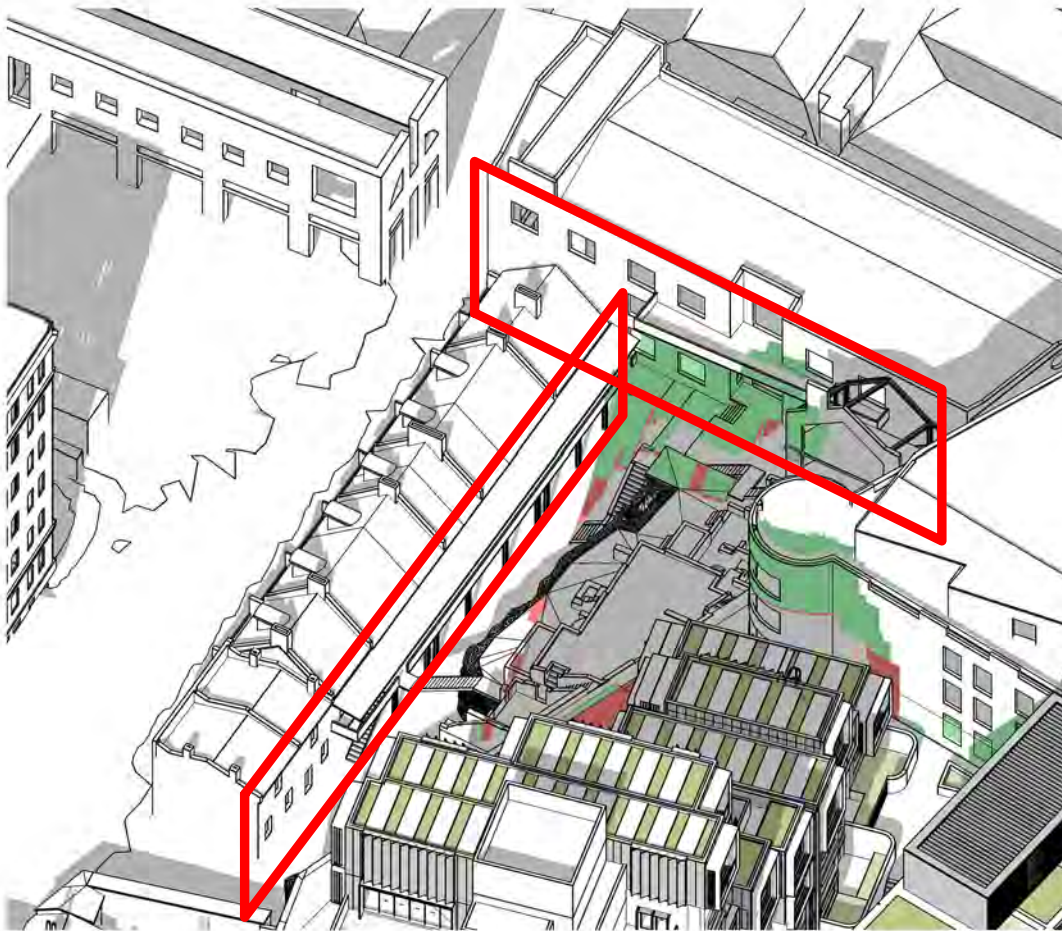
1-7 ATHERDEN ST
ELEVATION SHADOW STUDY

AR-R-50-04

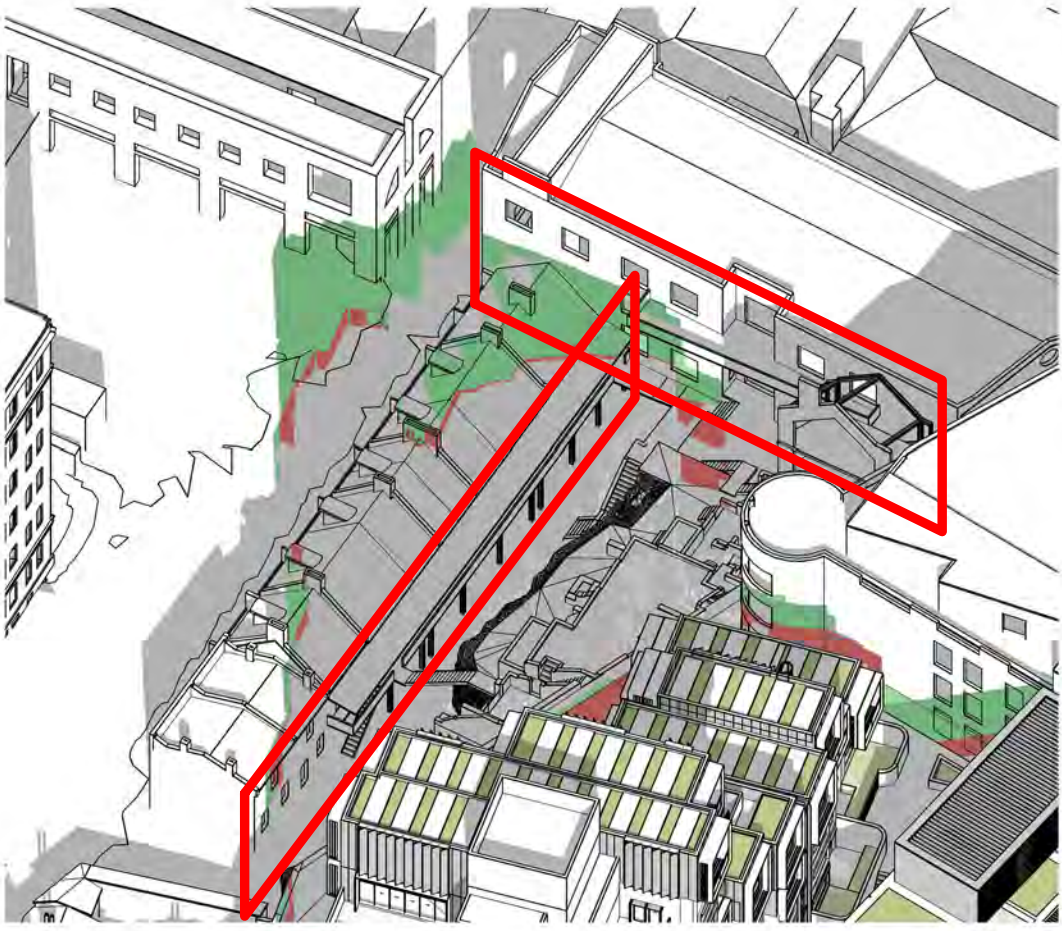
ISSUE
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21st JUNE 11AM



21st JUNE 12PM

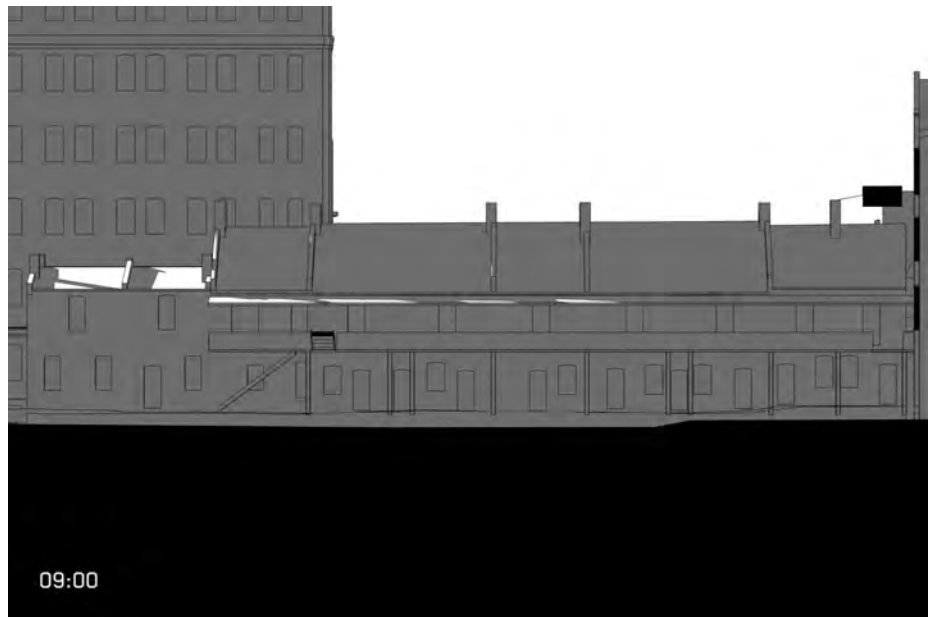


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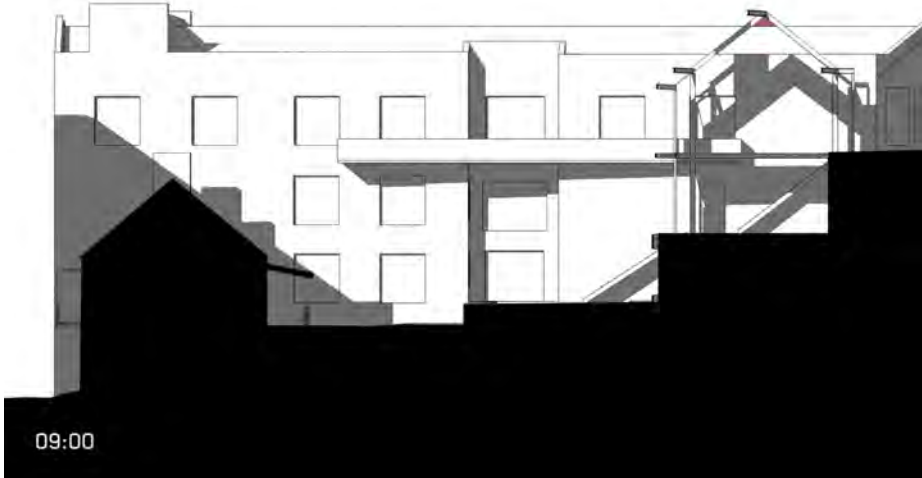


21st JUNE 2PM

21st JUNE 9AM

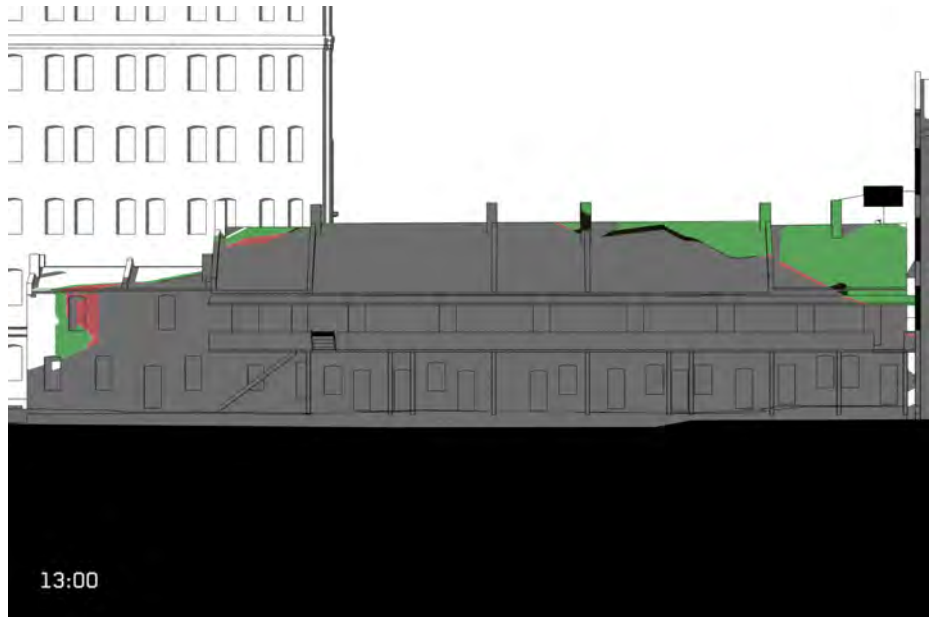


WEST ELEVATION



NORTH ELEVATION

21st JUNE 1PM

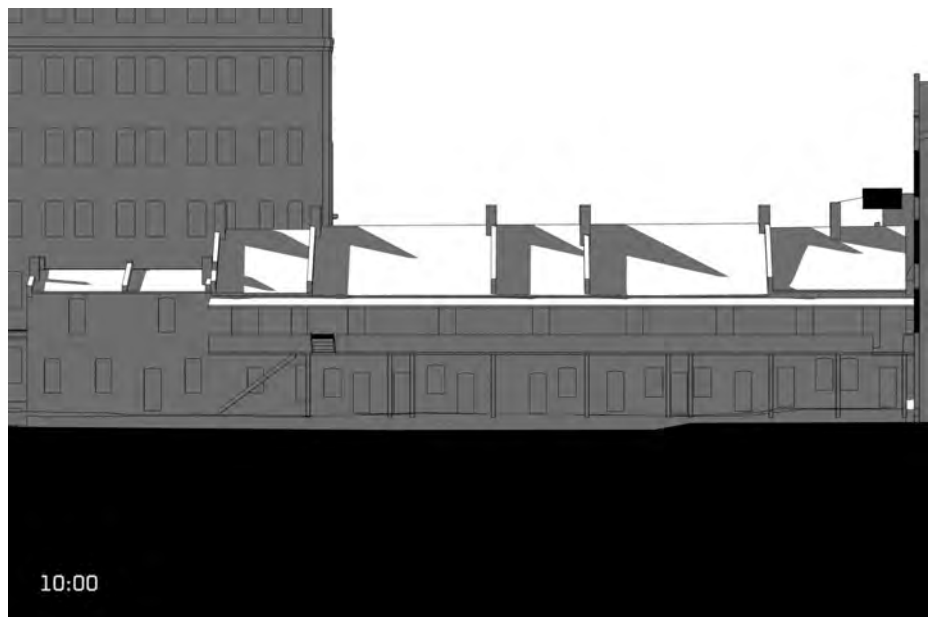


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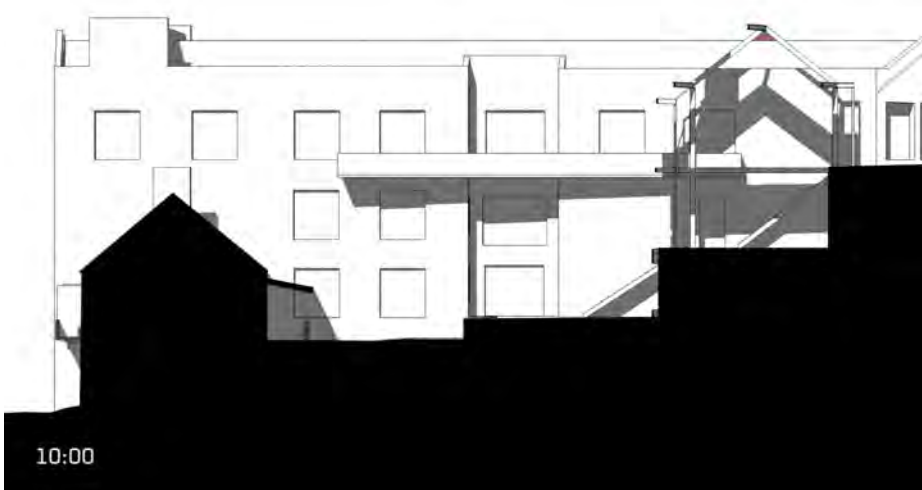


