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URBIS

HERITAGE INTERPRETATION STRATEGY

SSD-10454 InterContinental Hotel
(Former Treasury Buildings),
115-119 Macquarie Street, Sydney NSW 2000

Prepared for
MULPHA
6 August 2020

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Project Code	SH931		
Report Number	01	05.08.2020	Draft
	02	06.08.2020	Final

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EXECUTIVE SUMMARY

Background & Purpose

Urbis has been engaged by Mulpha Hotel (Sydney) Pty Limited (Mulpha) to prepare the following Heritage Interpretation Strategy for the InterContinental Hotel, Sydney (subject property). This Heritage Interpretation Strategy has been prepared in response to Requirement 6 of the Secretary's Environmental Assessment Requirements (SEARs) for a proposed State Significant Development (SSD) application. The heritage related SEARs requirements for SSD-10454 and how these have been addressed in this report are outlined below.

The subject property, the InterContinental Hotel Sydney at 115-119 Macquarie Street, includes the NSW State Heritage Register (SHR) listed heritage item known as the Former Treasury Buildings (SHR Item No. 00355). Section 1.6 below clarifies the heritage context of the site and outlines the various heritage listings which apply to the site. The remainder of the site includes a 1980s' hotel development including a podium which interfaces with the heritage buildings, and a hotel room tower above. The built improvements across the subject property can be summarised into four distinct building stages, as follows:

1. Original Treasury Building, c.1849-1851 (within the SHR curtilage).
2. Northern wing extension to the Treasury along Macquarie Street, including the Link Building and Strong Room Building, c.1896-1899 (within the SHR curtilage).
3. Western wing extension to the Treasury along Bridge Street, c.1916-1919 (within the SHR curtilage, with some areas of 1980s' hotel development overlapping within the curtilage).
4. InterContinental Hotel development, comprising the Phillip Street frontage building, the central cortile structure, three basement levels of car parking and hotel tower, c.1982 (outside of the SHR curtilage).

It is proposed to undertake alterations and additions to the subject property including minor additions to the Club Lounge of Level 32 of the 1980s' hotel tower, and internal refurbishment of the 1980s' cortile space which interfaces with the heritage buildings. The proposed works will substantially enhance the amenity of the hotel and provide a rejuvenated space to support the ongoing tourism operations for this important five-star CBD hotel.

SEARs Requirements

The SEARs for SSD-10454 were issued on 19 May 2020. The following table outlines the heritage related SEARs and how these have been addressed for the SSD application.

Table 1 SEARs Responses

SEAR	Discussion
<p><i>o Provide an Interpretation Strategy/Plan prepared in accordance with Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005).</i></p> <p><i>The interpretation strategy/plan must detail how information on the history and significance of The Intercontinental Hotel Former Treasury Building will be provided for the public, and make recommendations regarding public accessibility, signage and lighting.</i></p> <p><i>The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.</i></p>	<p>This Heritage Interpretation Strategy has been prepared by Urbis and satisfies this SEAR.</p>

Summary of Heritage Interpretation Opportunities

The SEARs state that this Heritage Interpretation Strategy must identify the *types, locations, materials, colours, dimensions, fixings and text of interpretive devices* that will be installed as part of the proposed works.

This Heritage Interpretation Strategy has outlined the types and potential locations of interpretation available to the site on the basis of;

- A solid understanding of the history and significant values of the place;
- Key heritage themes and narratives which represent the inherent heritage values of the place; and
- The hotel operations and opportunities that this unique use presents for interpretation.

These types and potential locations for interpretation are summarised in the following table. Please note this is an extensive list of potential interpretation opportunities. All of these options do not need to be implemented as part of this project, rather, preferred heritage interpretation elements should be informed by an approved proposal with consideration for which interpretation elements will have the most effective result.

Interpretation Type	Potential Location
Informative signage panels or plaques	<ul style="list-style-type: none">▪ The hotel's internal cortile space.▪ Former Treasurer's room, Original Treasury Building (first floor – level 07)▪ Stair hall and entrance, Original Treasury Building (ground floor – level 06)▪ The vault space, Original Treasurer's Building (basement – level 05)▪ Main entrance hall, Link Building (ground floor – level 06)▪ Premier's room / ante room, Link Building (first floor – level 07)
Conservation works	<ul style="list-style-type: none">▪ Throughout the buildings where significant fabric requires repair and conservation
Interpretative reconstruction or decoration	<ul style="list-style-type: none">▪ Treasurer's Room, Original Treasury Building▪ Premier's Room, Link Building
Education Program	<ul style="list-style-type: none">▪ Induction package for new staff, contractors and users of the place▪ Information panels in back-of-hour or staff break-out panels for informal learning
Guest Information	<ul style="list-style-type: none">▪ Information brochures or pamphlets in hotel room information packages▪ Information brochures or pamphlets at hotel reception or concierge desk

This Heritage Interpretation Strategy provides the basis for future design development of preferred heritage interpretation elements in conjunction with an approval for the proposed works. The quantity and design of interpretation elements should be informed by the extent of proposed works and finalised design. This includes selection of final text and images utilised in interpretation.

Selection of appropriate locations for interpretation installation should be guided by a qualified heritage consultant during the construction phase of the proposal. Installation of interpretation must not have adverse heritage impacts on significant spaces or fabric and should be informed by the policy of the existing Conservation Management Plan for the place (prepared by Urbis, 2020). Details of appropriate fixings for interpretation will be assessed on per-element basis, and based on the significance of fabric and with advice from a heritage consultant. Fixings must avoid highly significant fabric and where installed into masonry fabric, fixings must be fixed into mortar joints and avoid stone or brick elements.

Next Steps

The following next steps should be incorporated into the projects ongoing program.

- This Heritage Interpretation Strategy should be submitted with the SSD package for SSD-10454 in accordance with the SEARs.
- Following approval of the proposal, this Heritage Interpretation Strategy should be revised and finalised in accordance with Conditions of Consent, if applicable.
- Detailed design of preferred heritage interpretation devices should be undertaken during the construction stage of the proposal. This includes detailed design of signage or information panels in consultation with the owner, architect, interior designer and heritage consultant. This will include confirmation of the following:
 - Preparation and sourcing of content for all interpretation elements (text / images).
 - Confirmation of materiality of each element.
 - Confirmation of locations for elements.
 - Engagement of specialist manufacturer to make interpretation elements.
- The elements must be implemented prior to the issue of an Occupation Certificate.
- A copy of the finalised Heritage Interpretation Strategy / Plan should be retained on site to inform future development and planning.

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1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Mulpha Hotel (Sydney) Pty Limited (Mulpha) to prepare the following Heritage Interpretation Strategy for the InterContinental Hotel, Sydney (subject property). This Heritage Interpretation Strategy has been prepared in response to Requirement 6 of the Secretary's Environmental Assessment Requirements (SEARs) for a proposed State Significant Development (SSD) application. Section 1.2 below outlines the heritage related SEARs requirements for SSD-10454 and how these have been addressed in this report.

The subject property, the InterContinental Hotel Sydney at 115-119 Macquarie Street, includes the NSW State Heritage Register (SHR) listed heritage item known as the Former Treasury Buildings (SHR Item No. 00355). Section 1.6 below clarifies the heritage context of the site and outlines the various heritage listings which apply to the site. The remainder of the site includes a 1980s' hotel development including a podium which interfaces with the heritage buildings, and a hotel room tower above. The built improvements across the subject property can be summarised into four distinct building stages, as follows:

5. Original Treasury Building, c.1849-1851 (within the SHR curtilage).
6. Northern wing extension to the Treasury along Macquarie Street, including the Link Building and Strong Room Building, c.1896-1899 (within the SHR curtilage).
7. Western wing extension to the Treasury along Bridge Street, c.1916-1919 (within the SHR curtilage, with some areas of 1980s' hotel development overlapping within the curtilage).
8. InterContinental Hotel development, comprising the Phillip Street frontage building, the central cortile structure, three basement levels of car parking and hotel tower, c.1982 (outside of the SHR curtilage).

It is proposed to undertake alterations and additions to the subject property including minor additions to the Club Lounge of Level 32 of the 1980s' hotel tower, and internal refurbishment of the 1980s' cortile space which interfaces with the heritage buildings. The proposed works will substantially enhance the amenity of the hotel and provide a rejuvenated space to support the ongoing tourism operations for this important five-star CBD hotel.

1.2. SEARS REQUIREMENTS

The SEARs for SSD-10454 were issued on 19 May 2020. The following table outlines the heritage related SEARs and how these have been addressed for the SSD application.

Table 2 SEARs Responses

SEAR	Discussion
<p><i>o Provide an Interpretation Strategy/Plan prepared in accordance with Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005).</i></p> <p><i>The interpretation strategy/plan must detail how information on the history and significance of The Intercontinental Hotel Former Treasury Building will be provided for the public, and make recommendations regarding public accessibility, signage and lighting.</i></p> <p><i>The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.</i></p>	<p>This Heritage Interpretation Strategy has been prepared by Urbis and satisfies this SEAR.</p>

1.3. METHODOLOGY

Heritage Interpretation is the art of explaining the significance of a place to the people who visit it, with the objectives of promoting an understanding of its heritage values and the need to conserve it. Interpretation also involves conveying messages including the presentation of particular points of view about places and history. Interpretative methods might include, but are not limited to, conservation, built form strategies, signage, publications, mixed media and websites.

This Heritage Interpretation Strategy is intended to inform and guide collaborative interpretation planning for the Former Treasury Buildings with owners, users, stakeholders, consultants and other relevant parties and forms part of a staged delivery of interpretation.

This Heritage Interpretation Strategy has been prepared in accordance with the;

- NSW Heritage Guidelines *Interpreting Heritage Places and Items Guidelines* (NSW Heritage Office 2005);
- NSW Heritage Guidelines *Assessing Heritage Significance* (Office of Environment and Heritage 2015);
- NSW Heritage Guidelines Heritage Interpretation Policy (NSW Heritage Office 2005);
- *ICOMOS Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013*; and
- Relevant interpretation policy within the current Conservation Management Plan for the place (prepared by Urbis and dated 2020).

1.3.1. Burra Charter

The Burra Charter defines interpretation as "all the ways of presenting the *cultural significance* of a place" and it may be a combination of the treatment of the fabric; the use of and activities of the place; and the use of introduced material (Article 1.17). Interpretation should provide and enhance understanding of the history, significance and meaning of the building. Interpretation should respect and be appropriate to the cultural significance of the building (Article 25).

1.3.2. NSW Heritage Guidelines

The NSW Heritage Guidelines *Interpreting Heritage Places and Items* lists the following best practice "ingredients" for interpretation:

- 1) Interpretation, People and Culture – Respect for the special connections between people and items
- 2) Heritage Significance and Site Analysis – Understand the item and convey its significance
- 3) Records and Research – Use existing records of the item, research additional information and make these publicly available (subject to security and cultural protocols)
- 4) Audiences – Explore, respect and respond to the identified audience
- 5) Themes – Make reasoned choices about themes, stories and strategies
- 6) Engaging the Audience – Stimulate thought and dialogue, provoke response and enhance understanding
- 7) Context – Research the physical, historical, spiritual and contemporary context of the item, including related items, and respect local amenity and culture
- 8) Authenticity, Ambience and Sustainability – Develop interpretation methods and media which sustain the significance of the items, its character and authenticity
- 9) Conservation Planning and Works – Integrate interpretation in conservation planning and in all stages of a conservation project
- 10) Maintenance, Evaluation and Review – Include interpretation in the ongoing management of an item; provide for regular maintenance, evaluation and review
- 11) Skills and Knowledge – Involve people with relevant skills, knowledge and experience
- 12) Collaboration – Collaborate with organisations and the local community

1.3.3. Conservation Management Plan

The following policies have been extracted from the Conservation Management Plan (2020), the report will hereafter seek to address these policies:

Policies

Policy 125. An interpretation strategy should be prepared for the site that interprets the significant use and historical values of the site. The strategy should consider the development and function of the site for the former Treasury buildings in the context of the broader colonial development of Sydney. The strategy should provide for the removal and replacement of redundant interpretive media and provision of education materials.

Policy 126. The highest form of interpretation is the retention and conservation of significant fabric, spaces and relationships and accordingly significant elements should be retained, exposed and interpreted. Reconstruction of missing elements should be based on historical documentation and not assumption.

Policy 127. Interpretation of the site should incorporate in-situ retention of significant fabric, spaces and or elements, particularly where elements are associated with the significant former Treasury use. This includes the basement vault, Premier's Room and former Treasurer's Room. Creative uses for these spaces that encourages public access and use should be explored.

Policy 128. Any Interpretation should be considered strategically, with consideration for future uses, ongoing maintenance of interpretive media, public access and amenity issues and ordinance compliance. Other like examples should be explored (such as the Old Treasury Melbourne) and analysed for their success and adaptability for the subject site.

Policy 129. Interpretation should include consideration of the heritage significance of the place, its elements and spaces on an individual level, but also its significance as part of one of the most important groups of early civic buildings in Australia and its broader setting and location. The buildings significant connections with other important civic buildings and landscapes such as the Royal Botanic Gardens, should be considered as part of the Interpretation Strategy.

Policy 130. As understanding of the cultural landscape of the place should form the basis of the Interpretation Strategy.

Policy 131. The Interpretation Strategy should consider and explore the historical themes outlined in this CMP at Section 3.7.

Policy 132. The Interpretation Strategy should provide for research into moveable objects that were located in the Former Treasury Buildings (now missing), based on documentary evidence provided throughout this report (historical photographs, plans etc.).

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Cecelia Heazlewood (Heritage Consultant). Ashleigh Persian (Senior Heritage Consultant) has reviewed and endorsed its content. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. SITE LOCATION

The subject property is located on the western alignment of Macquarie Street, at the corner of Bridge Street, in the Central Business District (CBD) of Sydney, in the Local Government Area (LGA) of the City of Sydney. The subject property site is legally described as the whole of the land within Lot 40 in Deposited Plan 41315 and Lot 4 in Deposited Plan 785393.

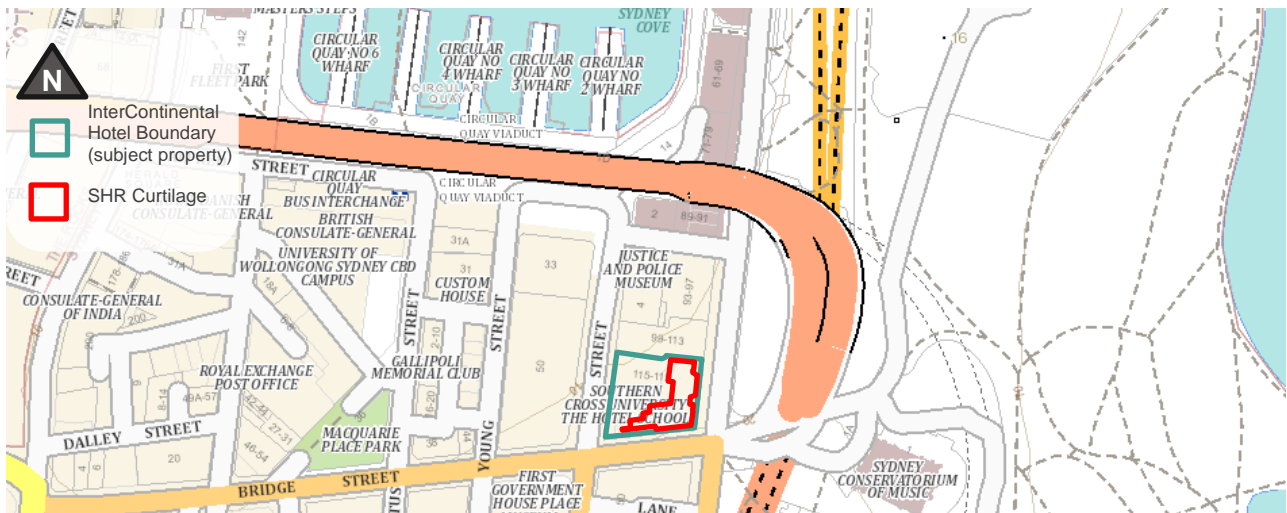


Figure 1 – Locality map

Source: SIX Maps 2016, Urbis annotations

1.6. HERITAGE CONTEXT OF THE SITE

The subject property, the InterContinental Hotel Sydney at 115-119 Macquarie Street, includes the NSW State Heritage Register (SHR) listed heritage item known as the Former Treasury Buildings (SHR Item No. 00355). This SHR heritage listing covers only a portion of the larger subject property. The extent of the SHR listing curtilage includes only those early buildings constructed between c.1849-1919 situated along the Macquarie Street and Bridge Street periphery of the subject property (only *part* of Lot 40 in Deposited Plan 41315). The following plans show the extent of the SHR curtilage for Item No. 00355 on an aerial in the context of the larger subject property.

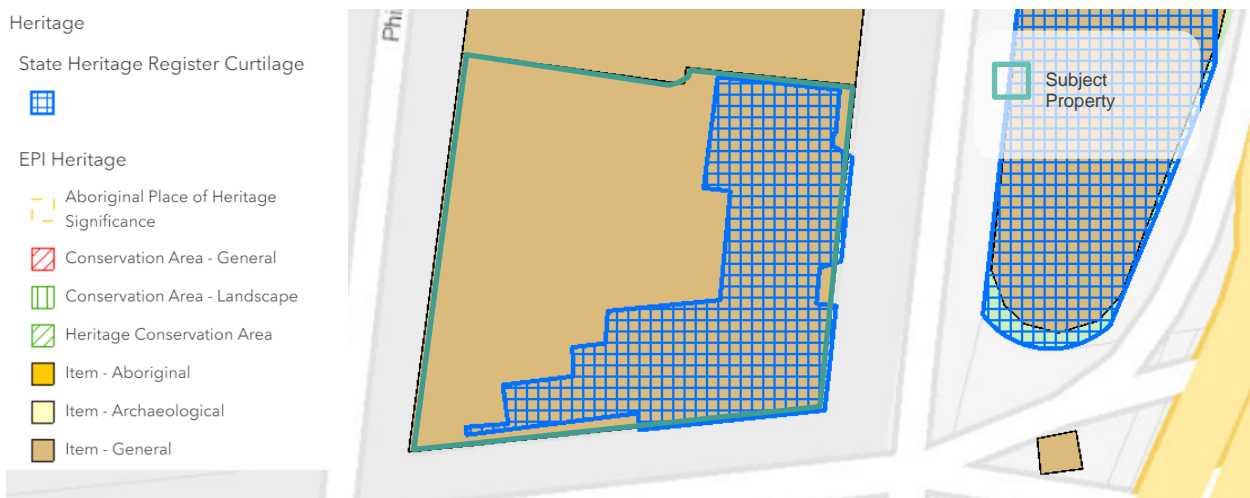


Figure 2 – Extract of the NSW Planning Portal showing heritage listings at the property

Source: NSW Planning Portal 2020

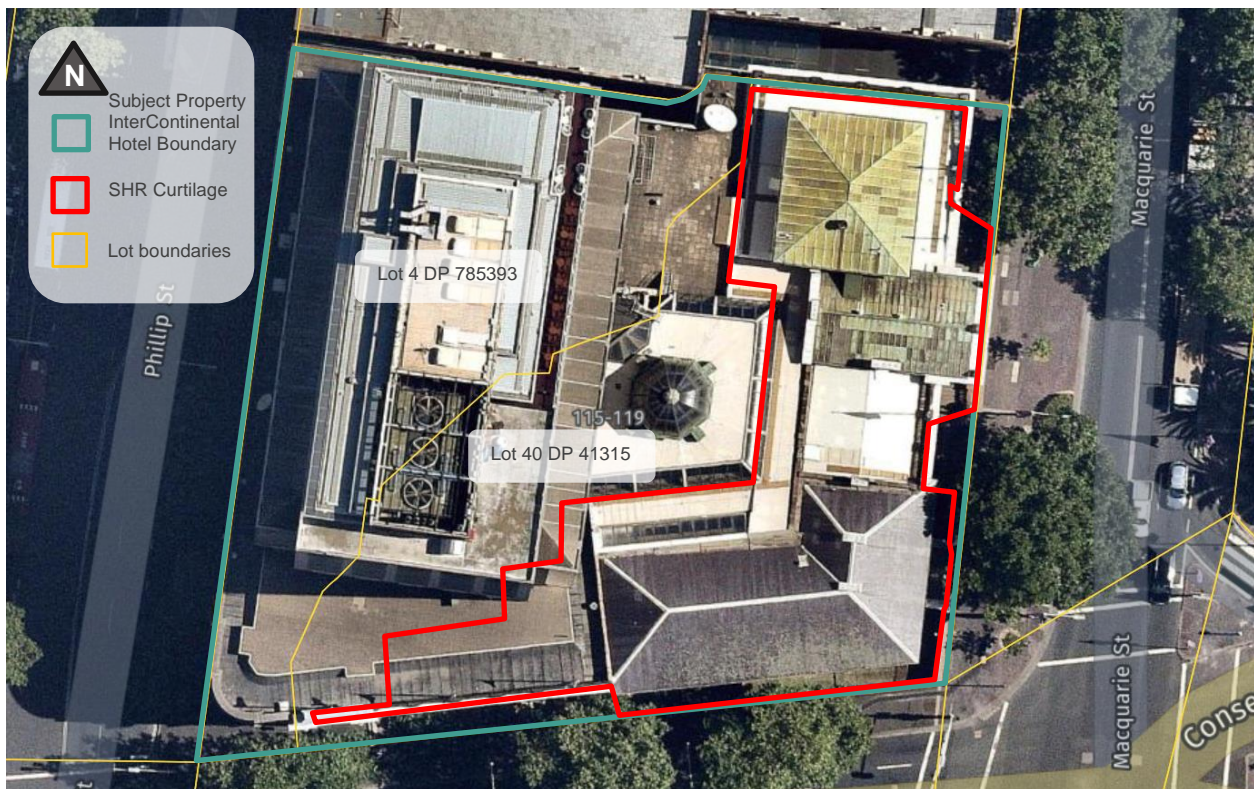


Figure 3 – Site Plan, showing the extent of SHR curtilage for Item No. 00355 on an aerial

Source: Nearmap 2019 with Urbis annotations

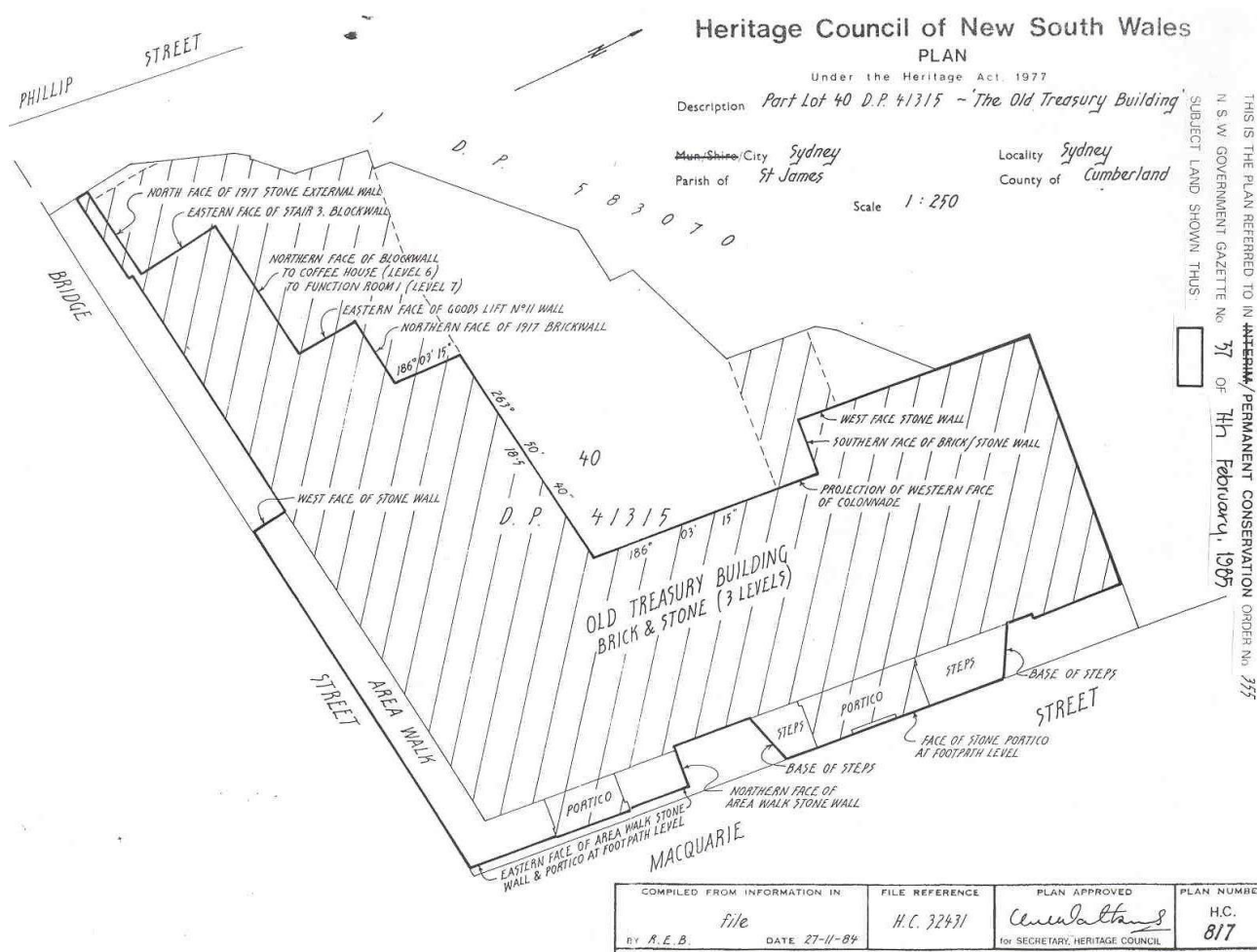


Figure 4 – Existing State Heritage Register NSW Curtilage – only part of Lot 40 Deposited Plan 41315 is listed as a state heritage item

Source: NSW State Heritage Inventory, Intercontinental Hotel Former Treasury Building

The subject site is also listed as a heritage item under Schedule 5 of the *Sydney Local Environmental Plan 2012* (Item 1871 “Former Treasury Building including interiors”). The following table outlines all of the statutory and non statutory heritage listings that apply to the subject property.