NORTH ELEVATION

21st JUNE 10AM



WEST ELEVATION

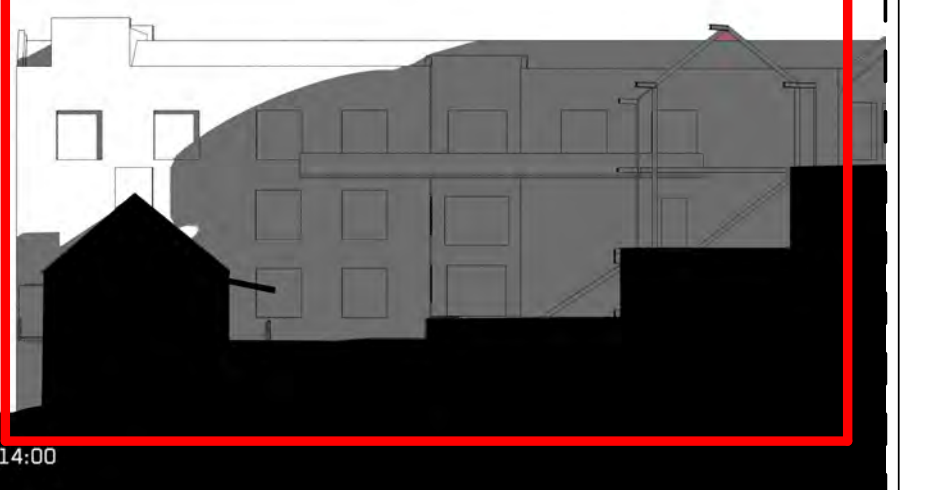


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21st JUNE 2PM

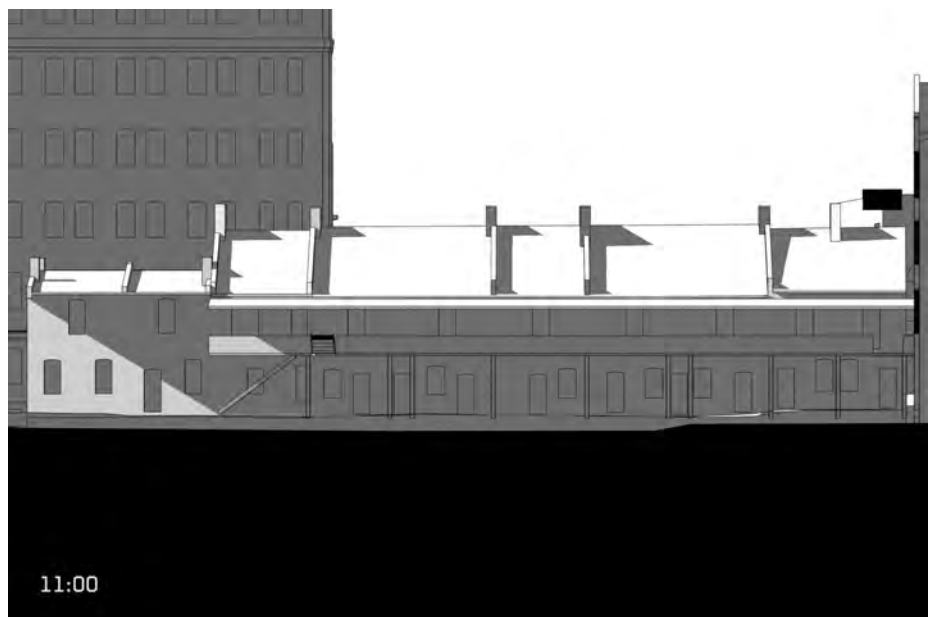


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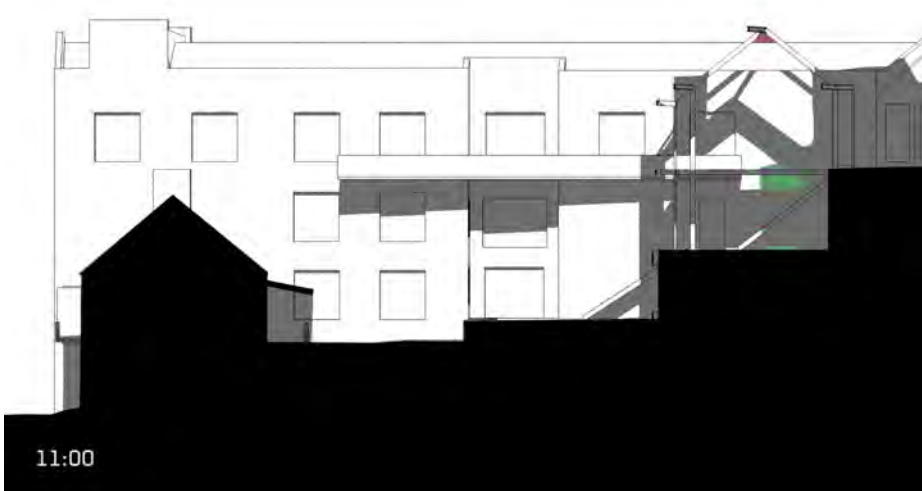


NORTH ELEVATION

21st JUNE 11AM

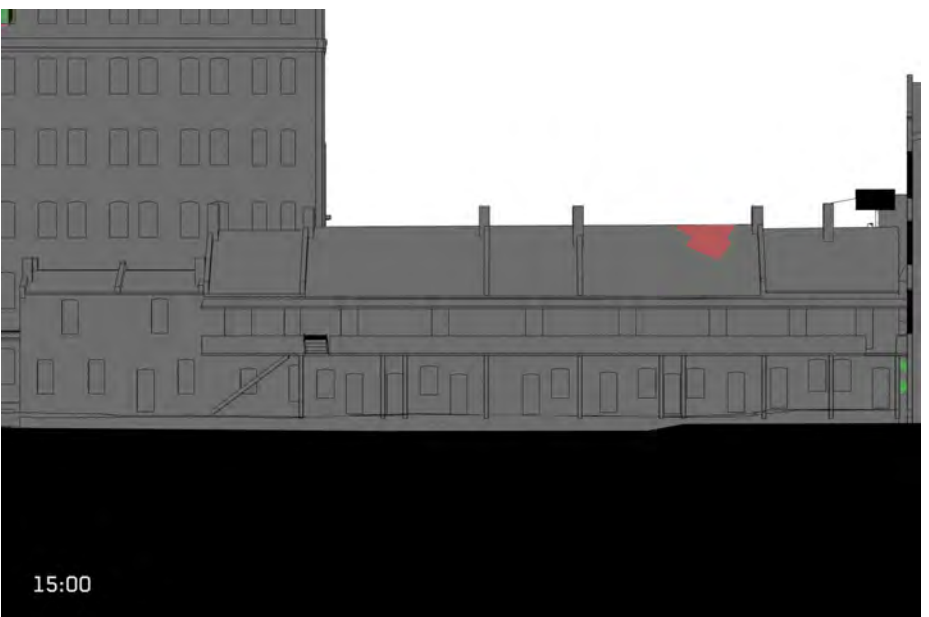


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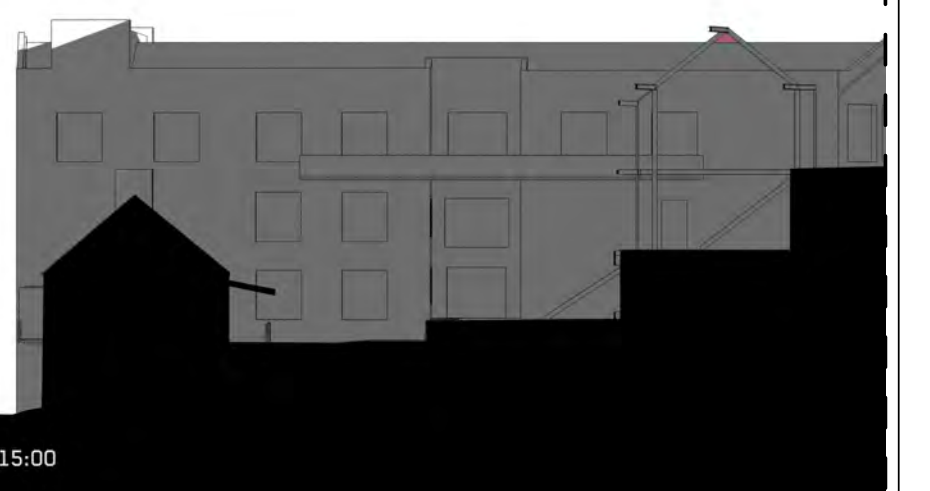


NORTH ELEVATION

21st JUNE 3PM

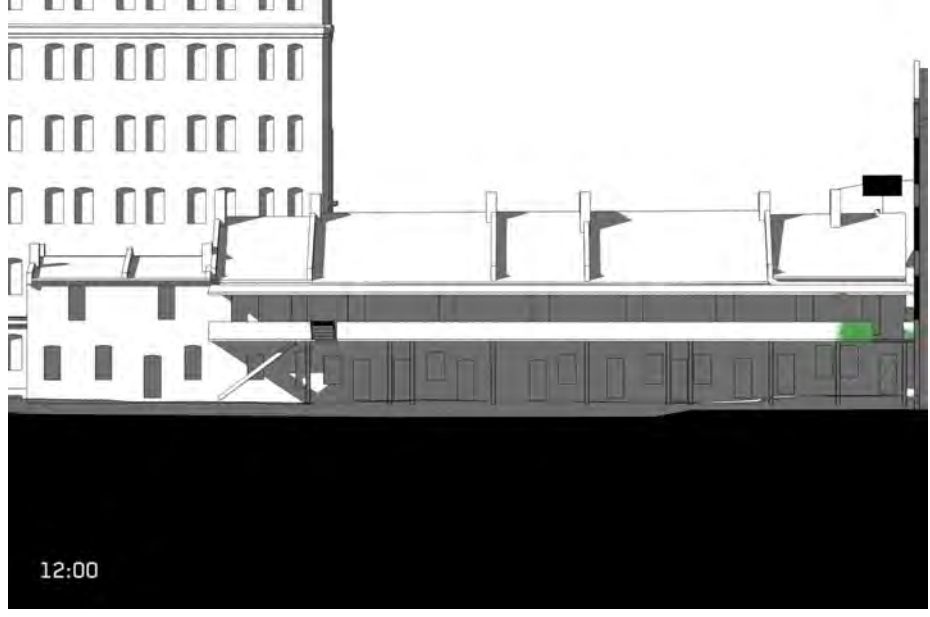


WEST ELEVATION



NORTH ELEVATION

21st JUNE 12PM



WEST ELEVATION



NORTH ELEVATION

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- SHADOW DIFFERENCE BETWEEN REFERENCE AND EXISTING



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DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 2000 5000
SCALE