Table 3 – Heritage Listings

Type of Listing	Name of Item	Assessed Level of Significance
STATUTORY LISTINGS		
World Heritage List under the World Heritage Convention (places of outstanding universal value)	N/A	
National Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (natural and cultural places of outstanding heritage value to the nation)	Refer below to Section 1.6.2 for further detail	
Indigenous Heritage under the Aboriginal Cultural Heritage Act 2003 (places that hold great meaning and significance to Indigenous people)	N/A	

Type of Listing	Name of Item	Assessed Level of Significance
Commonwealth Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (natural, Indigenous and historic heritage places on Commonwealth lands and waters or under Australian Government control)	N/A	
State Heritage Register under the Heritage Act 1977 (items of state significance)	Item 00355 "Intercontinental Hotel former Treasury Building"	State
State Government Agency Section 170 Heritage and Conservation Register under the Heritage Act 1977 (items of local or state significance)	N/A	
Sydney Local Environmental Plan 2012 Schedule 5 – Items of Environmental Heritage (items of local significance)	Item 1871 "Former Treasury Building including interiors"	State
Movable Cultural Heritage under the Protection of Movable Cultural Heritage Act 1986 (objects that people create/collect that forms an important part of Australia's nation's identity)	N/A	
Register of the National Estate (not operational) under the Environment Protection and Biodiversity Conservation Act 1999 (items of local, state or national significance)	Place ID 1829 Place File No. 1/12/036/0039 Registered 21/03/1978	Historic
NON-STATUTORY LISTINGS		
Macquarie Street Special Character Area under the Sydney Development Control Plan 2012	Yes, within the special character area	
National Trust of Australia (items of local, state or national significance)	Former Treasury Building etc ID 6375	
Institute of Architects Nationally Significant Architecture	N/A	
Institution of Engineers Australia (no official register but informal list of buildings that have heritage value)	N/A	

1.6.1. Vicinity Heritage Items

The subject property is located within the immediate vicinity of a number of locally significant and state significance heritage items. The heritage items with the most immediate interfaces with the subject property are outlined in the table below.

Table 4 Vicinity heritage items

Heritage Item	Listing	Statement of Significance
Transport House	Item 1870 under Schedule 5, Sydney LEP 2012	Transport House is an important example of the move to centralise and rationalise government administration in the CBD. It has a lengthy association with the important Department of Transport. Transport House is an outstanding example of the Stripped Classical style and also exhibits elements of Art Deco detailing. It is also associated with Budden & Mackey who contributed several important inter-war buildings to Sydney including the former 1939 MWS & DB building. It is influenced by Functionalist design theory as demonstrated by its simplicity. This tradition is well represented in Canberra's buildings of the period but Transport House is of rare significance as the only Stripped Classical public building in Sydney of the inter-war period (the Maritime Services Board Building, now known as the MCA, was designed in this style but not built until the 1950s). The building is an important component in a group of primarily sandstone public buildings of high architectural and townscape quality in Macquarie, Bridge and Phillip Streets emphasising the centralisation of the NSW Bureaucracy between the wars. Transport House is remarkably intact internally and externally, including statuary by Raynor Hoff. It was considered to be an outstanding example of public design by contemporary commentators.
Chief Secretary's Building	SHR Item 00766 Item 1872 under Schedule 5, Sydney LEP 2012	<p>The Chief Secretary's building is of national significance by reason of its historic, social, architectural, aesthetic and scientific values. It embodies, by its construction for and association with, pre-eminently important office and department of the Colonial, later Chief Secretary. This most enduring of political and administrative institutions achieved, through its expansion and growing politicisation, the most far reaching powers of any of the administrative departments of the Colonial bureaucracy. The decisions made in this department affected every level of society in the colony.</p> <p>After the institution of responsible government in 1856 the office of the Chief Secretary was almost continuously held until the twentieth century by the Premier of NSW further underlining its important role. Several outstanding figures in NSW political life held this office and through it, and the role of the Premier, were able to campaign for the most important political agendas of the time, including, but not exclusively, economic and land reform and Federation.</p> <p>The locations, size and lavish treatment graphically demonstrate the importance of the departments that were housed there, the social hierarchy of its occupants as well as the practical workings of the fully developed late nineteenth century bureaucracy. The interior finish demonstrates refinement of public taste. Its continual occupation as government offices through to the twentieth century make it possible to</p>

Heritage Item	Listing	Statement of Significance
		<p>demonstrate, through changes made to the fabric, changing community practices such as greater opportunities for women in the workforce.</p> <p>The building is one of the most significant late nineteenth century architectural works in Sydney. It embodies two of the most significant projects of Barnet and Vernon and was ranked, by contemporary accounts, with pre-eminent public works of the time such as the GPO. It remains a dominant element in the Victorian streetscapes of this part of Sydney.</p> <p>Its placement in relation to Government House, Parliament House, the Treasury Building and other major departmental offices symbolises the relationship to the office to both political and public offices.</p>
Justice and Police Museum	SHR Item 00673 Item 1906 under Schedule 5, Sydney LEP 2012	<p>The buildings symbolically represent power and privilege. Architecturally and culturally they evoke a system of social control and relate to a specific power relationship (Historic Houses Trust 1990:23). The site's proximity to the waters of Sydney Cove; its close and long continuing association with the colony and its classical architectural syntax and indeed, endearingly human scale, provides an important foil to multistoreyed buildings and Circular Quay.</p>
Royal Botanic Gardens	SHR Item 01070 Item 1652 under Schedule 5, Sydney LEP 2012	<p>It is one of the earliest surviving colonial botanic gardens in the world and one of the oldest, richest and most extensive early public cultural landscapes in Australia with a substantially intact area and major precincts that are nationally rare from a historic, scientific, aesthetic and social perspective, and which continue to fulfil diverse use expectations by remaining freely accessible and in high demand from a broad community spectrum.</p> <p>As it contains three of the most important collections for botanical science in Australia notable for their rarity, diversity, size and scientific value - its living collection which is distinguished by many rare and unusual cultivated plants, the extensive preserved collections of the Herbarium and comprehensive botanical library (scientific/technical and research values).</p> <p>Additionally the Domain is of historical and aesthetic value on a national level for its ability to demonstrate its dual role as the prime example of a pleasure ground attached to Government House and as a leading example of a public park developed from the mid 19th century (as an early designated landscape for public use (1831) the site was at the forefront of international concerns for the integration of public parks within city planning and development).</p>

1.6.2. The Governors' Domain and Civic Precinct

The subject property is also noted as being within the boundary of the proposed "Governors' Domain and Civic Precinct" National Heritage Listing. The proposed listing (Place ID 106103 / File 1/12/036/0682) is currently under assessment as at the date of this report. Submissions on the proposed listing were to be received by 24 February 2017. An updated timeframe for consideration of the proposal and gazettal of the listing is unknown.

The listing is based on the following National Heritage values as detailed in the proposed listing¹:

(a) The place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.

The Governors' Domain and Civic Precinct has outstanding importance because the place can demonstrate to an extraordinary degree four important historic patterns in Australia's development as a nation.

For the first several decades of British settlement, Aboriginal people and colonisers lived in close proximity and there was a complicated process of negotiating and renegotiating relations. The Precinct has an outstanding capacity to connect people to the early history of interactions between Aboriginal people and British colonisers.

Over the nineteenth century new forms of parliamentary representation were established reflecting a shift away from military rule to a more independent form of colonial governance. The Precinct demonstrates this historic pattern to a high degree.

Over the course of Governor Macquarie's governorship a substantial and visionary building program was initiated and directed by Macquarie. His work to project a more ambitious future for the Colony was pivotal in the Sydney colony's early development. Making use of convict labour and the resources of new immigrants a 'bridge head' economy was established which was able to both sustain a remote population and provide a foundation for the trade of agricultural goods to a wider world. The Precinct demonstrates these historic patterns to a high degree.

The physical urban structure of streets, parks, gardens and buildings within the Governors' Domain and Civic Precinct have a direct connection to the first decades of British settlement in Sydney. This clarity of connection with this past era gifts the Precinct with an extraordinary capacity to inform Australians about their shared history and the development of a particular urban form in its capital cities.

Specifically the Precinct demonstrates to a high degree the pairing of a Domain with a Botanic Garden and the placement of residential buildings (terraces) oriented towards and next to a parkland.

(b) The place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

The Governors' Domain and Civic Precinct includes a rich collection of archaeological material associated with some of Australia's most important historic sites. This material is important and rare nationally as a record associated with pre and post colonisation in Australia. The archaeological material identified under this criterion relates to known and documented material protected under NSW legislation.

(c) The place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

The Governors' Domain and Civic Precinct includes a rich collection of archaeological material associated with some of Australia's most important historic sites. This material is important as a resource for research associated with pre and post colonisation in Australia. This archaeological material identified under this criterion relates to archaeological zones identified within NSW and City of Sydney planning instruments only.

¹ <http://www.environment.gov.au/system/files/consultations/a9a4952e-7ddb-46de-a009-5c9543e1c054/files/fact-sheet-governors-domain-civic-precinct.pdf>

(f) The place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.

For the first several decades of British settlement the early Governors' Phillip, Bligh and Macquarie established, in an evolving way, the foundations for a core civic precinct which represented the civic, parliamentary and ceremonial face of the Colony attracting continued development as Sydney's premier city district. Many buildings, parks, gardens and streets remain from the colonial era gifting Sydney with a rich public domain and built heritage. The efforts of Elizabeth Macquarie in the design of elements of Macquarie's Sydney projects are also noted especially in relation to the design of parts of the Domain, the former Government stables and the Royal Botanic Garden.

The Precinct also demonstrates important early milestones in Australia's history of landscape design, town planning and architecture.

(h) The place has outstanding heritage value to the nation because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The Governors Domain and Civic Precinct is associated with the lives or works of a number of people of importance in Australia's cultural history; including Governor Lachlan Macquarie, Elizabeth Macquarie, Governor Phillip, Bennelong, Governor Bligh and Francis Greenway

If executed, the listing will have the following heritage management implications²:

If included in the National Heritage List, the National Heritage values of the listed place will be protected under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The National Heritage values are the only aspects of a place which will be protected. This is an important distinction to note in relation to places being proposed for listing on the National Heritage List.

For general guidance, the following applies in relation to this proposed listing:

- *most of the buildings included in the proposed National Heritage values are important because of their demonstration of a broad thematic story. As a result, detailed characteristics of a building or place are unlikely to be included in the proposed National Heritage values;*
- *a major component of the proposed National Heritage place is in public ownership;*
- *interiors of buildings are not included in the proposed National Heritage values;*
- *the proposed National Heritage values mostly relate to places or features already heritage listed at the State or local level;*
- *the proposed listing will not impact on existing heritage listings; and*
- *the proposed National Heritage values are highly aligned with places already included in State and local government heritage registers.*

An extract of the boundary of the proposed "Governors' Domain and Civic Precinct" National Heritage Listing is included hereunder.

² <http://www.environment.gov.au/system/files/consultations/a9a4952e-7ddb-46de-a009-5c9543e1c054/files/fact-sheet-governors-domain-civic-precinct.pdf>



Figure 5 - Extract of the boundary of the proposed "Governors' Domain and Civic Precinct" National Heritage Listing (subject property circled)

Source: <http://www.environment.gov.au/system/files/consultations/a9a4952e-7ddb-46de-a009-5c9543e1c054/files/governors-domain-civic-precinct-draft-boundary-map.pdf>

1.6.3. Heritage Significance

The following Statement of Significance has been extracted from the current CMP (Urbis, 2020):

The former Treasury buildings at 115 – 119 Macquarie Street (64 Bridge Street) are of State heritage significance for their historical, aesthetic, associative, rarity and representative values. The former Treasury buildings comprise the Original Treasury Building (c.1849-1851), the northern wing extension being the Strong Room building (c.1896-1897) and the Link Building (c.1898-1899), and the Western Wing extension (c.1916-1919). Collectively, the former Treasury buildings are an outstanding example of Sydney's colonial development and in particular of successive Government office development of the over 70 years. The

buildings have a strong association with the Government (and Colonial) Architect's Branch and in particular the works of Mortimer Lewis, Edmund Blackett, Walter Liberty Vernon and George McRae. The buildings are also considered significant for their long association with the Treasurer's Department (and affiliated department) and were occupied by several significant political figures during this period.

The Original Treasury Building is of the Italian Palazzo style, which is referenced in both the northern and western wing extensions. The Original Treasury Building in particular is considered to be rare as is it one of the first public office buildings remaining extant, and an early fine example of a Palazzo style building.

The collective building group is a significant Sydney landmark, comprising highly intact sandstone façades to Macquarie Street and Bridge Street. A number of rooms are highly intact and representative of their period of development and specific use (The Premier's Room; the vault). The site contributes to the streetscapes of Macquarie and Bridge Streets, and also to the colonial Sydney setting of the area. The buildings are associated with and form part of an important group of early public sandstone buildings in Sydney along Bridge, Macquarie and College Streets. The subject Treasury buildings forms part of an important group of public use buildings on the block bounded by Macquarie, Bridge, Phillip and Albert Streets.

The broader InterContinental Hotel site was redeveloped in the 1980s to provide for the existing hotel building, which interfaces with the rear of the Former Treasury Buildings. This development resulted in the loss of fabric to the rear of the Western Wing extension, and construction of the Cortile against the Northern Wing's rear arcade.

1.7. RESOURCES

The resources used for the preparation of this report and content for the proposed interpretation were sourced from the following reports:

- Urbis 2020, Conservation Management Plan: Former Treasury Buildings

In addition, content for the proposed interpretation was sourced from the various institutions below:

- Land and Property Information
- City of Sydney Archives
- National Library of Australia
- State Library of New South Wales / Mitchell Library
- State Library of Victoria
- NSW State Records

2. SITE DESCRIPTION

2.1. LOCATION & ACCESS

The location of the subject site is shown in the following diagrams. The site is located on the western alignment of Macquarie Street, at the corner of Bridge Street, in the Central Business District (CBD) of Sydney, in the Local Government Area (LGA) of the City of Sydney.

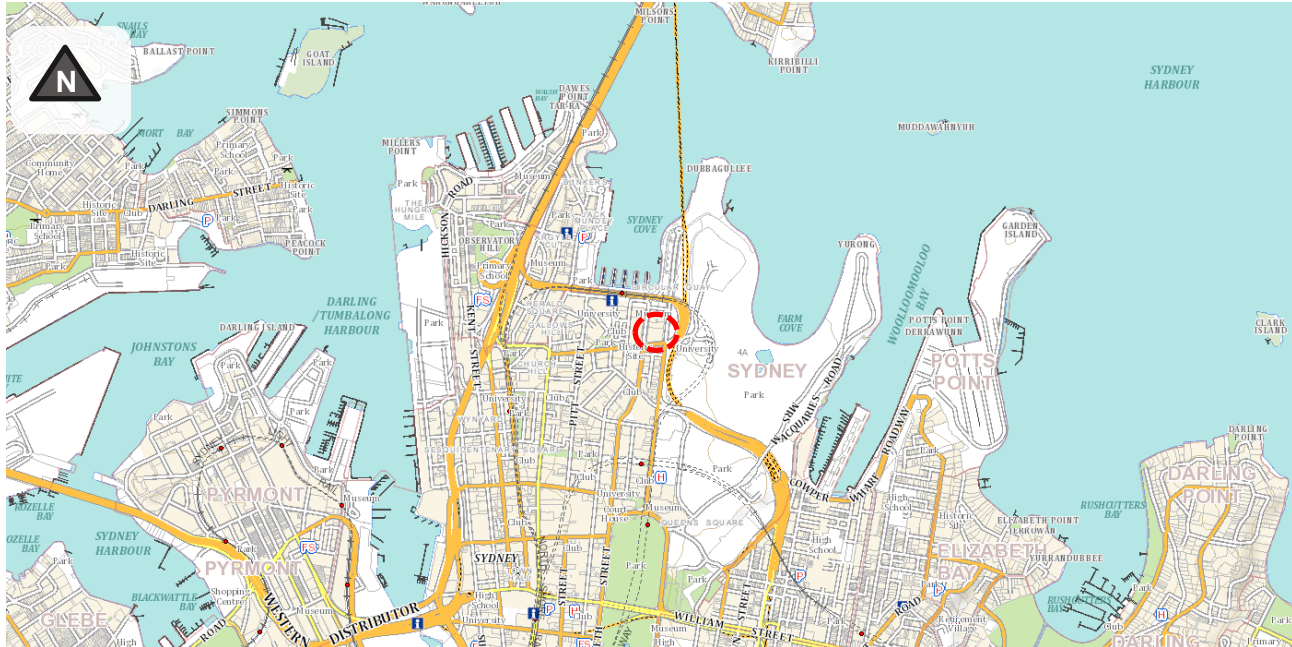


Figure 6 – Locality Map showing the approximate location of the subject site in a red circle

Source: SIX Maps 2016, Urbis annotations

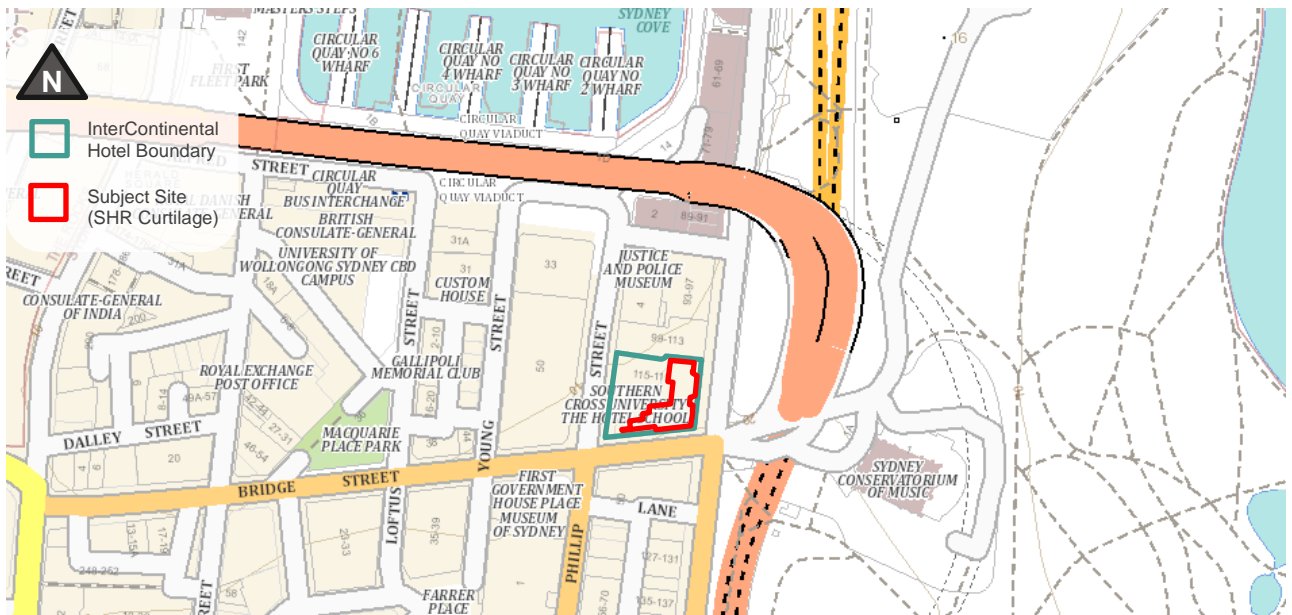


Figure 7 – Locality map showing the subject site outlined in red and the broader InterContinental Hotel Sydney site

Source: SIX Maps 2016, Urbis annotations

The subject offers a number of pedestrian access points from Macquarie and Bridge Streets. Vehicular and pedestrian access to the adjoining 1980s' portion of the InterContinental Hotel is available from Phillip Street

for both guest vehicles (ramp to reception lobby) and service vehicles (service vehicle entry to basement car parking). Access to the subject site buildings is also available from within the 1980s' hotel development.



Figure 8 – View north west from intersection of Macquarie Street and Bridge Street

Source: Urbis



Figure 9 – View east up Bridge Street from the intersection of Bridge Street and Phillip Street

Source: Urbis



Figure 10 – View north east from the intersection of Bridge Street and Phillip Street

Source: Urbis



Figure 11 – View south west from Bridge Street, near the corner of Phillip Street

Source: Urbis



Figure 12 – Macquarie Street pedestrian entrance (group check-in entrance)

Source: Urbis



Figure 13 – Bridge Street pedestrian access view Meat & Wine Co tenancy

Source: Urbis



Figure 14 – Phillip Street pedestrian access to the hotel (corner of Bridge Street)

Source: Urbis



Figure 15 – Phillip Street vehicular access to the hotel including access to porte cochere on right and access to underground car park on left

Source: Urbis

2.2. SETTING

The subject site is located within the northern end of Sydney's Central Business District (CBD). This area of the city is situated within close proximity to major Sydney landmarks including Circular Quay, Sydney Harbour, the Sydney Opera House, the Royal Botanic Gardens and the central commercial centre.

The subject site is situated on the eastern ridgeline of the former Tank Stream valley which ran in a north-south direction through the city along the general alignment of what is now Pitt Street. The natural topography of the subject site slopes down from the corner of Macquarie Street and Bridge Street, down to the north-west towards Phillip Street and Circular Quay. The result of the natural topography of the site is that the basement level the whole site (including the subject Former Treasury Buildings and the adjoining InterContinental Hotel) is below ground level at the Macquarie Street frontage but at grade with Phillip Street to the west.

The subject site is bounded by bitumen and paved footpaths along the Macquarie Street and Bridge Street boundaries. Large street trees line these frontages. Public facilities such as park benches and bins are provided to the Macquarie Street frontage. Opposite the subject site to the eastern alignment of Macquarie Street is a vegetated strip of land separating Macquarie Street from the Cahill Expressway on-ramp. A number of mature Phoenix Palms populate this land, dating back to when they were originally planted in the interwar period.

The intersection of Macquarie Street and Bridge Street provides an unusually large and open forecourt to the Original Treasury Building at the corner, as a result of modern road widening and development of the Cahill Expressway as well as the substantial forecourt to the Conservatorium of Music to the immediate east.

Development proximate to the subject property along the western alignment of Macquarie Street comprises a mixture of commercial and Government development (Transport House, Industrial Relations Commission Court), tourism development (Stamford Hotel, Justice & Police Museum) and residential development (The Astor Residences). Development opposite the subject property along the eastern alignment of Macquarie Street comprises the Sydney Harbour Tunnel and Cahill Expressway road development, and beyond, the Royal Botanic Gardens, Conservatorium of Music and Government House.

The subject site is located within the historical Macquarie Street sandstone precinct of Sydney, comprising some of the oldest public buildings of Australia. The precinct contains a number of early nineteenth century public buildings including Hyde Park Barracks (c.1817-1819), The Mint (c.1811-1816), Sydney Hospital (c.1811), and Parliament House (c.1811). Together with the above properties, the subject Treasury buildings form Australia's most important collection of historic sandstone public buildings. In acknowledgement of this significance, the subject site is noted as being within the boundary of the proposed "Governors' Domain and Civic Precinct" National Heritage Listing. The proposed listing (Place ID 106103 / File 1/12/036/0682) is currently under assessment as at the date of this report.

The subject site and its surrounding context along Macquarie Street are also within the designated Macquarie Street Special Character Area identified in Section 2.1.6 of the Sydney Development Control Plan (DCP) 2012. Section 2.1 of the Sydney DCP explains that Special Character Areas have cultural significance and contribute to the identity and quality of Central Sydney and provides supporting principles for development within these areas.

The subject site previously had physical or visual connections with the other early buildings located on the same block along Albert Street, being the Water Police Court (c.1851), Police Station (c.1858) and a former fire station. These buildings and the subject building all backed onto a tram-way depot along Phillip Street from c.1880s to the early twentieth century. This connection was lost with the removal of the former tram-way depot and construction of the adjoining Transport House building, spanning between Macquarie Street and Phillip Street, in 1938.

The subject site was originally constructed opposite the entrance gates to Government House and Government Stables. The subject property had a visual relationship with the Government House and Botanical Garden development on the eastern alignment of Macquarie Street. However, the gates were removed over time with the continued development of Macquarie Street and Bridge Street. The construction of the Cahill Expressway and Sydney Harbour Tunnel motorways has severed the subject site from the Royal Botanic Gardens and removed the visual relationship formerly existing in this area.

Notwithstanding the urbanisation of the precinct, the subject site has a historically significant setting within the context of the early centre of commerce and Governance in the city. Its historical connections with other significant buildings remain intact along this important civic street.