As indicated @ A1
STATUS

FOR SSDA
DRAWING

13-15, 17-31, 33 PLAYFAIR ST
ELEVATION SHADOW STUDY

AR-R-50-05
1



21st JUNE 9AM



21st JUNE 10AM



21st JUNE 11AM



21st JUNE 12PM



21st JUNE 1PM



21st JUNE 2PM



21st JUNE 3PM

- SHADOW DIFFERENCE BETWEEN SSDA AND REFERENCE
- SHADOW DIFFERENCE BETWEEN REFERENCE AND EXISTING

21st JUNE 9AM



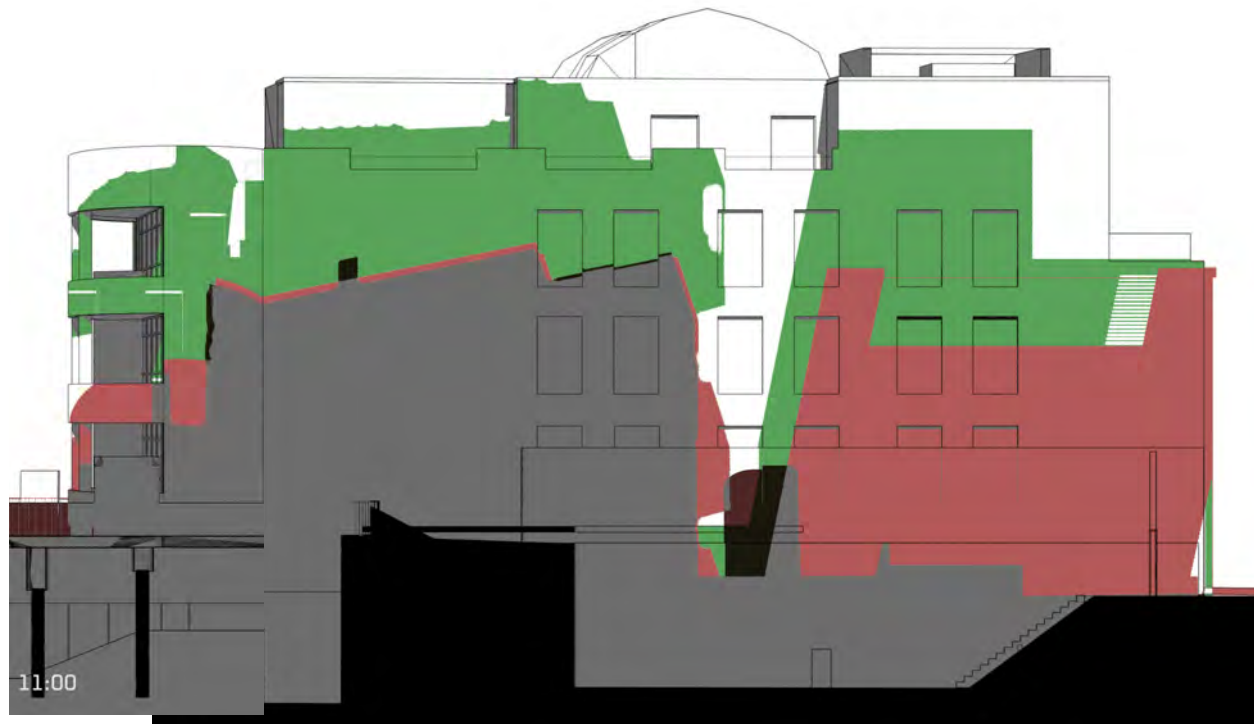
NORTH ELEVATION

21st JUNE 10AM



NORTH ELEVATION

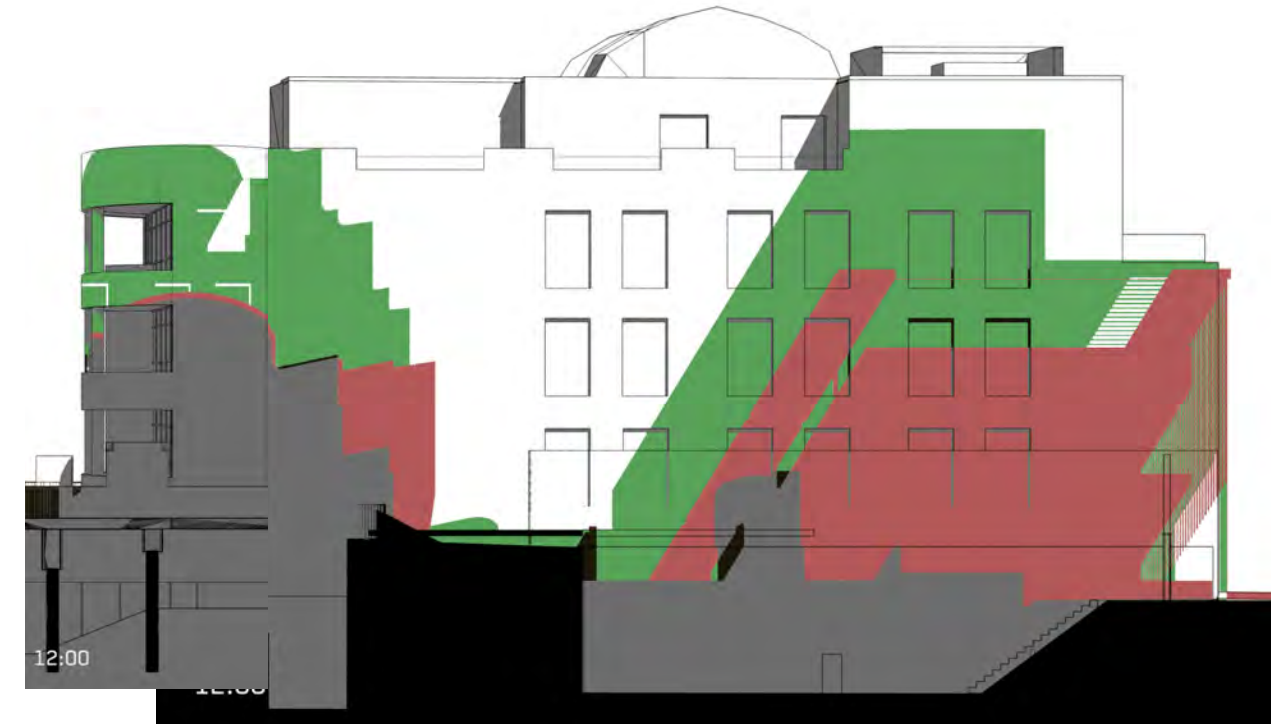
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NORTH ELEVATION

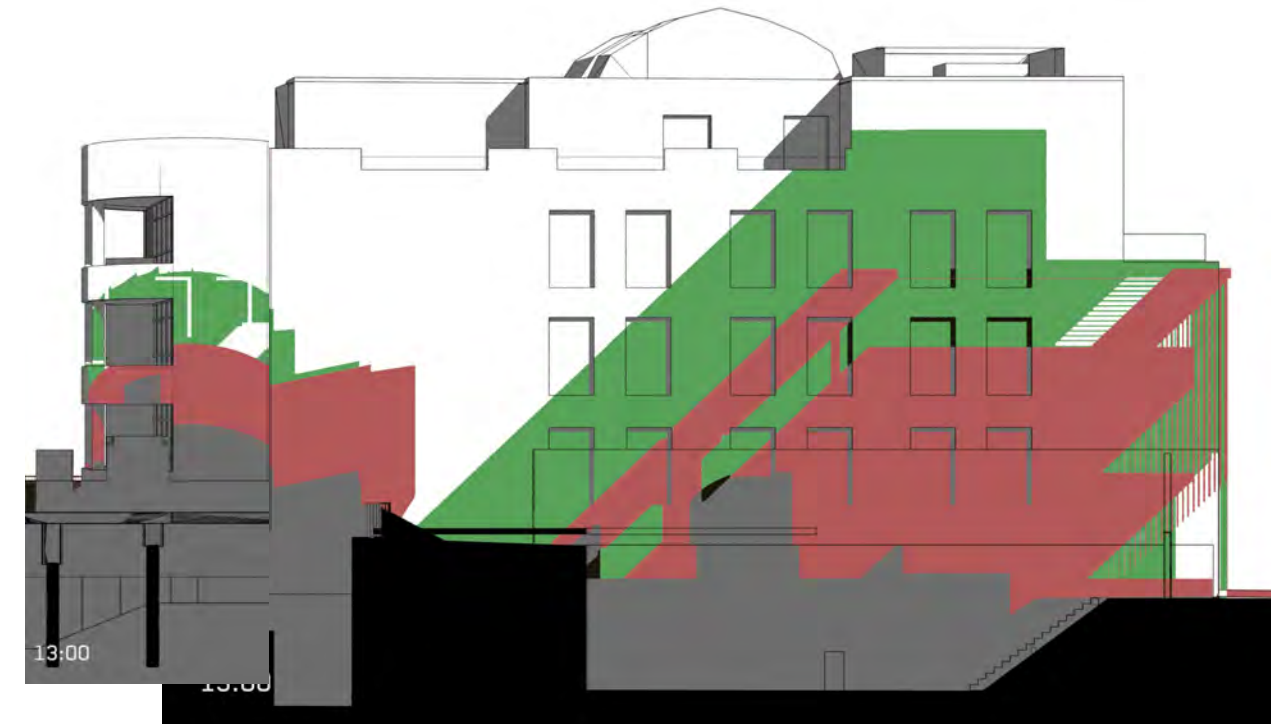


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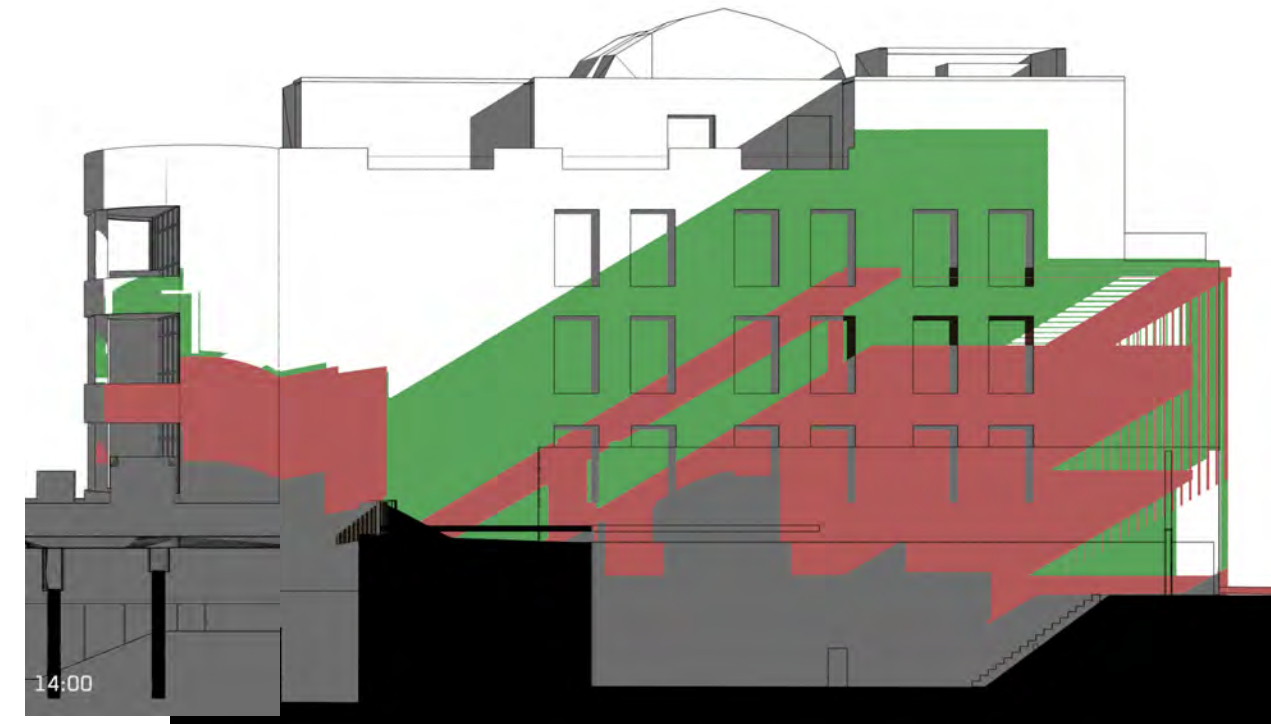
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21st JUNE 1PM



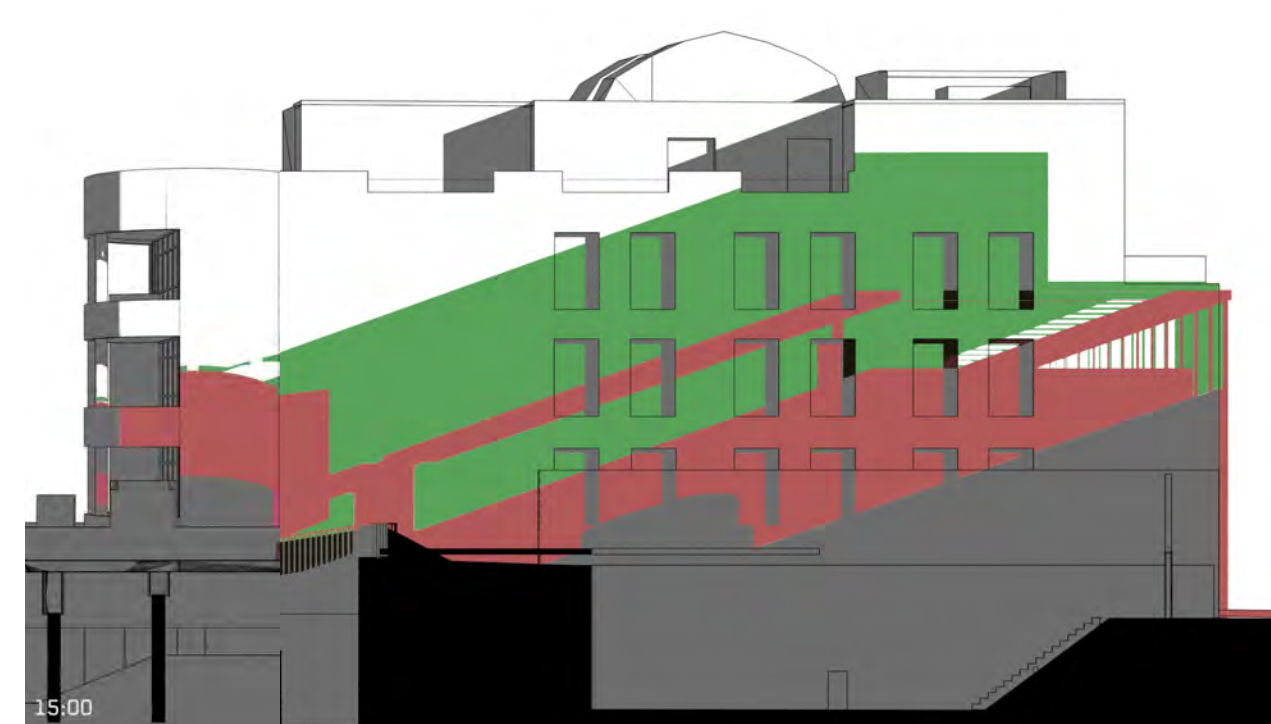
NORTH ELEVATION

21st JUNE 2PM



NORTH ELEVATION

21st JUNE 3PM



NORTH ELEVATION



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CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
0 2000 5000
SCALE