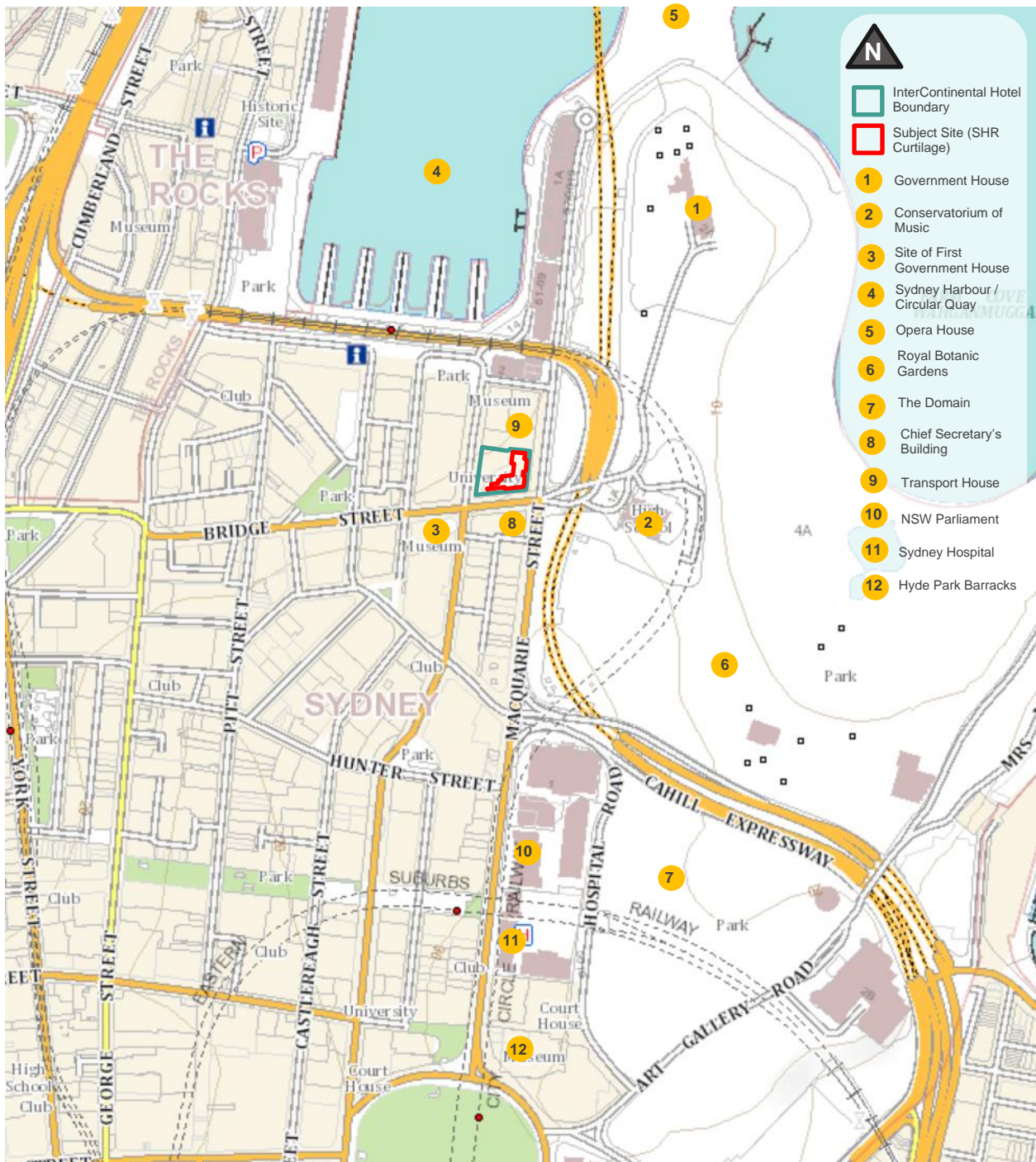


Figure 16 – Diagram identifying the subject site in relation to historically significant buildings and other prominent landmarks in the vicinity

Source: SIX Maps 2019 with Urbis Annotations

2.3. SIGNIFICANT VIEWS

The subject site and its Former Treasury Buildings play a significant role in the appreciation of streetscape and townscape values within the immediate precinct, as well as contributing to the general colonial and civic character along Macquarie and Bridge Streets. The former Treasury buildings occupy a prominent corner location and address. Significant views exist between the former Treasury buildings and other prominent Government and administration-based buildings in the area. We have also considered views between the former Treasury buildings and important landmarks within the immediate proximity, including the Opera House etc, notwithstanding that historically significant views may never have existed between these points.




Figure 17 – Views and vistas to and from the Former Treasury Buildings (subject site)

Source: Nearmap 2018 with Urbis Annotations

These views are shown in the below photographs.

Table 5 – Views to and from the Former Treasury Buildings (subject site)

View	Description	Significance	Image
1	Reciprocal view between the former Treasury buildings and the site of First Government House. Views being north-east towards the former Treasury buildings and south-west towards the site of First Government House.	High	
2	View north from Colonial Secretary's Building towards former Treasury Buildings. These sites together once provided one of the key centres of Government administration and management in New South Wales.	High	
3	View north-west from the Royal Botanic Garden entrance gates. The subject former Treasury Buildings have always had a visual relationship with the Domain and Botanic Gardens and this is maintained from particular view points within the gardens.	Moderate	
4	View west from the former Government House stables, now the Sydney Conservatorium of Music. The former Government House stables marked the entrance to the Government House grounds and was already extant when the former Treasury buildings began construction in 1849. Treasury circled.	Moderate	
5	View south-west from the forecourt gardens of Government House towards the former Treasury buildings (not visible). The InterContinental Hotel tower is visible (indicated). It is speculated that a visual relationship once existed between Government House and the former Treasury Buildings given their close physical proximity, however this is now obscured by vegetation and development.	Moderate – no longer exists	

View	Description	Significance	Image
6	View north from the Mitchell Library / State Library of New South Wales towards the former Treasury buildings (not visible). The library represents one of the closest significant Government & community buildings located along Macquarie Street, along the 'Colonial Sydney' corridor. This view is speculated to once have existed but is now obscured by vegetation and new development.	Low – does not exist	
7	View north-west from within the Royal Botanic Gardens adjacent to the Rose Garden. Former Treasury buildings not visible – speculated never visible given the topography of the land at this point and vegetation. The InterContinental Hotel tower is visible (indicated).	Low – does not exist	
8	View south towards the former Treasury buildings (not visible) from the upper steps of the Opera House. The InterContinental Hotel tower is visible (indicated). It is doubtful whether a visual connection was ever shared between the former Treasury buildings and the Opera House / Fort Macquarie, given the topography of the land.	Low – does not exist	
9	View south towards the former Treasury buildings (not visible) from the Cahill Expressway above Circular Quay. The InterContinental Hotel tower is visible (indicated). No visual connection between Circular Quay and the former Treasury buildings exists now or historically. This view corridor has always been visually obscured by quay-side development and the steep topography of the land in this area.	Low – does not exist	

2.4. DESCRIPTION OF BUILDINGS

The built improvements across the subject property are comprised of four distinct building stages, as follows:

1. Original Treasury Building, c.1849-1851 including the portico (within the SHR curtilage).
2. Northern wing extension to the Treasury along Macquarie Street, including the Link Building and Strong Room Building, c.1896-1899 (within the SHR curtilage).
3. Western wing extension to the Treasury along Bridge Street, c.1916-1919 (within the SHR curtilage, with some areas of 1980s' hotel development overlapping within the curtilage).
4. InterContinental Hotel development, comprising the Phillip Street frontage building, the central cortile structure, three basement levels of car parking and hotel tower, c.1982.



Figure 18 – Site Plan, showing the extent of the subject property

Source: Nearmap 2019 with Urbis annotations

For a full site description please refer to the Conservation Management Plan (CMP) prepared by Urbis (20202) and the Heritage Impact Statement prepared for this SSD application (Urbis 2020).

2.5. PROPOSED DEVELOPMENT

This Heritage Interpretation Strategy has been prepared in response to Requirement 6 of the Secretary's Environmental Assessment Requirements (SEARs) for a proposed State Significant Development (SSD) application. It is proposed to undertake alterations and additions to the subject property including minor additions to the Club Lounge of Level 32 of the 1980s' hotel tower, and internal refurbishment of the 1980s' cortile space which interfaces with the heritage buildings. The proposed works will substantially enhance the amenity of the hotel and provide a rejuvenated space to support the ongoing tourism operations for this important five-star CBD hotel. The proposal works are described below by level.

2.5.1. All levels

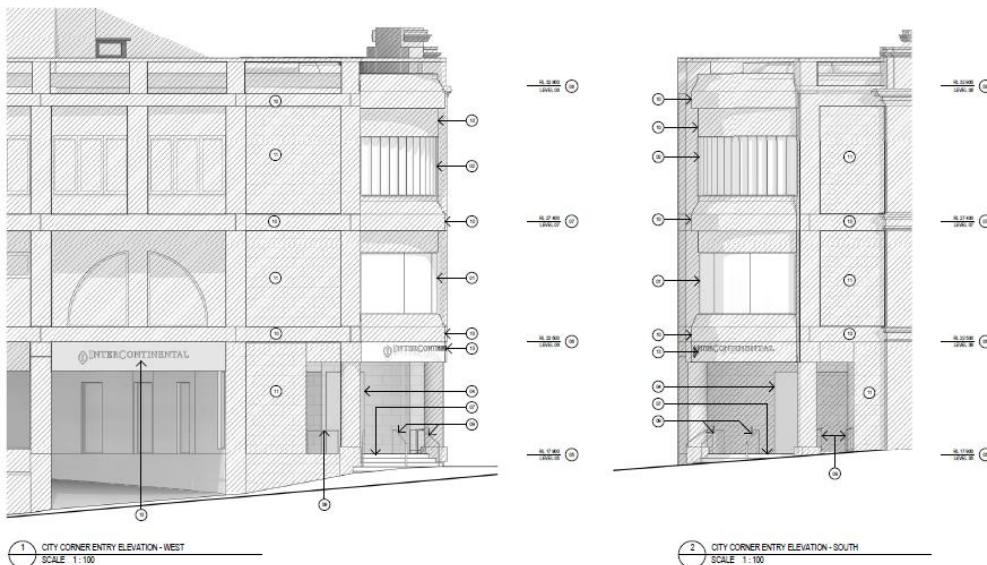
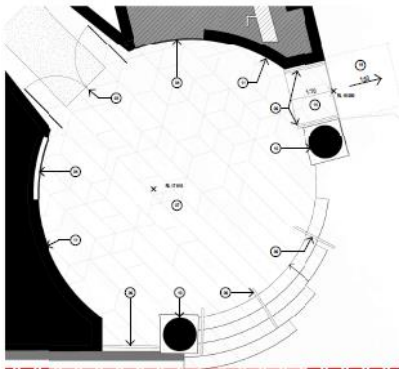
Arrival

In line with Stage 1 consent conditions regarding built form and design quality we have developed a strategy of minimal intervention. The original setting of the heritage buildings are unaffected with the new works to the

facade proposed at the corner of Phillip and Bridge Streets. The improvements to the public domain will increase accessibility, noting that the existing topography is rather steep. In addition the re-glazing of level 06 and 07 will improve the external reading of the 19080's portion of the hotel.

A clean, curved glass, subdivided into 3 segments will be installed at level 06 to the existing Grille Room in lieu of the existing faceted glass. This will improve visual connectivity into the hotel for pedestrians as well as views out for the occupants.

At the level 07 corner a furniture store exists, which supports the ballroom operation. It is currently hidden from view via a sheer curtain behind the faceted glass facade. The proposed design installs a double layer of glass to act as a visual screen with depth; the outer layer is curved glass as per level 06 while the inner layer is a series of fluted glass elements which are semi-transparent. This double layer of glass provides visual interest whilst performing a dual function of blocking views into a back of house store room.



2.5.2. Level 05 – Basement Level

Demolition

The heritage fabric will be preserved with demolition limited to the non-significant areas of the entry level of the hotel primarily in the 1980s extension. This includes the removal of the intrusive, non-original walls in the Strong Room which diminishes the reading of the original proportions of the space. Other items to be demolished include the dated reception, the obstructive and bizarrely modelled air conditioning turret, stairs, non-original floor finish and the balustrades at the corner of Bridge and Phillip Streets.

Proposed

The new design seeks to reinstate and celebrate the importance of the heritage façades fronting the Cortile by removing the 1980s additions. A new lozenge shaped bar will anchor the space with a reconfigured and simplified change in level to tie in with the surrounding datums. A new floor finish and pattern, which takes its cues from the original black and white tiling prevalent in other nearby Colonial buildings including The Dept. of Lands Building. New balustrades and floor finish is proposed at the corner of Bridge and Phillip Streets. A new reception area has been designed in addition to the revised concierge - all within the 1980s element of

the hotel. The Strong Room group entry is improved through a partial reconfiguration to open up the original space.

The Cortile

The existing Cortile lacks legibility with its radial stairs and, at times, odd heritage pastiche elements which detract from the reading of the heritage façades. The non original sculptures and air conditioning 'turret' will be removed to visually clean up the space.

The concept for the Cortile is to create a welcome experience in conjunction with a food offering, a place where Sydney-siders meet for a quick coffee, long lunch or an evening cocktail. Referencing the Cortile's history as an outdoor space, the design brings the outside in, with layering of levels and large scale biophilia for a contemporary dining experience.