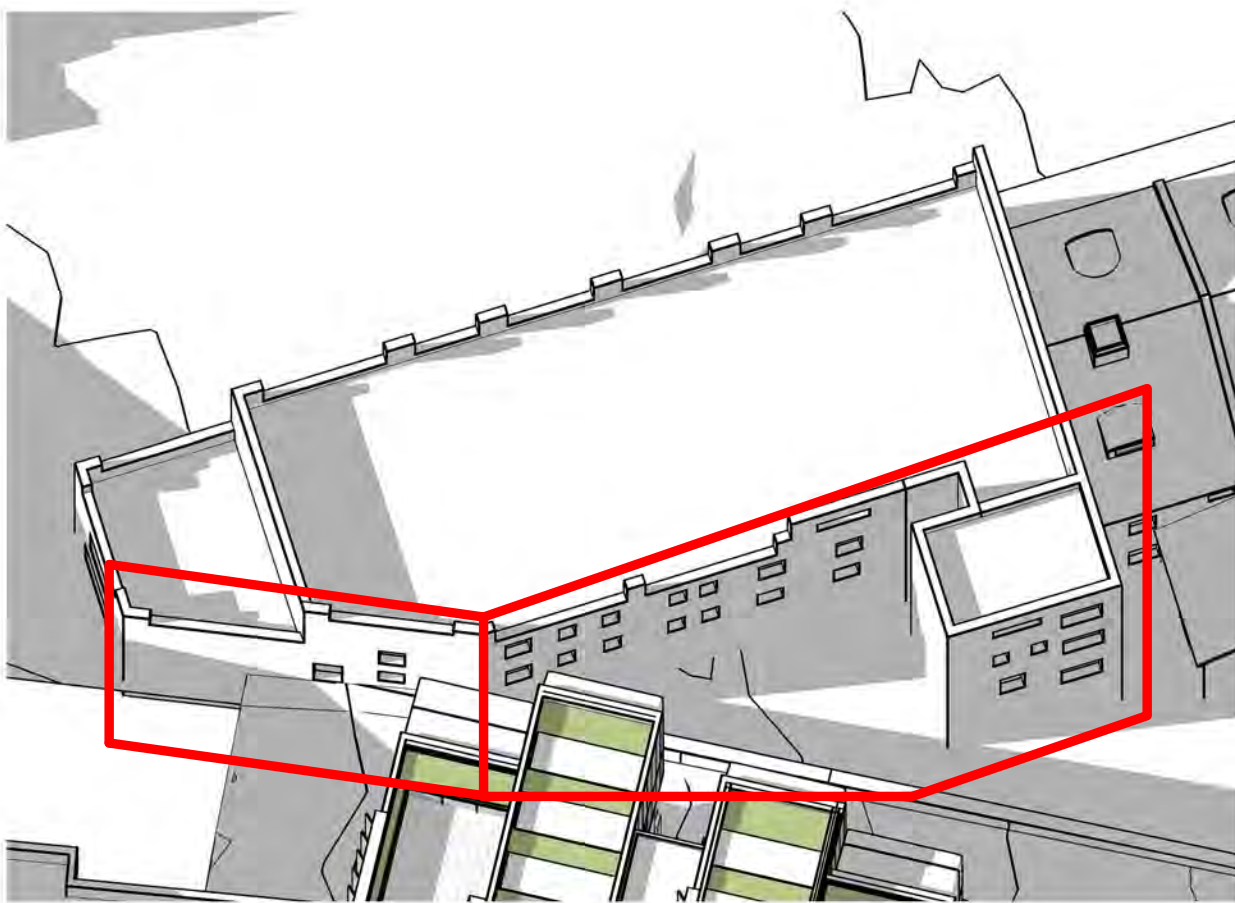
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FOR SSDA
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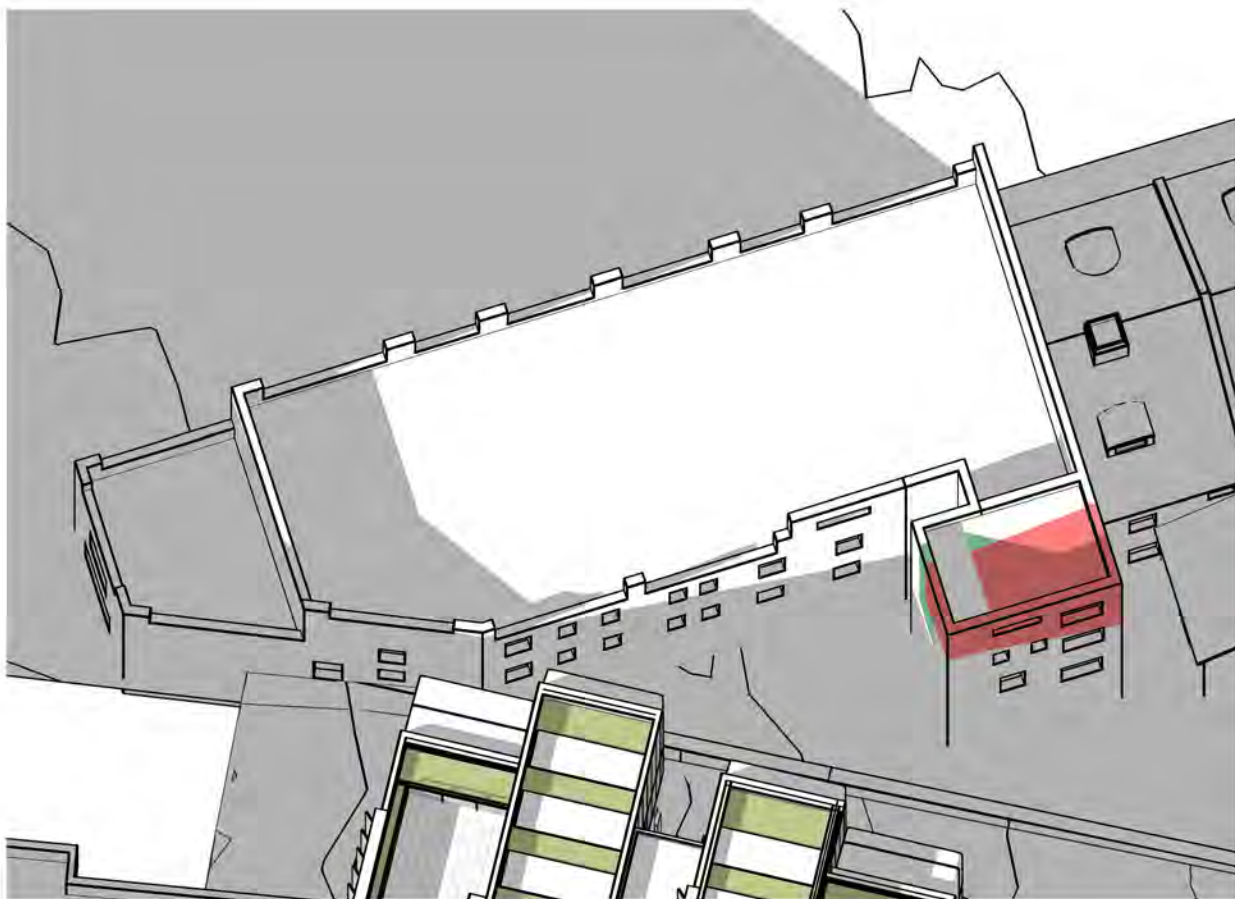
88,96-98 CUMBERLAND ST
ELEVATION SHADOW STUDY

AR-R-50-06

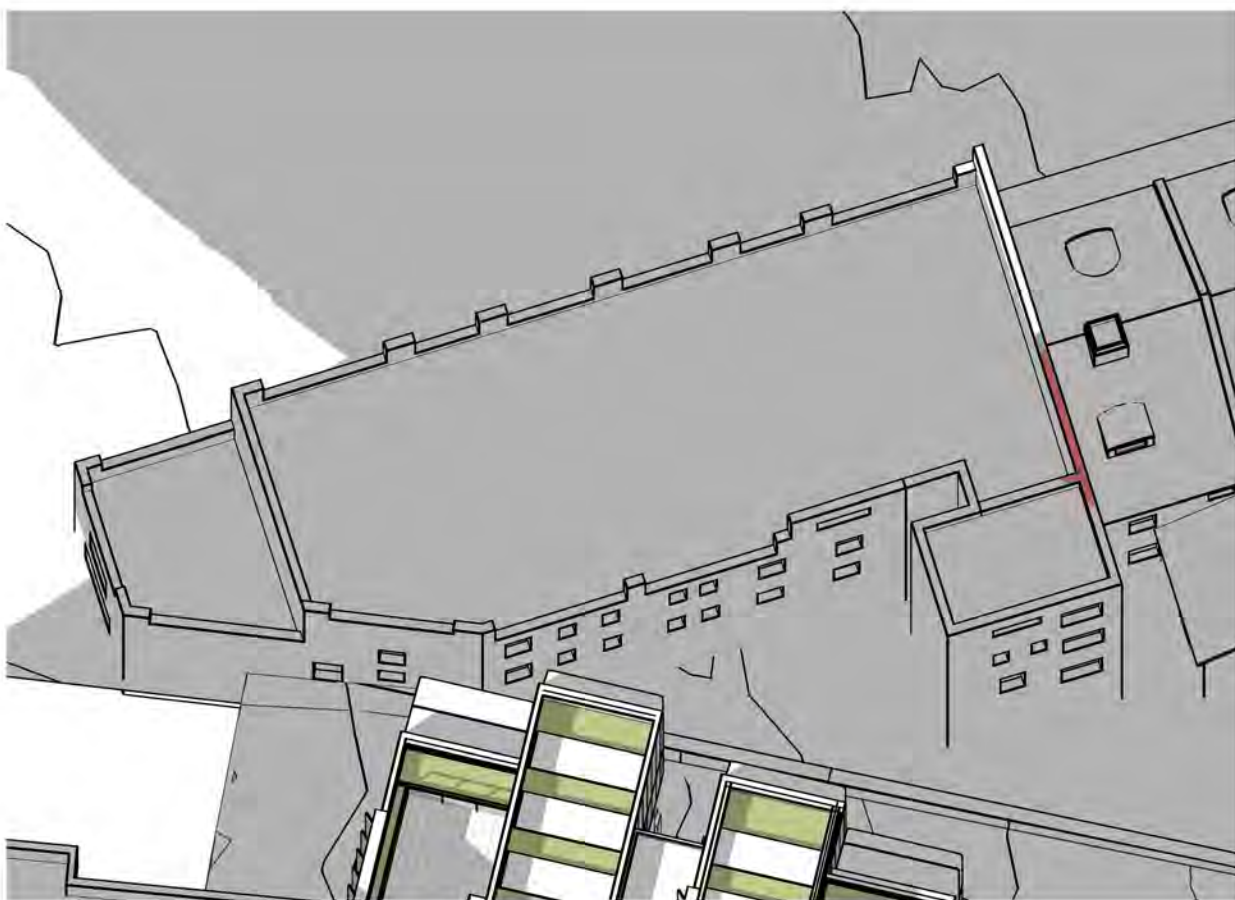
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21st JUNE 1PM

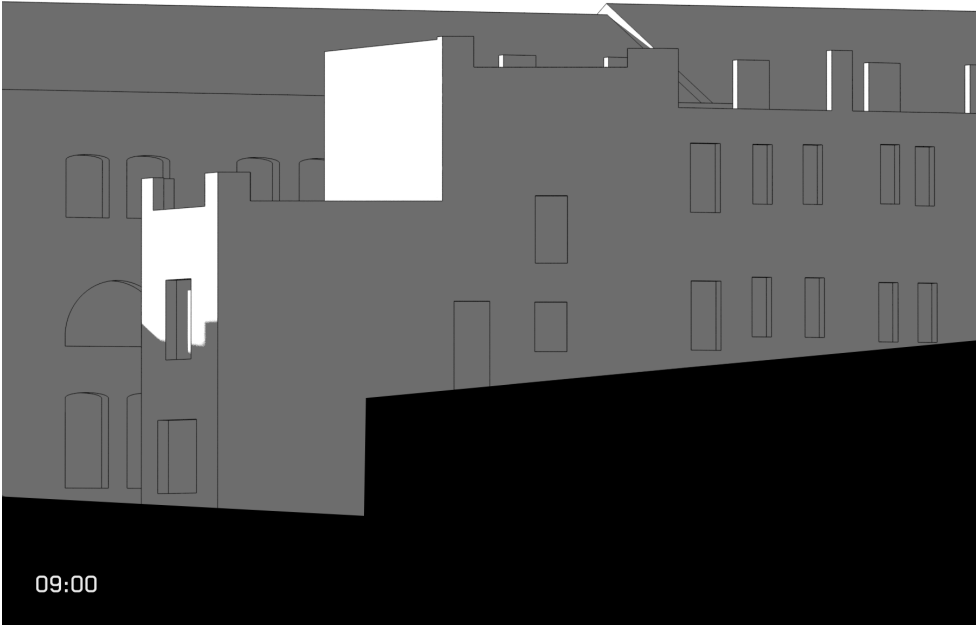


21st JUNE 2PM



21st JUNE 3PM

21st JUNE 9AM



WEST ELEVATION

21st JUNE 10AM



WEST ELEVATION

21st JUNE 11AM

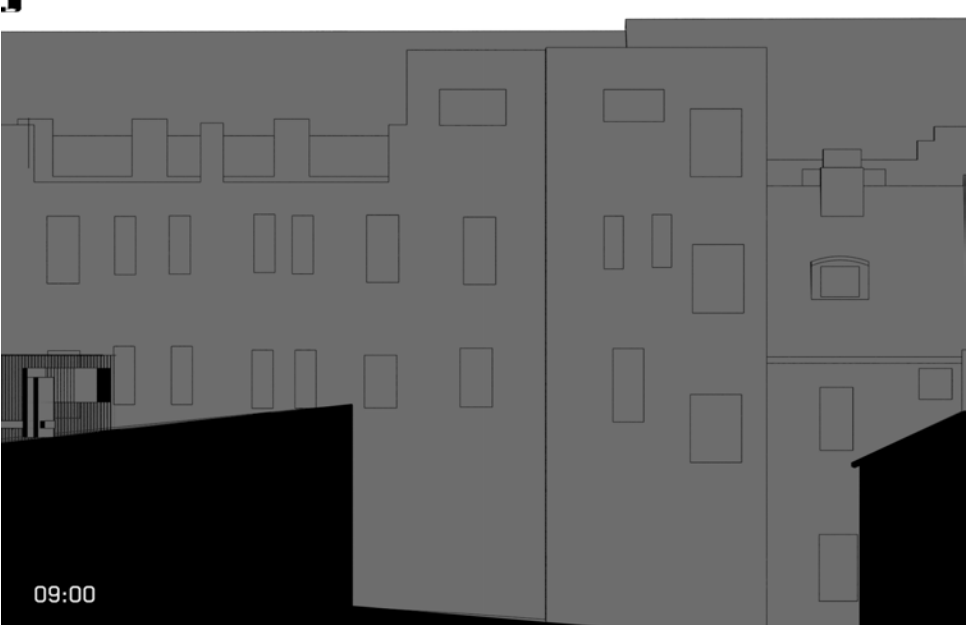


WEST ELEVATION

21st JUNE 12PM



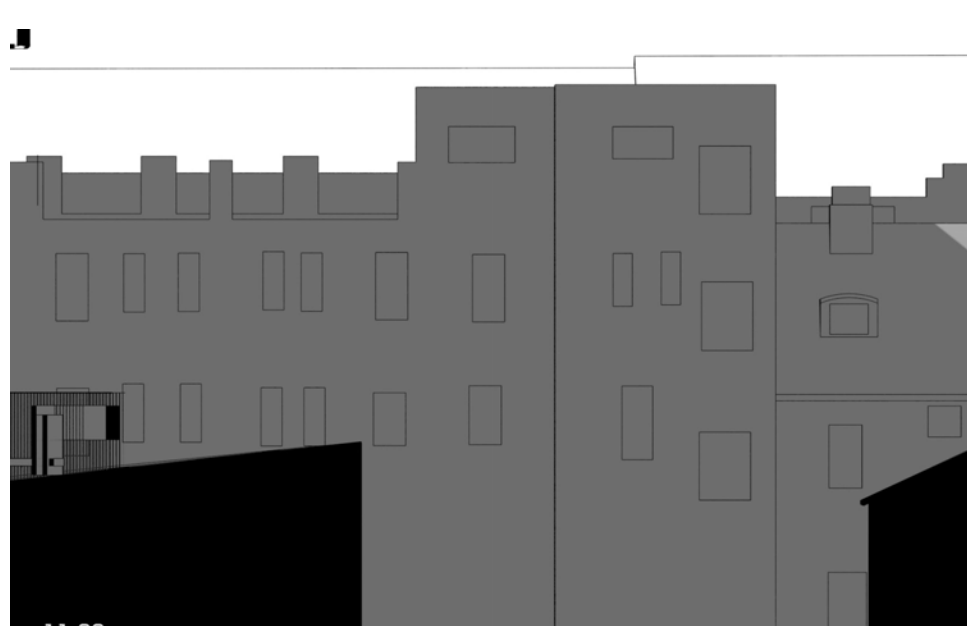
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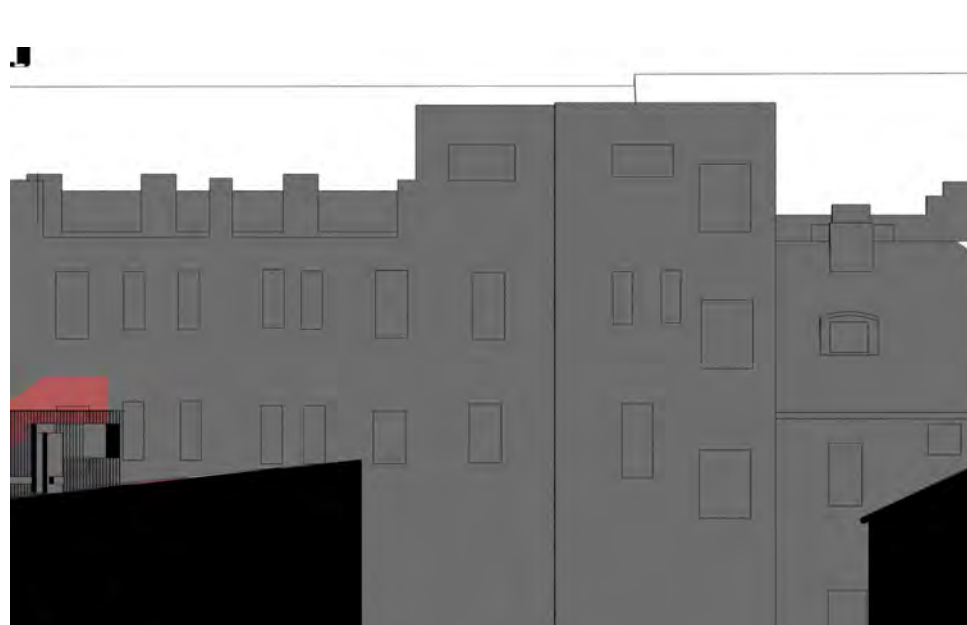
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12:00

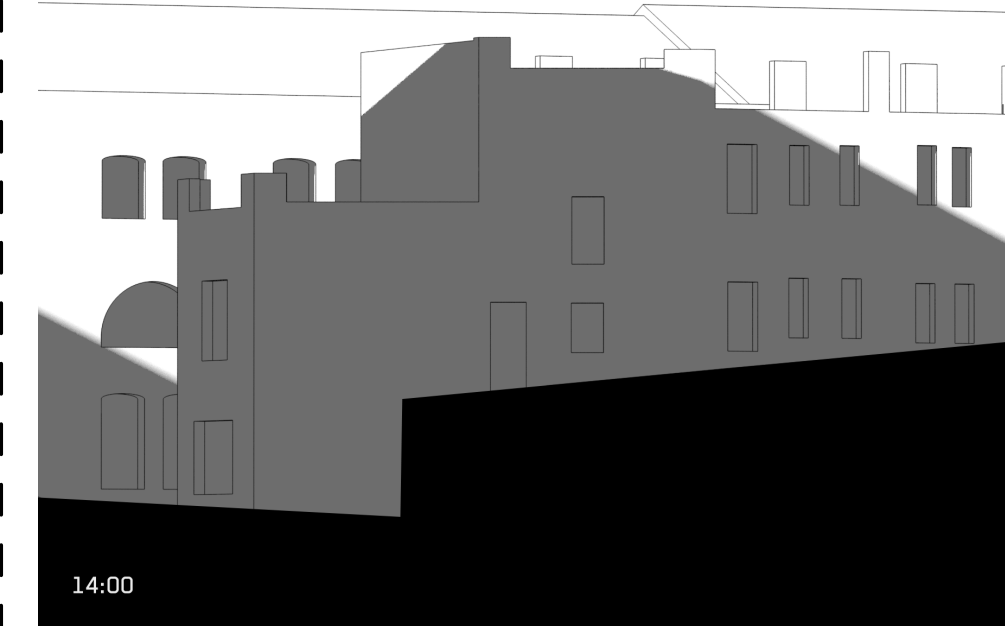
21st JUNE 1PM



13:00

WEST ELEVATION

21st JUNE 2PM



14:00

WEST ELEVATION

21st JUNE 3PM

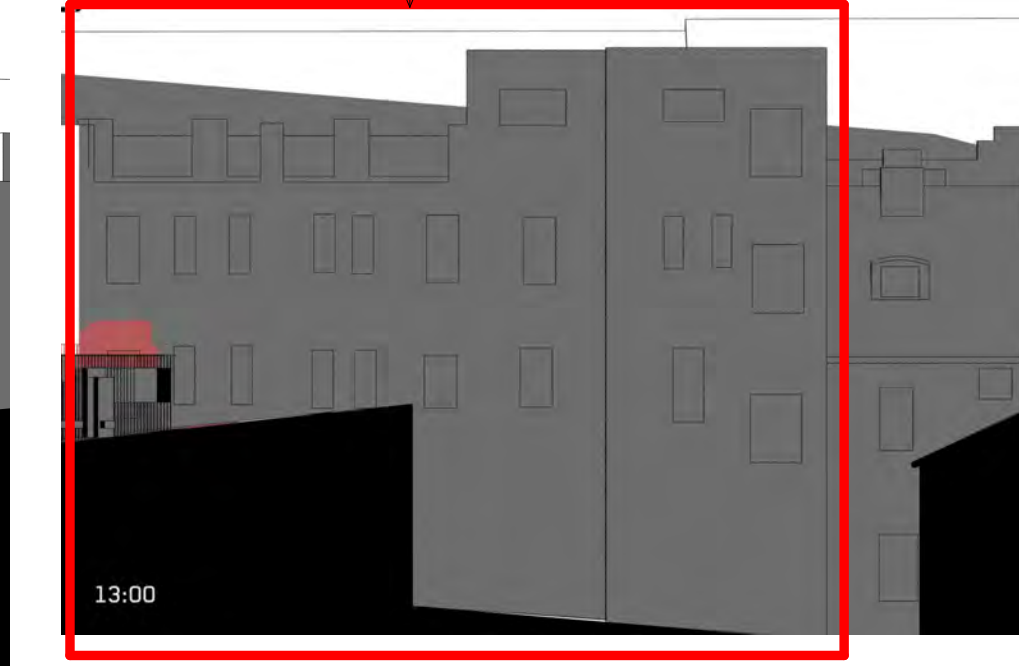


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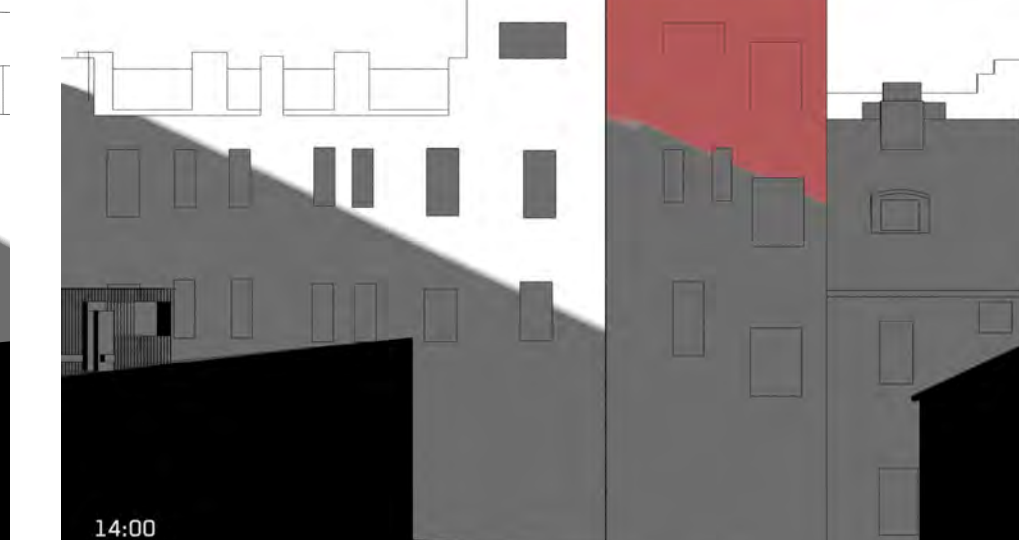
WEST ELEVATION

- SHADOW DIFFERENCE BETWEEN SSDA AND REFERENCE
- SHADOW DIFFERENCE BETWEEN REFERENCE AND EXISTING

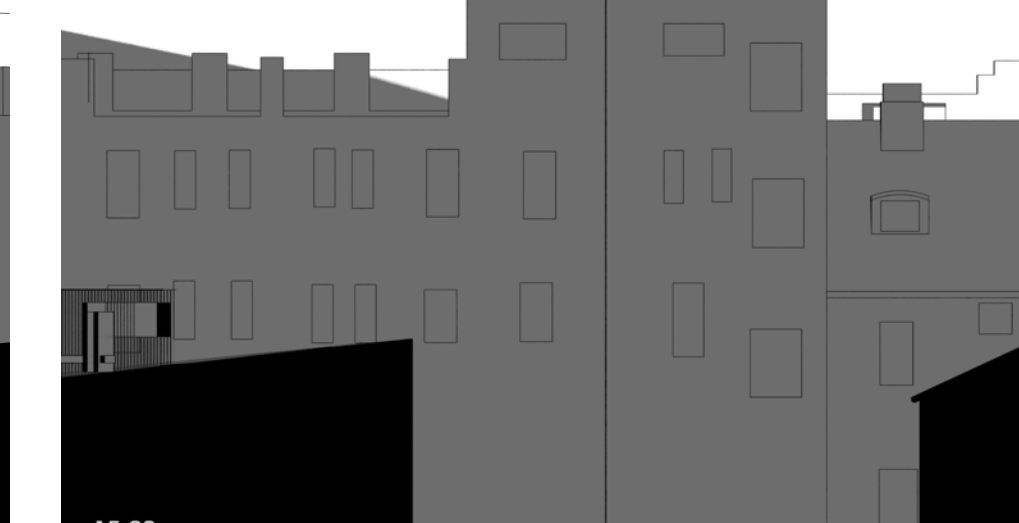
EXTENT OF ADDRESS



13:00



14:00



15:00



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CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
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SCALE