The space will reinvigorate the heart of the hotel providing an active focal point that will shift character between the morning to the evening. High quality materials and refined details will complement the elegant heritage fabric.

The 1980s interventions will be reconfigured to create a new clarity to the space and limit changes in level. This calmer set out provides a renewed focus to the heritage façades with the inclusion of a carefully detailed central bar element.

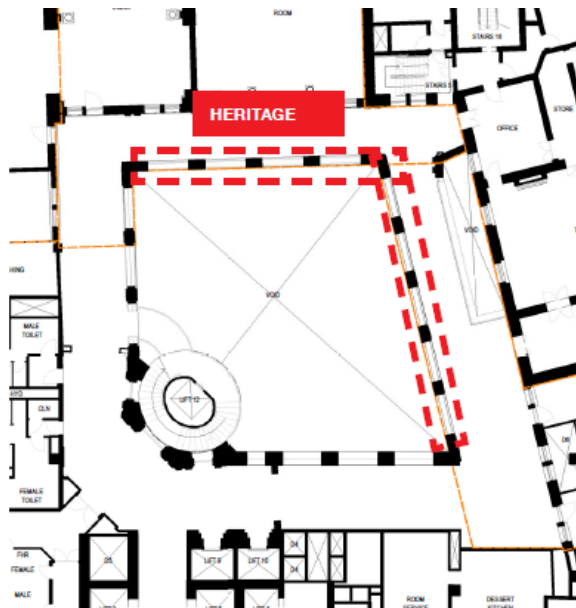
The floor finish to the Cortile takes its cues from the original black and white tiling prevalent in other nearby Colonial buildings including The Dept. of Lands Building. The tile work was typically, although not exclusively, used externally which ties in with the Cortile's origins as an external space.



2.5.3. Level 06 – Ground Floor

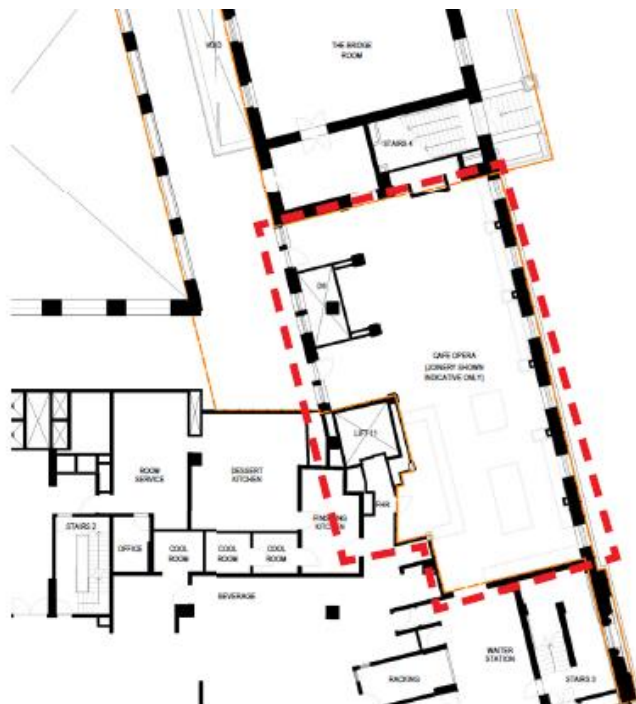
Balustrades

The BCA consultant has confirmed that the existing balustrade on level 06 is compliant except for the climbability of the non-heritage skirting. The skirting will need to be modified to be lower than 150mm in order to be code complaint. It is worth noting that the existing balustrade is only code compliant when measured to the crown of the curved sandstone coping stone.



Cafe Opera

The intention for the existing Cafe Opera is a light refurbishment to remove the kitchen elements and replace the carpet, lighting and furniture. The refurbishment works will be sensitively detailed in order to celebrate the heritage fabric whilst offering a contemporary dining experience for the hotel guests.

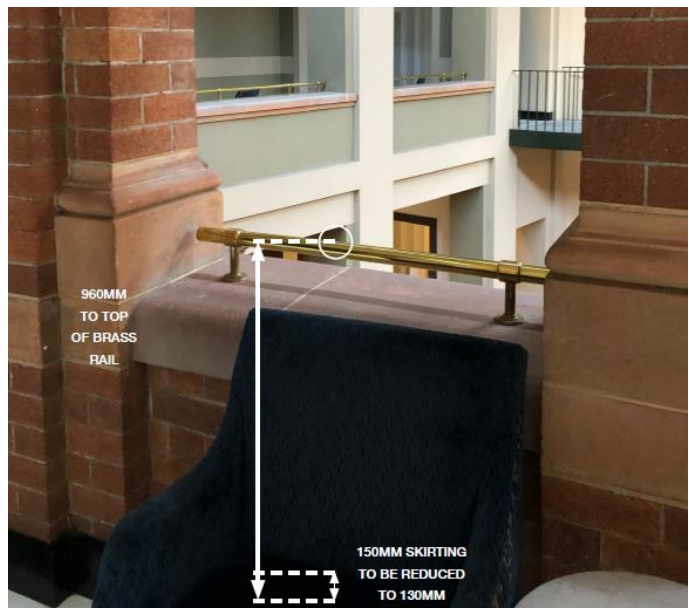
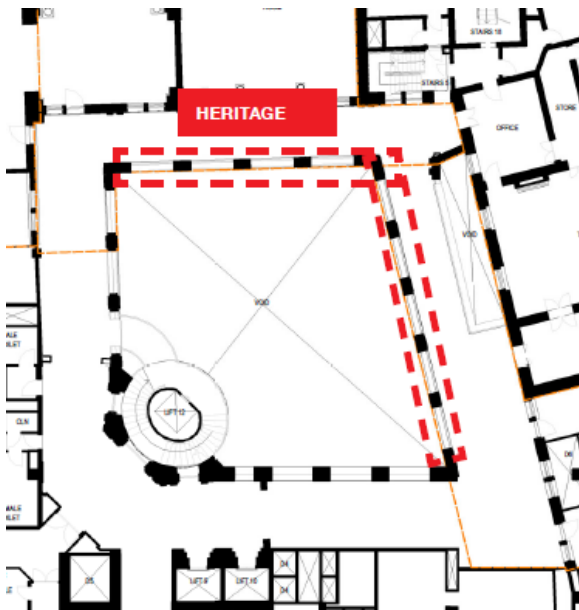


2.5.4. Level 07 – First Floor

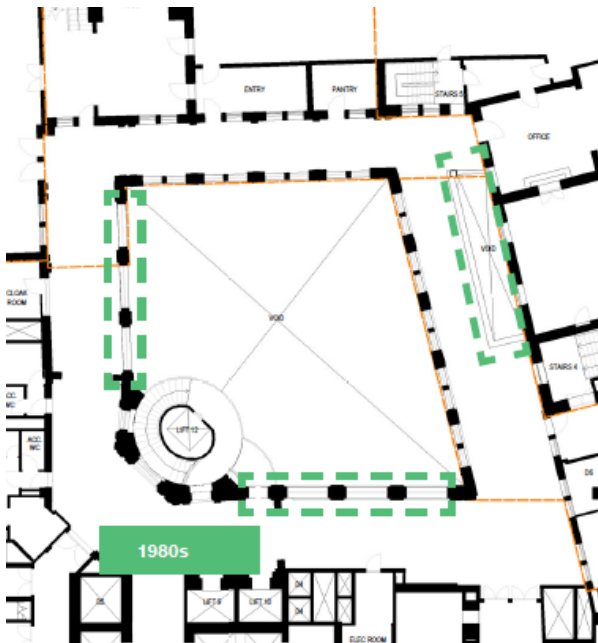
Balustrades

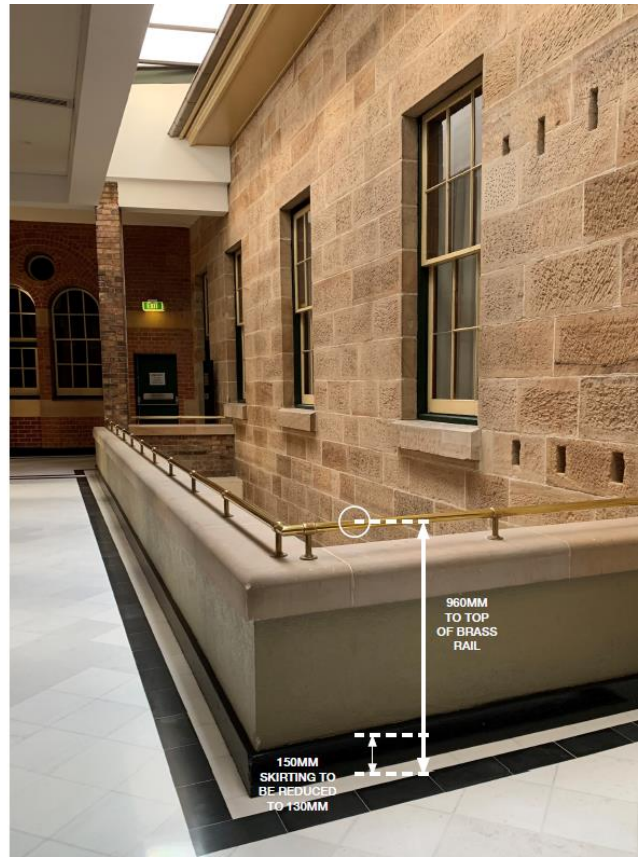
The height of the heritage balustrades on level 07, excluding the later brass rail is lower than on level 06. Therefore a more substantial element will be required to address compliance requirements. The proposed design will replace the brass rail with a more elegant solution that will increase the height of the balustrade to exceed the minimum of 1000mm. This is to future proof the space as codes evolve. Fixings will utilise the existing fixing points through the sandstone coping.

The skirting will need to be modified to be lower than 150mm in order to be code compliant.



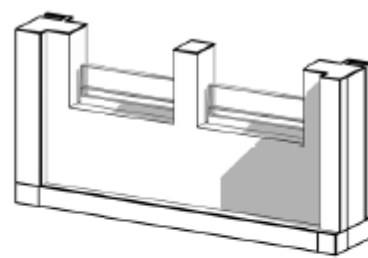
In a similar existing condition to the heritage balustrades the 1980's arcade is also not compliant with current code standards. As a result the brass rail will be replaced with a new element that will create a consistent approach across both the heritage and 1980s arcade façades.





The proposed balustrade element is an elegant, contemporary design that will complement the heritage façades whilst clearly avoiding pastiche. The dark bronze toned metal frame has a softness to its profiling whilst providing above code compliant safety thereby future proofing the space and avoiding the need for future interventions. Fixings will utilise the existing fixing points through the sandstone coping to minimise disturbances to the heritage fabric. As per a key condition of the Stage 1 consent the fixing mechanism is reversible to the current state of intervention.

The existing skirting will need to be modified to be lower than 150mm in order to be code compliant. As is visible in view 01 the new balustrades are lightweight and visually recessive receding into the overall composition



5 3D VIEW - L07 ARCADE BALUSTRADE REPLACEMENT

2.5.5. Level 32

The Extension

The level 32 extension is subtle and elegant in its expression – it has been developed as a lightweight steel and glass structure that appears to float above the heavy concrete base of the existing tower. The metal framing of the extension is proposed as a dark bronze, non-reflective tone to complete the sandstone coloured heritage façades and concrete of the 1980s hotel.

The extension is modest in its expression and is deliberately recessive, complementing the existing building whilst being subtly read within the surrounding context.

The Stage 1 envelope established by Hassell has been respected with the new extension. Due to the existing constrained floor to ceiling height and a limit on the envelope the extension has been designed with a skylight that incorporates shading to control solar gains. Through solar analysis it is clear that the skylight and new western facade is sufficiently protected by the new Quay Quarter which is in construction.



We have been provided with the following plans prepared by Woods Bagot Architects for the project dated 31 July 2020. These plans have been relied on for this Heritage Impact Statement.

NUMBER	NAME	REVISION	SCALE
ST2-DA- 0000	COVER SHEET	A	
ST2-DA- 0001	DRAWING LIST	B	
ST2-DA- 1000	SITE CONTEXT PLAN	A	1:1000
ST2-DA- 1001	SITE PLAN	B	1:500
ST2-DA- 1100	STAGING PLANS	B	N.T.S.
ST2-DA- 12109	SHADOW DIAGRAMS - WINTER 0900	A	1:1500
ST2-DA- 12112	SHADOW DIAGRAMS - WINTER 1200	A	1:1500
ST2-DA- 12115	SHADOW DIAGRAMS - WINTER 1500	A	1:1500
ST2-DA- 12209	SHADOW DIAGRAMS - EQUINOX 0900	A	1:1500
ST2-DA- 12212	SHADOW DIAGRAMS - EQUINOX 1200	A	1:1500
ST2-DA- 12215	SHADOW DIAGRAMS - EQUINOX 1500	A	1:1500
ST2-DA- 12309	SHADOW DIAGRAMS - SUMMER 0900	A	1:1500
ST2-DA- 12312	SHADOW DIAGRAMS - SUMMER 1200	A	1:1500
ST2-DA- 12315	SHADOW DIAGRAMS - SUMMER 1500	A	1:1500
ST2-DA- 13000	GFA PLANS	A	1:500
ST2-DA- 14000	3D HEIGHT PLANE DIAGRAM	A	N.T.S.
ST2-DA- 15000	PUBLIC DOMAIN PLANS	A	1:250

NUMBER	NAME	REVISION	SCALE
ST2-DA- 19050	EXISTING FLOOR PLAN - LEVEL 05	A	1:200
ST2-DA- 19060	EXISTING FLOOR PLAN - LEVEL 06	A	1:200
ST2-DA- 19070	EXISTING FLOOR PLAN - LEVEL 07	A	1:200
ST2-DA- 19320	EXISTING FLOOR PLAN - LEVEL 32	A	1:200
ST2-DA- 19330	EXISTING FLOOR PLAN - LEVEL 33 (ROOF)	A	1:200
ST2-DA- 20050	DEMOLITION PLAN - LEVEL 05	A	1:200
ST2-DA- 20060	DEMOLITION PLAN - LEVEL 06	A	1:200
ST2-DA- 20070	DEMOLITION PLAN - LEVEL 07	A	1:200
ST2-DA- 20320	DEMOLITION PLAN - LEVEL 32	A	1:200
ST2-DA- 20330	DEMOLITION PLAN - LEVEL 33 (ROOF)	A	1:200
ST2-DA- 22050	FLOOR PLAN - LEVEL 05	C	1:200
ST2-DA- 22060	FLOOR PLAN - LEVEL 06	C	1:200
ST2-DA- 22070	FLOOR PLAN - LEVEL 07	C	1:200
ST2-DA- 22320	FLOOR PLAN - LEVEL 32	D	1:200
ST2-DA- 22330	FLOOR PLAN - LEVEL 33 (ROOF)	C	1:200
ST2-DA- 24050	RCP - LEVEL 05	A	1:200
ST2-DA- 30001	EXISTING ELEVATION - SOUTH & EAST	A	1:400
ST2-DA- 30002	EXISTING ELEVATION - NORTH & WEST	A	1:400
ST2-DA- 30011	DEMOLITION ELEVATION - SOUTH & EAST	A	1:400
ST2-DA- 30012	DEMOLITION ELEVATION - NORTH & WEST	A	1:400
ST2-DA- 30021	ELEVATION - SOUTH & EAST	A	1:400
ST2-DA- 30022	ELEVATION - NORTH & WEST	A	1:400
ST2-DA- 30201	EXISTING SECTION - OVERALL	A	1:400
ST2-DA- 30211	DEMOLITION SECTION - OVERALL	A	1:400
ST2-DA- 30221	SECTION - OVERALL	A	1:400
ST2-DA- 45001	CITY CORNER ENTRY ELEVATIONS/SECTION	C	1:100
ST2-DA- 45002	CITY CORNER ENTRY DETAILS	A	1:50
ST2-DA- 45101	LEVEL 32 FACADE ELEVATIONS	A	1:100
ST2-DA- 45102	LEVEL 32 FACADE ELEVATIONS	A	1:100
ST2-DA- 45103	LEVEL 32 FACADE DETAILS	A	1:50
ST2-DA- 46001	CORTILE FLOOR PLAN	A	1:100
ST2-DA- 46002	CORTILE INTERNAL SECTIONS	A	1:100
ST2-DA- 46003	CORTILE INTERNAL SECTIONS	A	1:100
ST2-DA- 46004	CORTILE BALUSTRADE DETAIL	A	1:100
ST2-DA- 90000	MATERIAL SCHEDULE	A	N.T.S.
ST2-DA- 90101	PERSPECTIVE MONTAGE - 01	A	N.T.S.
ST2-DA- 90102	PERSPECTIVE MONTAGE - 02	A	N.T.S.
ST2-DA- 90103	PERSPECTIVE MONTAGE - 03	A	N.T.S.
ST2-DA- 90104	PERSPECTIVE MONTAGE - 04	A	N.T.S.

Extracts of the proposed plans have been included below showing the proposed works for reference.

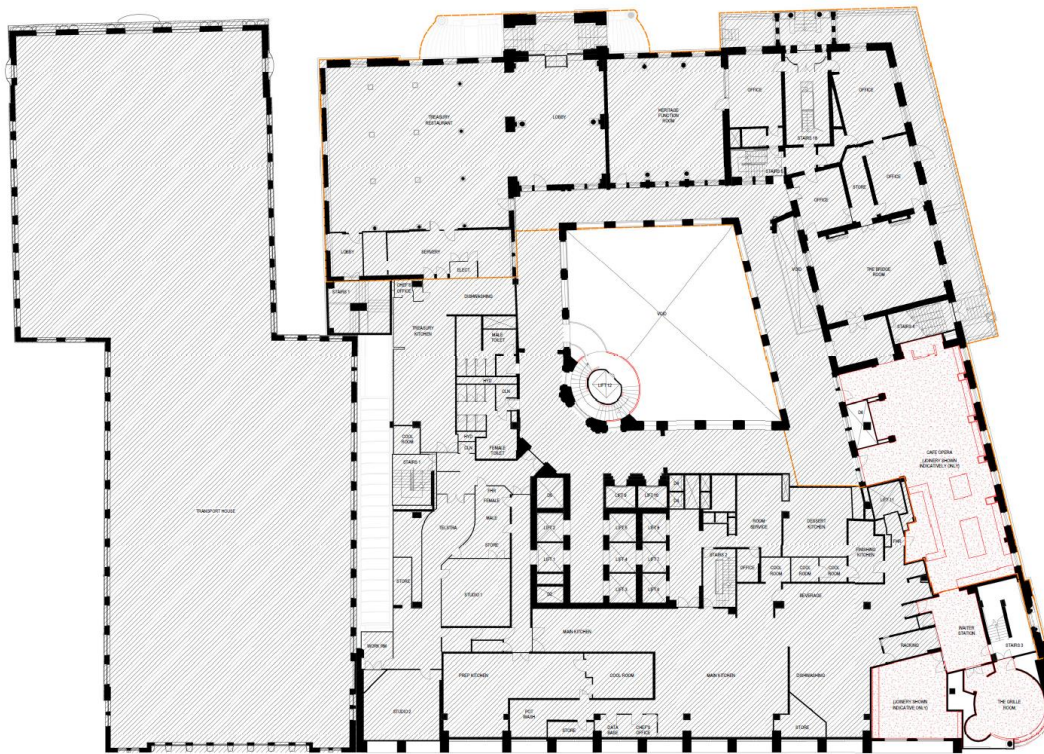


Figure 21 Extract of proposed plans – demolition plan level 06 (ground floor)

Source: Woods Bagot 2020

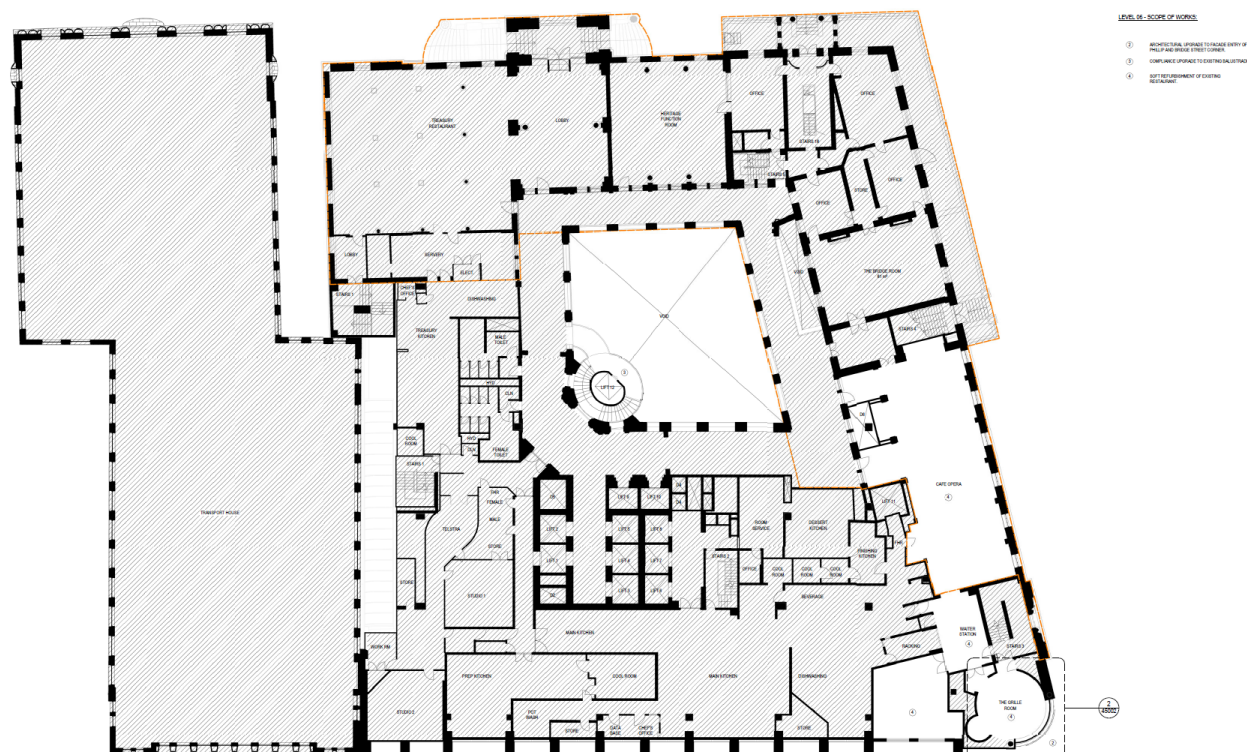


Figure 22 Extract of proposed plans – proposed plan level 06 (ground floor)

Source: Woods Bagot 2020

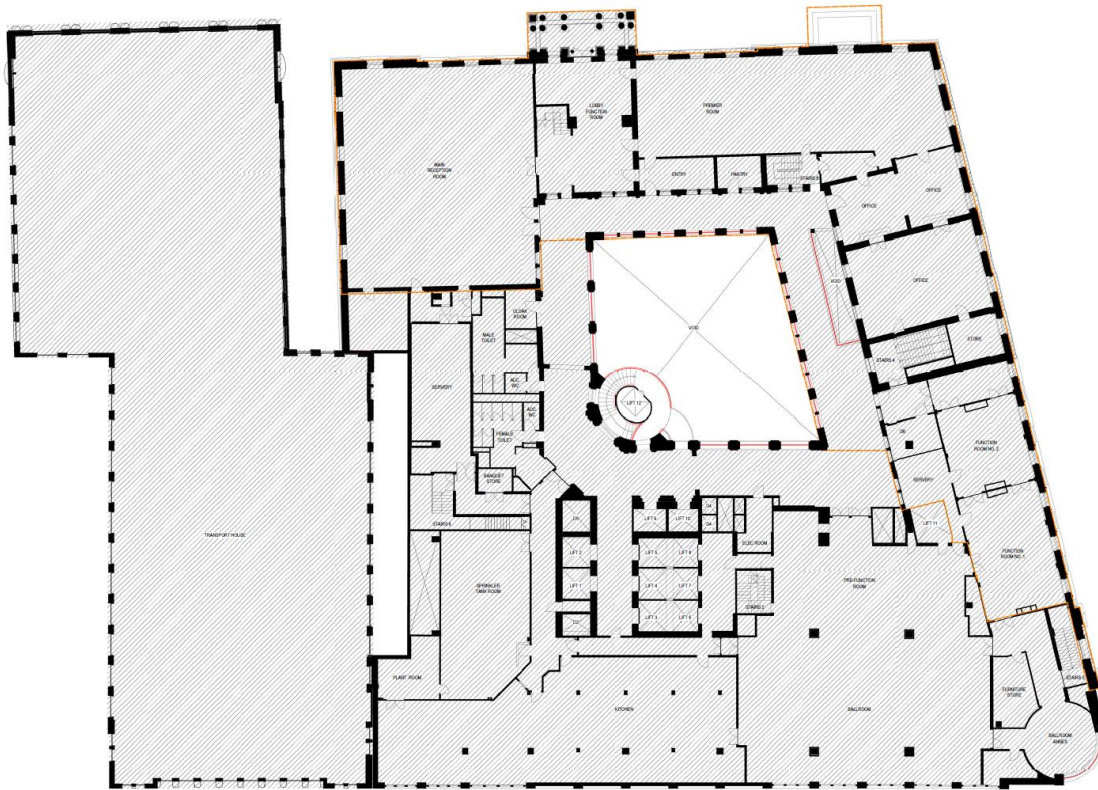


Figure 23 Extract of proposed plans – demolition plan level 07 (first floor)

Source: Woods Bagot 2020



Figure 24 Extract of proposed plans – proposed plan level 07 (first floor)