As indicated @ A1
STATUS

FOR SSDA
DRAWING

25-27 GEORGE ST
ELEVATION SHADOW STUDY

AR-R-50-07

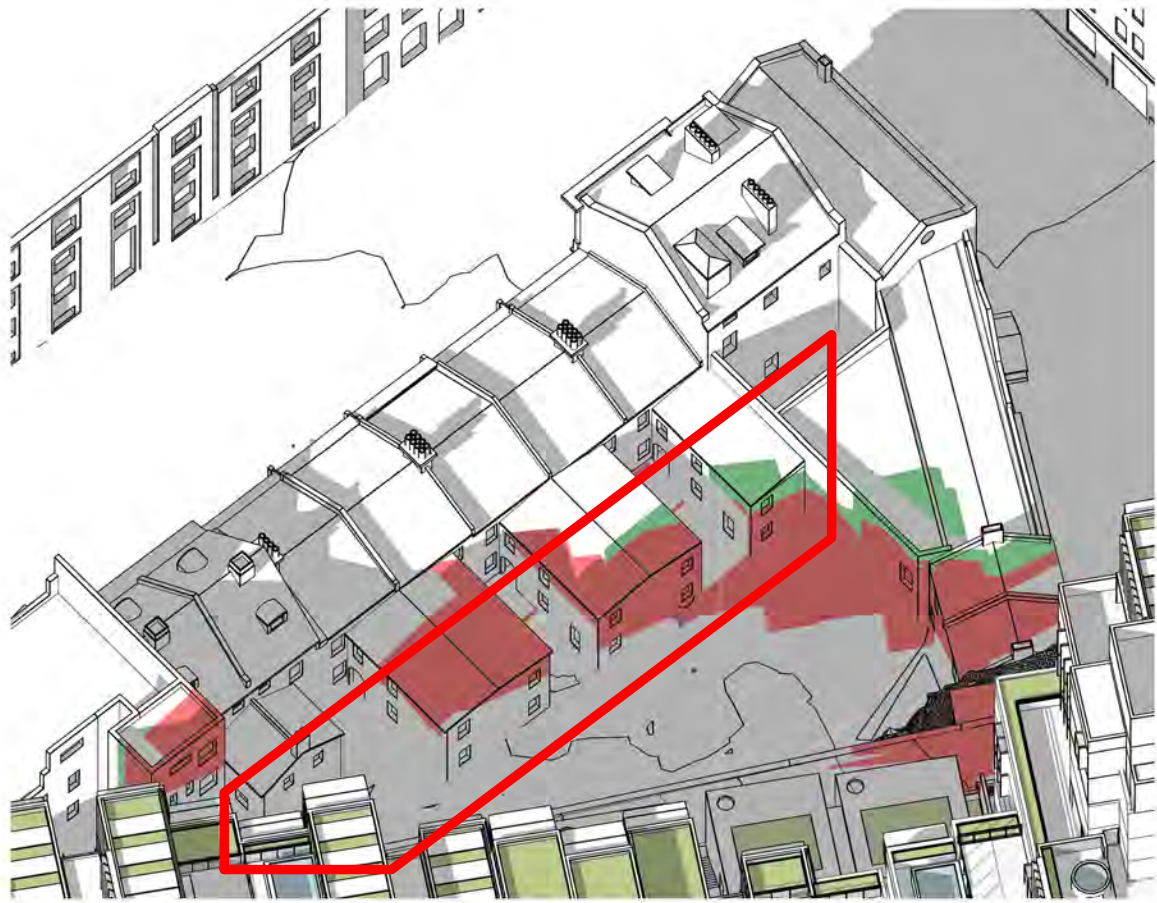
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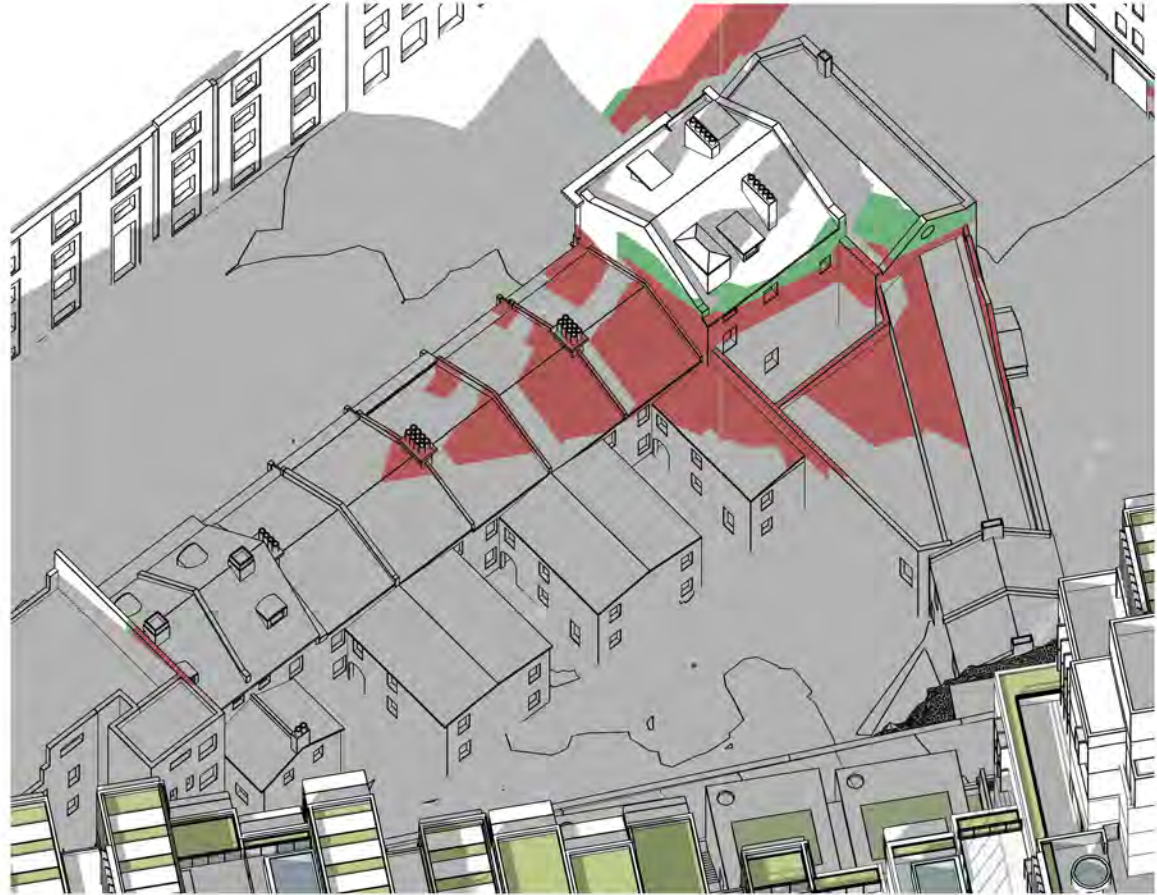
21st JUNE 12PM



21st JUNE 1PM



21st JUNE 2PM



21st JUNE 3PM

21st JUNE 9AM



09:00

WEST ELEVATION

21st JUNE 10AM



10:00

WEST ELEVATION

21st JUNE 11AM



11:00

WEST ELEVATION

21st JUNE 12PM



12:00

WEST ELEVATION

21st JUNE 1PM



13:00

WEST ELEVATION

21st JUNE 2PM



EXTENT OF ADDRESS

14:00

WEST ELEVATION

21st JUNE 3PM



15:00

WEST ELEVATION

- SHADOW DIFFERENCE BETWEEN SSDA AND REFERENCE
- SHADOW DIFFERENCE BETWEEN REFERENCE AND EXISTING



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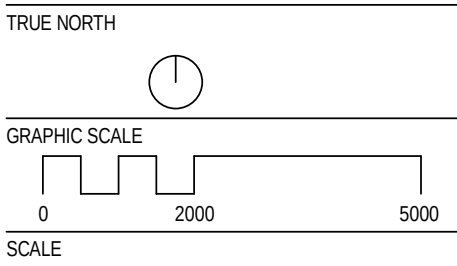
CLIENT

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CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY



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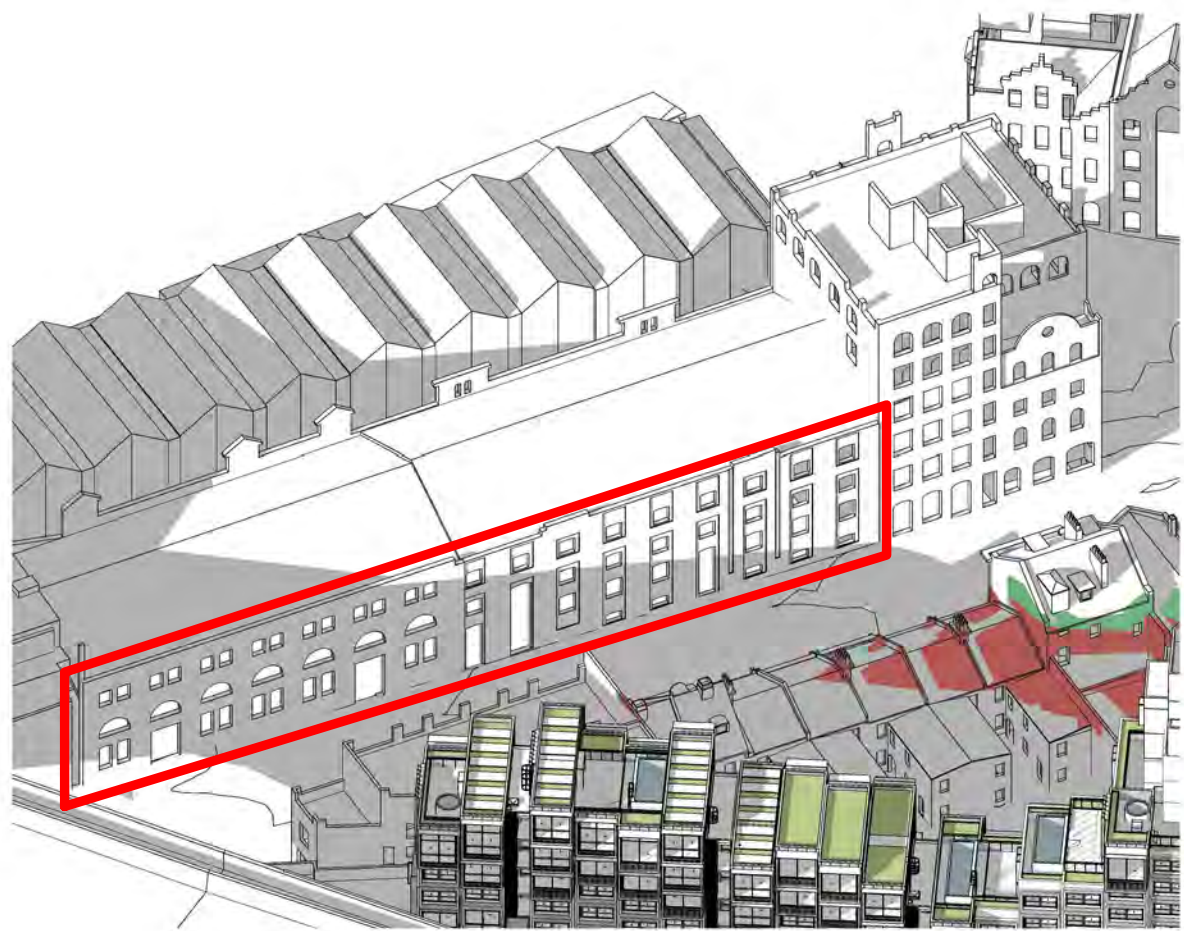
FOR SSDA
DRAWING

29-31, 33-41 GEORGE ST
ELEVATION SHADOW STUDY

AR-R-50-08



21st JUNE 2PM



21st JUNE 3PM

21st JUNE 9AM



WEST ELEVATION

21st JUNE 10AM



WEST ELEVATION

21st JUNE 11AM



WEST ELEVATION

21st JUNE 12PM



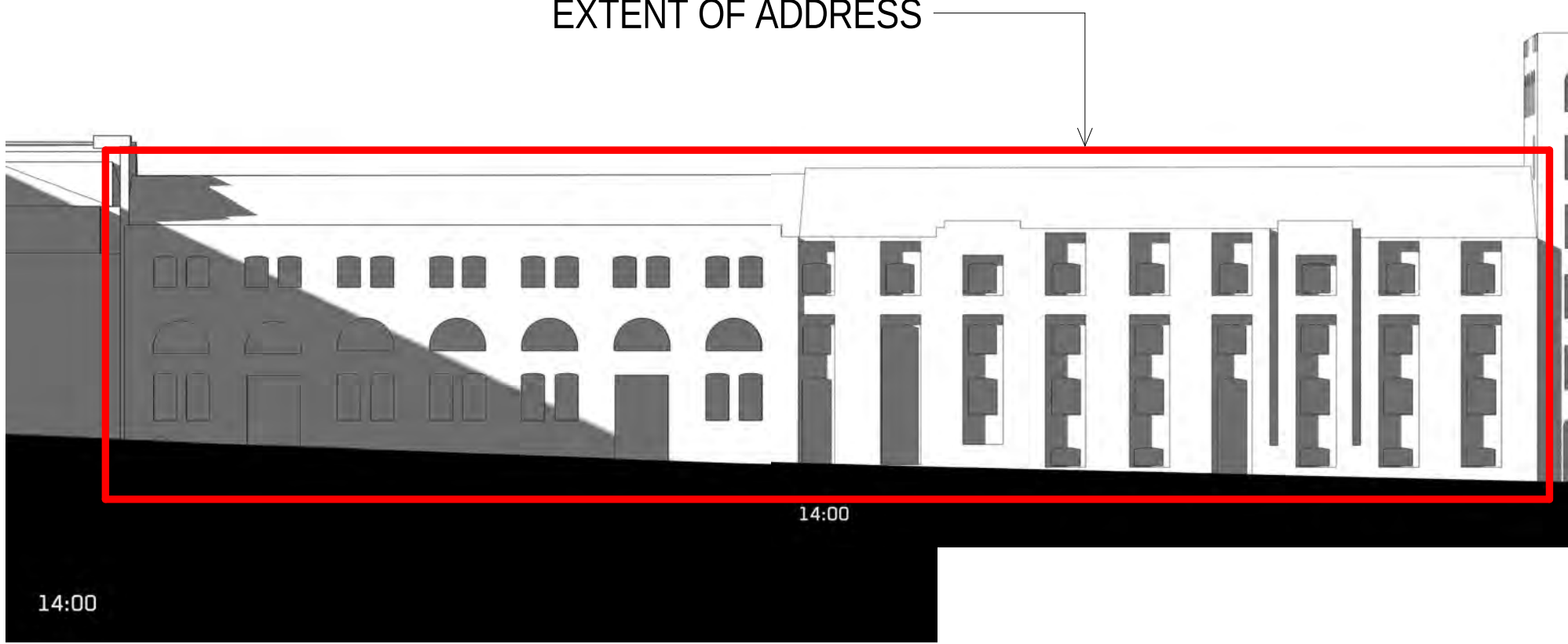
WEST ELEVATION

21st JUNE 1PM



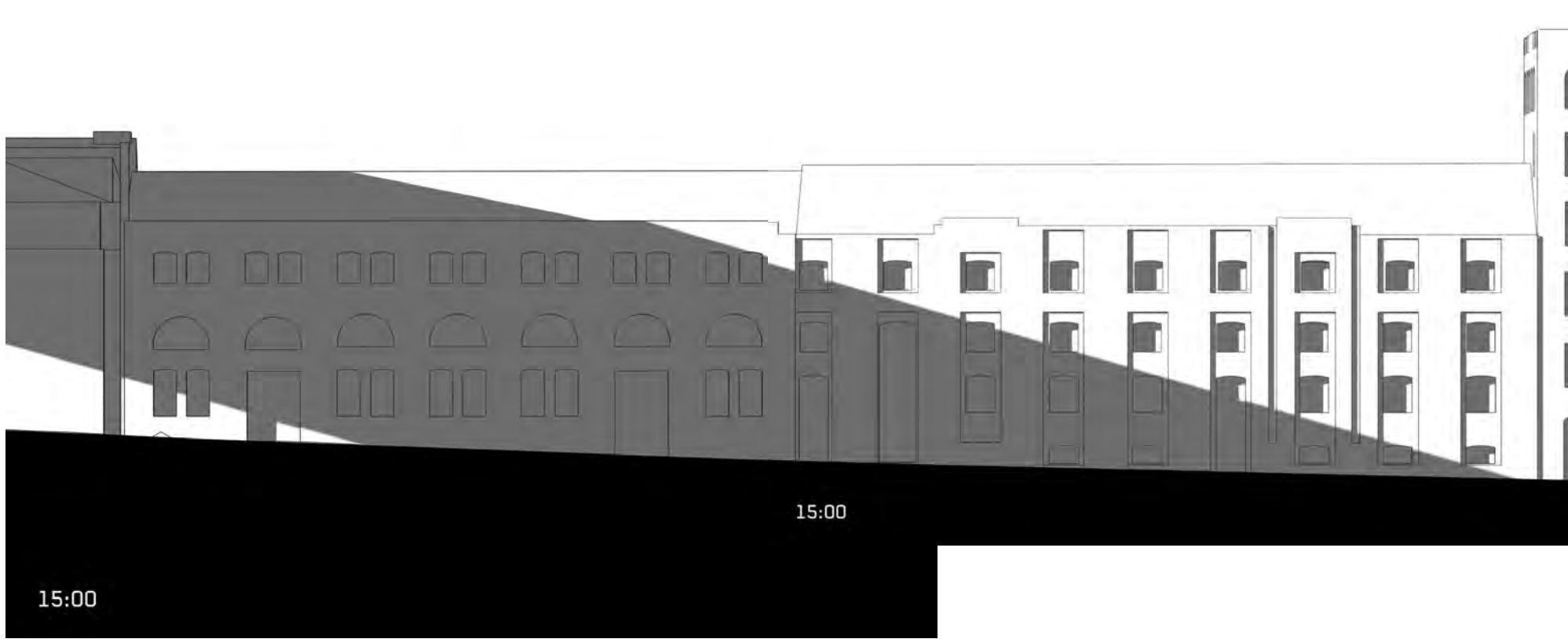
WEST ELEVATION

21st JUNE 2PM



WEST ELEVATION

21st JUNE 3PM



WEST ELEVATION

- SHADOW DIFFERENCE BETWEEN SSDA AND REFERENCE
- SHADOW DIFFERENCE BETWEEN REFERENCE AND EXISTING



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1	16.10.20	FOR SSDA

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PROJECT MANAGER
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CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
SCALE
0 2000 5000

As indicated @ A1
STATUS

FOR SSDA
DRAWING

70-80 GEORGE ST
ELEVATION SHADOW STUDY

AR-R-50-09 1

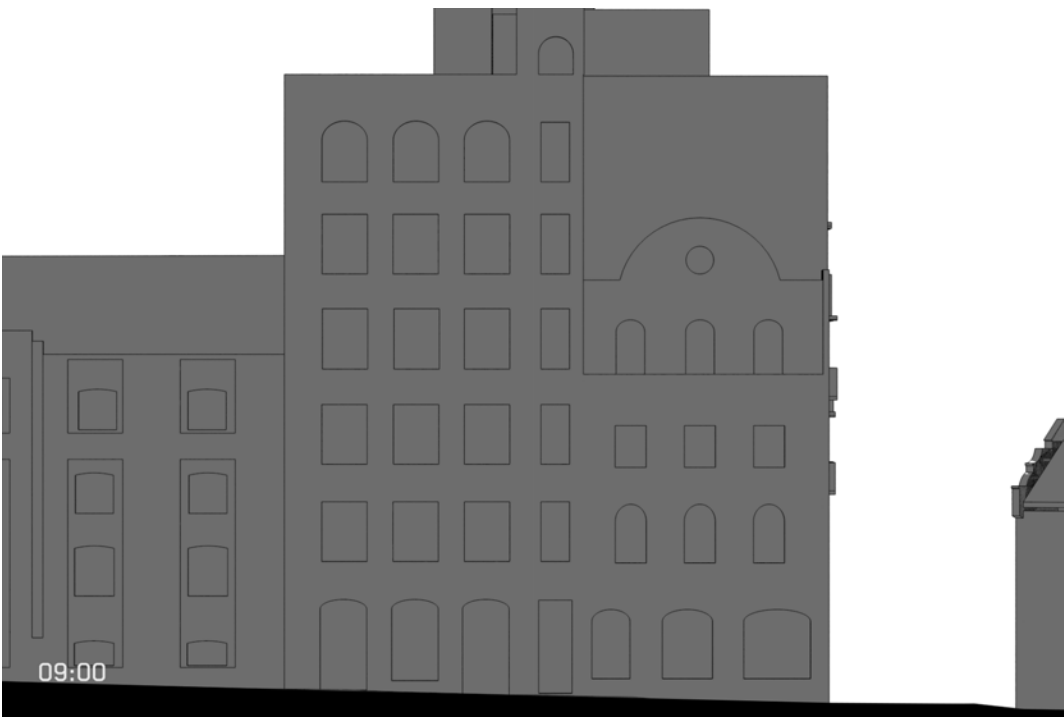


21st JUNE 2PM



21st JUNE 3PM

21st JUNE 9AM



WEST ELEVATION

21st JUNE 10AM



WEST ELEVATION

21st JUNE 11AM



WEST ELEVATION

21st JUNE 12PM



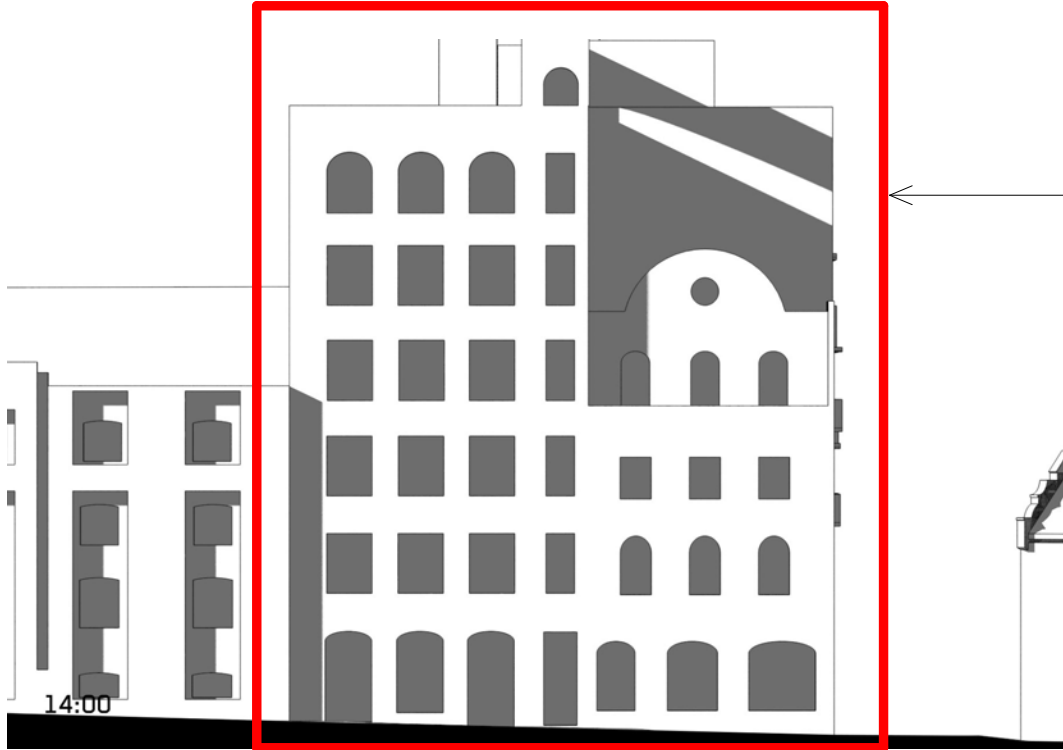
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21st JUNE 1PM



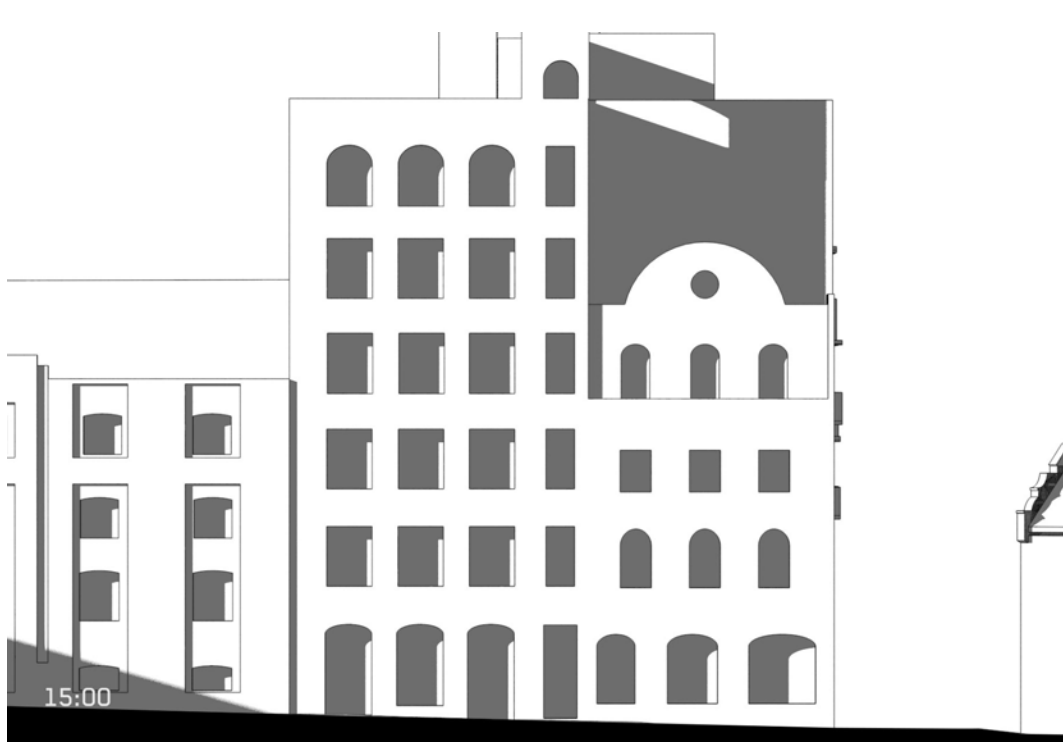
WEST ELEVATION

21st JUNE 2PM



WEST ELEVATION

21st JUNE 3PM



WEST ELEVATION

- SHADOW DIFFERENCE BETWEEN SSDA AND REFERENCE
- SHADOW DIFFERENCE BETWEEN REFERENCE AND EXISTING



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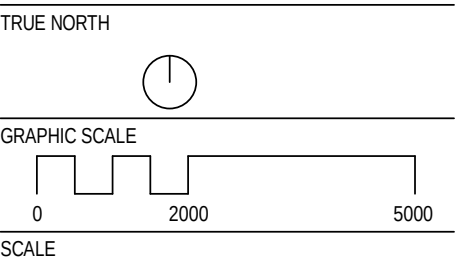
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY



As indicated @ A1
STATUS

FOR SSDA
DRAWING

86-88 GEORGE ST
ELEVATION SHADOW STUDY

AR-R-50-10

ISSUE
1



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1	16.10.20	FOR SSDA

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DEDICO DEVELOPMENT SERVICES

CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 2000 5000
SCALE

As indicated @A1
STATUS

FOR SSDA
DRAWING

1 HICKSON RD ELEVATION
SHADOW STUDY

AR-R-50-11

ISSUE

1

21st JUNE 9AM



WEST ELEVATION

21st JUNE 1PM



WEST ELEVATION

21st JUNE 10AM



WEST ELEVATION

21st JUNE 2PM



WEST ELEVATION

21st JUNE 11AM

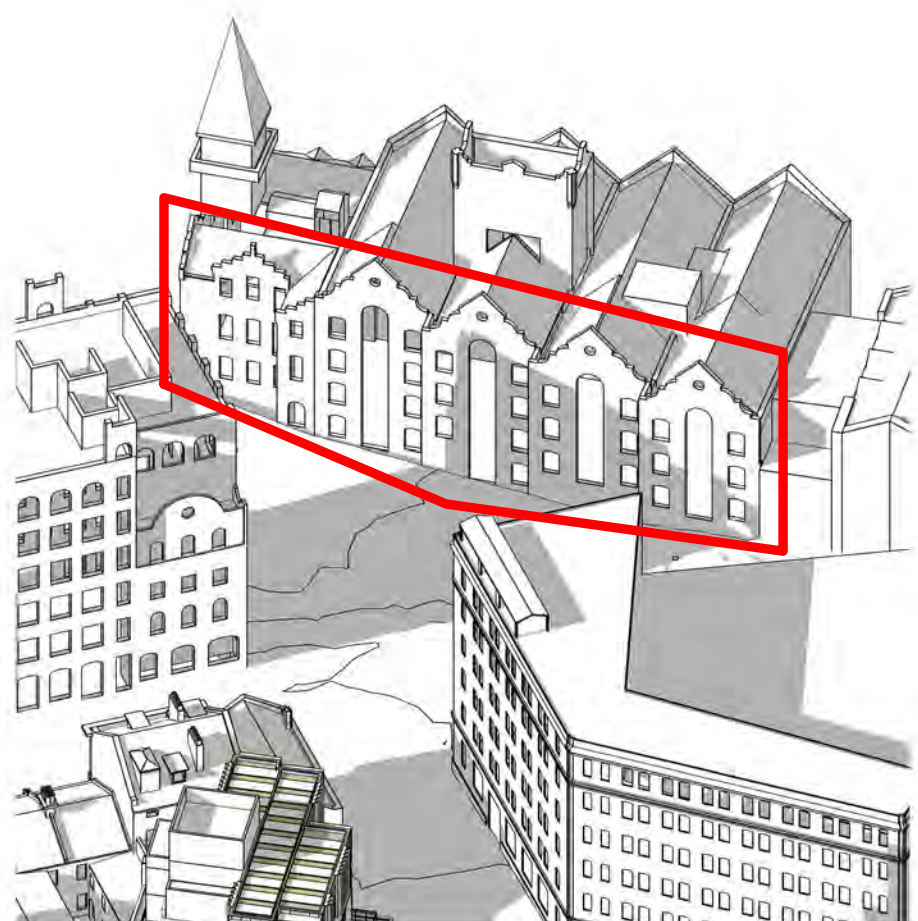


WEST ELEVATION

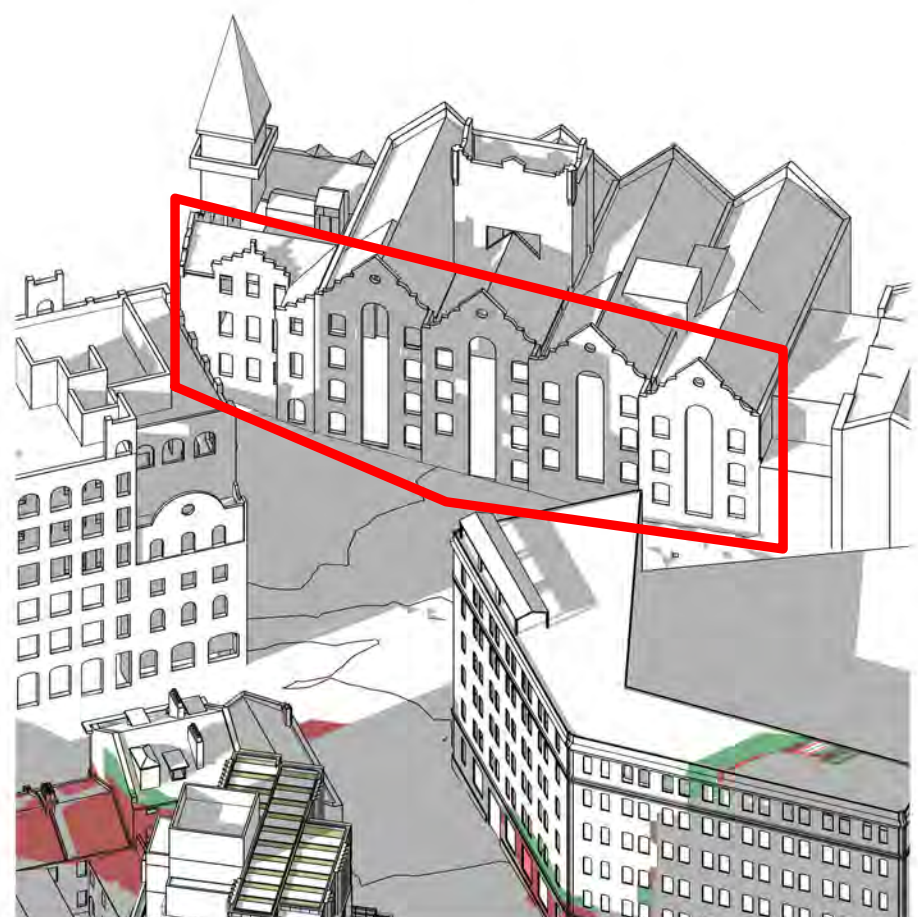
21st JUNE 3PM



WEST ELEVATION



21st JUNE 2PM



21st JUNE 3PM

21st JUNE 12PM



WEST ELEVATION

SHADOW DIFFERENCE BETWEEN SSDA AND REFERENCE
SHADOW DIFFERENCE BETWEEN REFERENCE AND EXISTING



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image source: <http://sydney-city.blogspot.com/2012/07/rocks-australian-steamer-ship-navigation.html>



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	16.10.20	FOR SSDA

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PROJECT

712011

RAWING KEY

RUE NORTH	PROJECT NORTH
	

GRAPHIC SCALE

0 2000 5000

SCALE

STATUS

FOR SSDA
DRAWINGSHADOW IMPACT STUDY
LOCATION PHOTOS

AR-R-50-21	ISSUE 1
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21st JUNE 9am



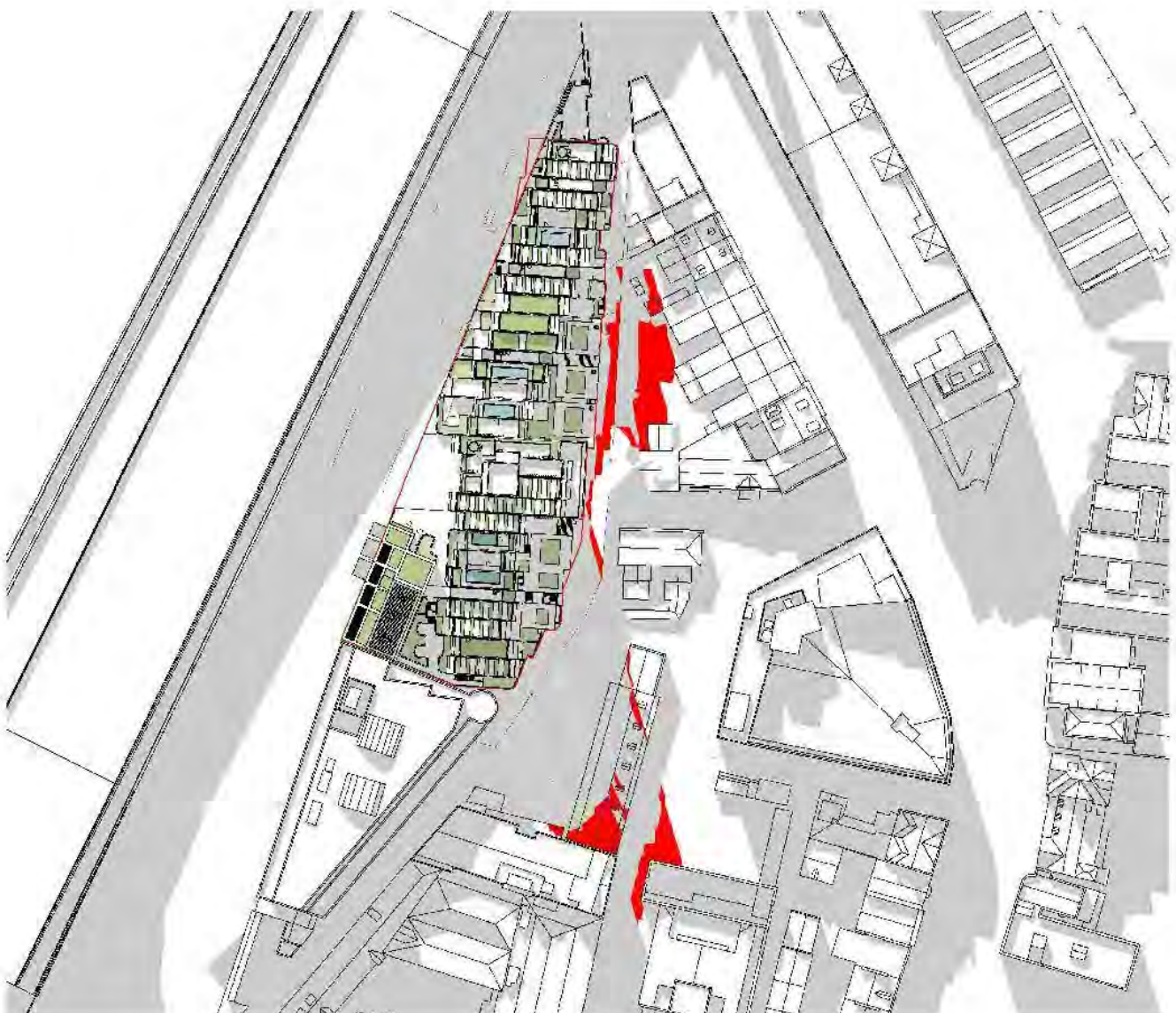
21st JUNE 10am



21st JUNE 11am



21st JUNE 12pm



21st JUNE 1pm



21st JUNE 2pm



21st JUNE 3pm



ADDITIONAL SHADOWS
CAST BY SSDA MASS

21st JUNE SHADOW ANALYSIS
SSDA SCHEME OVERLAYED ONTO EXISTING BUILDING



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1	23.09.20	FOR SSDA
2	25.09.20	FOR SSDA

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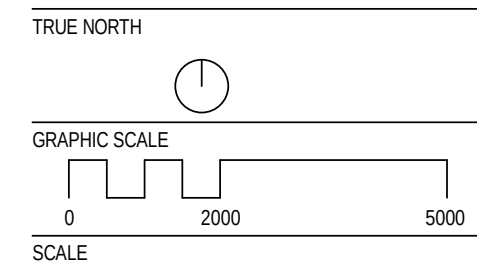
CLIENT

SIRIUS DEVELOPMENTS PTY LTD
CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY



@A1
STATUS

FOR SSDA
DRAWING

ADG PART 3B -
OVERSHADOW ANALYSIS

ISSUE
AR-T-30-01 2



21st JUNE 9am



21st JUNE 10am



21st JUNE 11am



21st JUNE 12pm



21st JUNE 1pm



21st JUNE 2pm



21st JUNE 3pm

■ ADDITIONAL SHADOWS
CAST BY SSDA MASS

21st June SHADOW ANALYSIS
SSDA SCHEME OVERLAYED ONTO REFERENCE SCHEME



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1	04.09.20	NOT FOR SSDA - DRAFT
2	18.09.20	FOR SSDA
3	23.09.20	FOR SSDA
4	25.09.20	FOR SSDA

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CLIENT NUMBER

PROJECT

SIRIUS SITE
2-60 CUMBERLAND ST, THE ROCKS
BVM PROJECT NUMBER

1712011
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
0 2000 5000
SCALE

@A1
STATUS

FOR SSDA
DRAWING

ADG PART 3B -
OVERSHADOW ANALYSIS

AR-T-30-02 4



21st JUNE 9am



21st JUNE 10am



21st JUNE 11am



21st JUNE 12pm



21st JUNE 1pm



21st JUNE 2pm



21st JUNE 3pm

- PUBLIC OPEN SPACE
- ADDITIONAL SHADOWS CAST BY SSDA MASS

21st JUNE SHADOW ANALYSIS
SSDA SCHEME OVERLAYED ONTO EXISTING BUILDING



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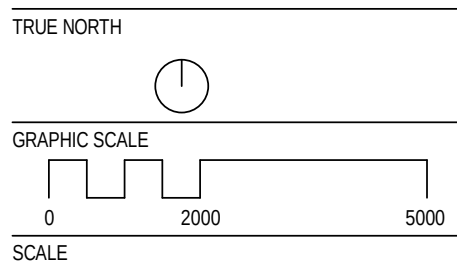
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PROJECT

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BVM PROJECT NUMBER

1712011
DRAWING KEY



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STATUS

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DRAWING

ADG PART 3B -
OVERSHADOW ANALYSIS
PUBLIC OPEN SPACE

AR-T-30-03

ISSUE
1



21st JUNE 9am



21st JUNE 10am



21st JUNE 11am



21st JUNE 12pm



21st JUNE 1pm



21st JUNE 2pm



21st JUNE 3pm

- PUBLIC OPEN SPACE
- ADDITIONAL SHADOWS
CAST BY SSDA MASS

21st June SHADOW ANALYSIS
SSDA SCHEME OVERLAYED ONTO REFERENCE SCHEME



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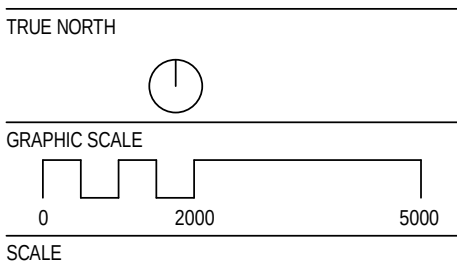
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ADG PART 3B -
OVERSHADOW ANALYSIS
PUBLIC OPEN SPACE

AR-T-30-04 1