Source: Woods Bagot 2020

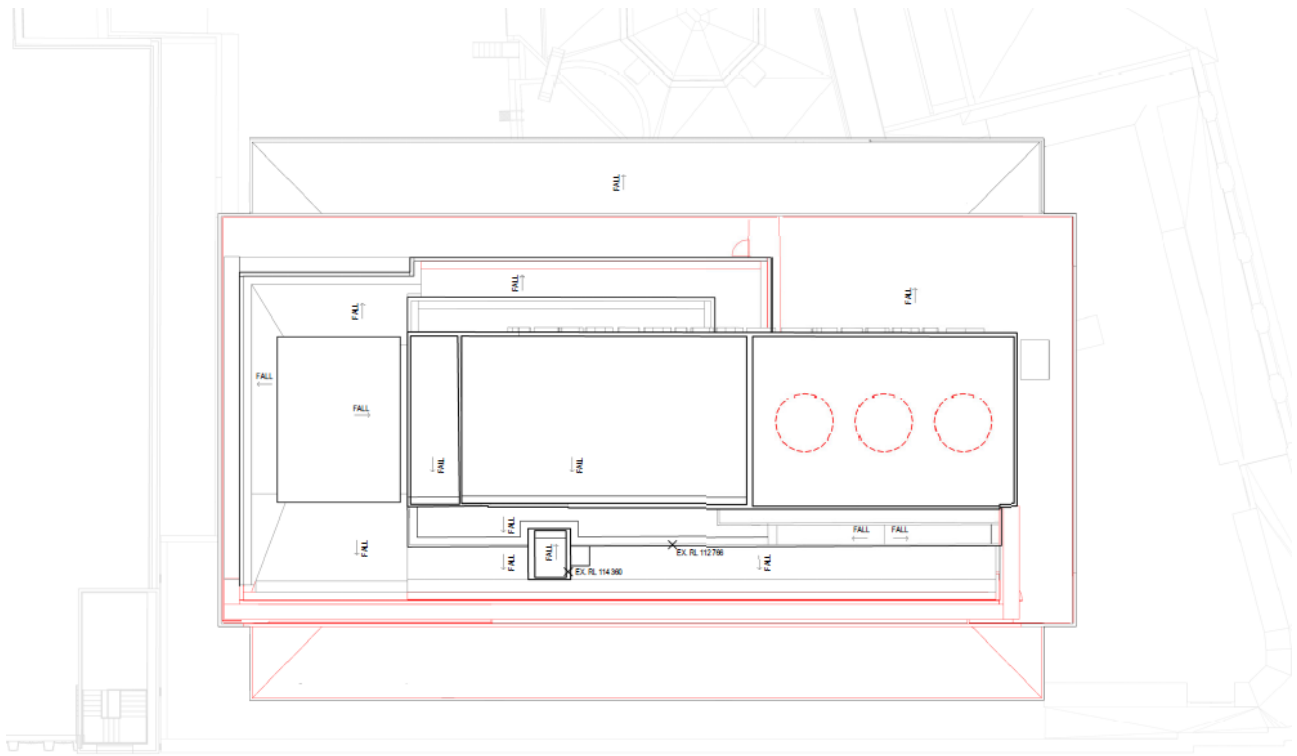


Figure 25 Extract of proposed plans – demolition plan level 32

Source: Woods Bagot 2020

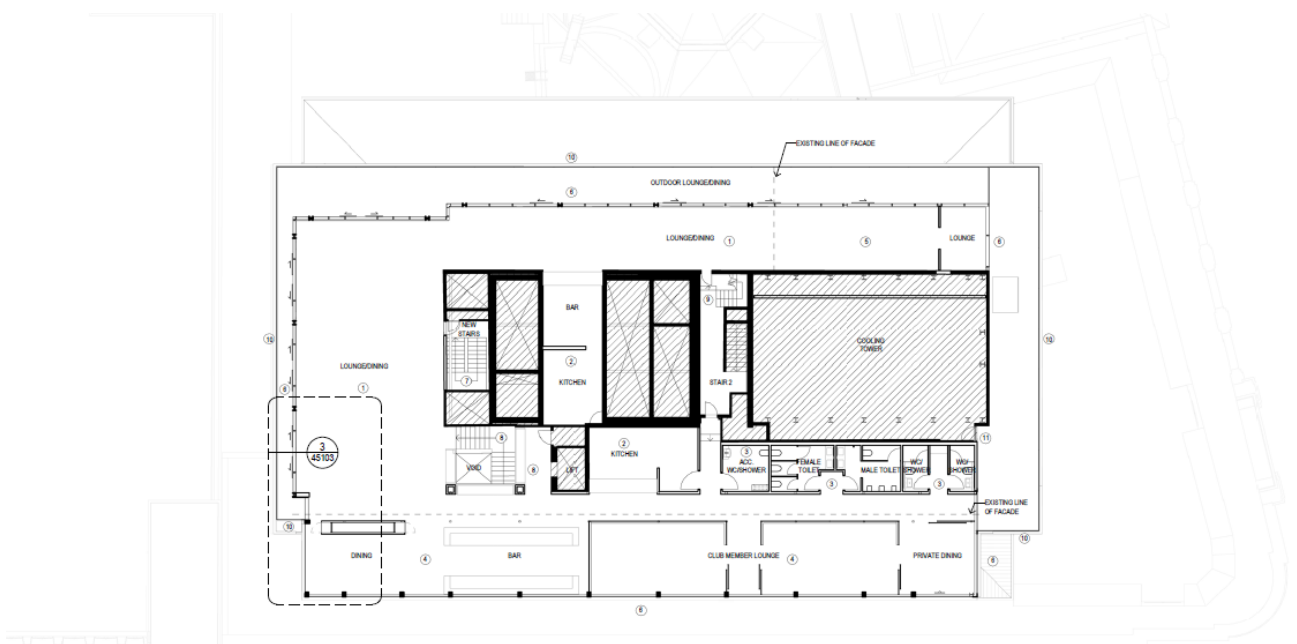


Figure 26 Extract of proposed plans – proposed plan level 32

Source: Woods Bagot 2020

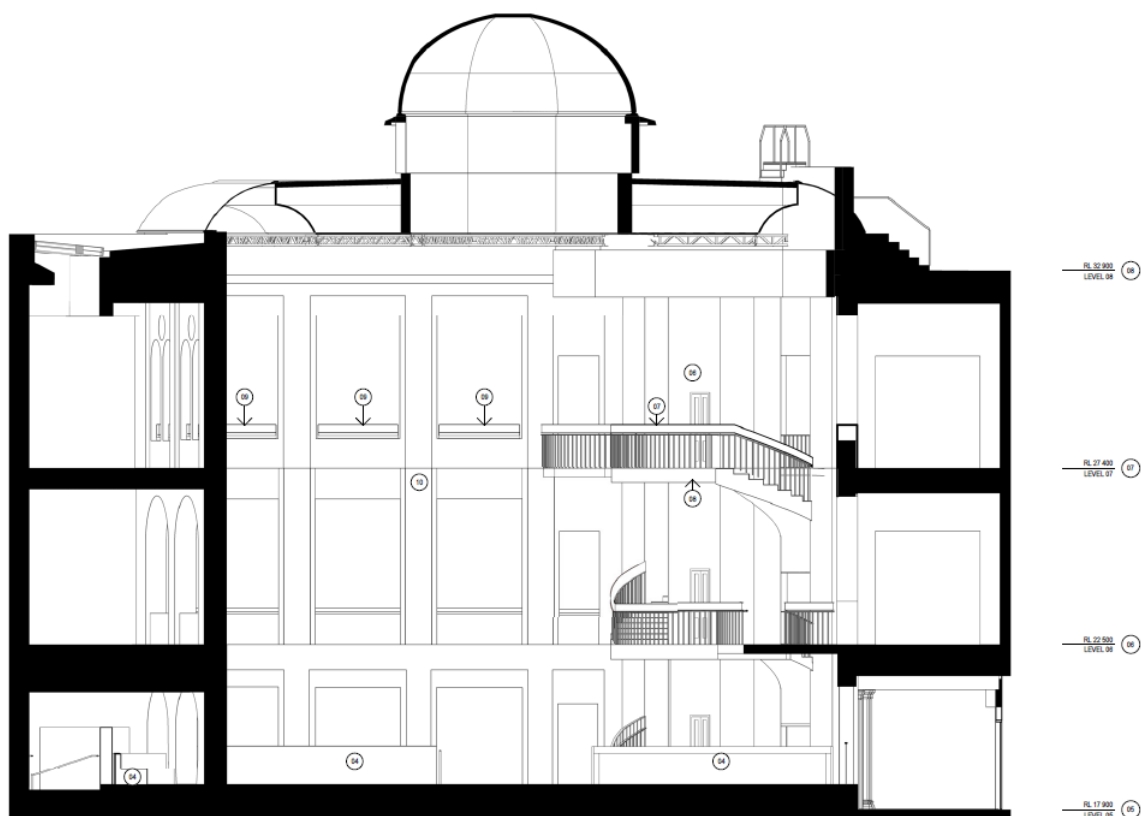


Figure 29 Extract of proposed plans – internal cortile elevation showing proposed BCA compliant handrail to stair

Source: Woods Bagot 2020



Figure 30 Extract of proposed plans – proposed internal cortile render

Source: Woods Bagot 2020

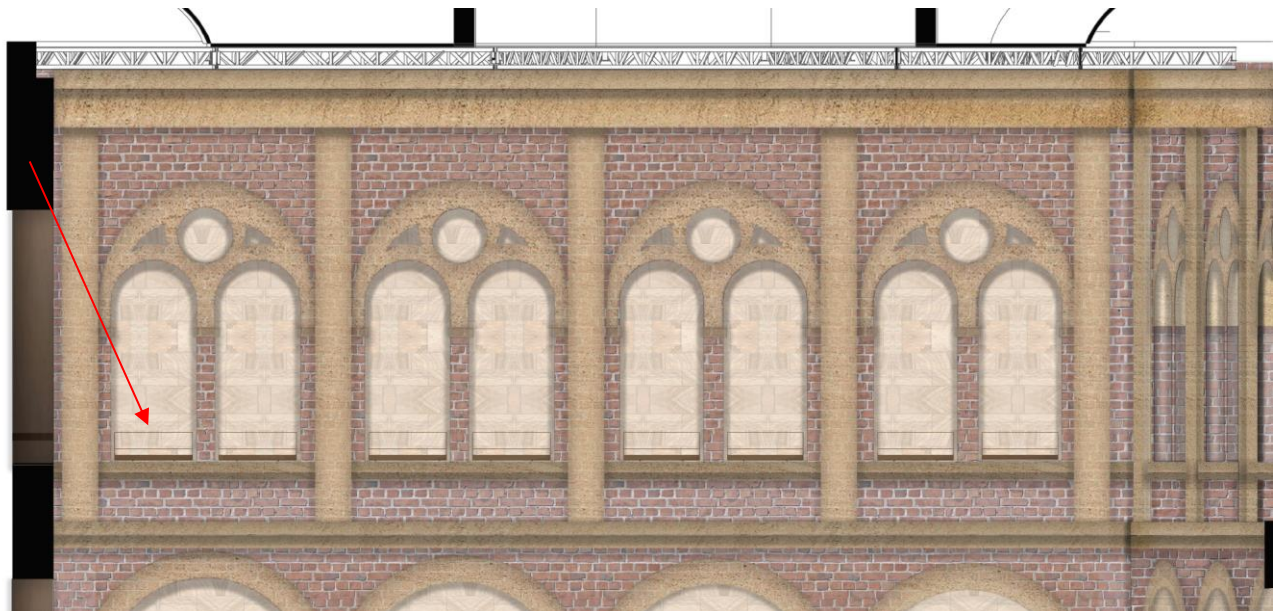


Figure 31 Extract of proposed plans – proposed render of new streamlined bronze balustrades to cortile arcade at level 07 (first floor)

Source: Woods Bagot 2020

3. HISTORICAL OVERVIEW

Unless otherwise noted, the following historical overview has been extracted in part from the CMP (2020). Please refer to the CMP for the full and detailed historical analysis which has underpinned this Heritage Interpretation Strategy.

3.1. INDIGENOUS HISTORY

the following Aboriginal cultural history has been summarised from the Artefact Heritage 2013 *Quay Quarter Sydney: Indigenous and Non-Indigenous Archaeological Assessment* report.³

Prior to the European colonisation of Sydney Harbour, the Aboriginal people had occupied the Port Jackson harbour area and its islands for thousands of years. Aboriginal people lived in small family or clan groups that were associated with particular territories or places. The traditional owners of the Sydney city region are the Gadigal (Cadi, Cadigal) people. They were of the Darug language group that extended across to the north shore and west to the Cumberland Plain and into the Blue Mountains. The term Eora is also used as a name for the Aboriginal people south of Port Jackson. The term Eora was likely a word used by the Gadigal people to refer to an Aboriginal person, rather than a reference to a clan or band in particular⁴ and became a widespread term for the Aboriginal people on the southern shore of Port Jackson. It is currently used by Gadigal people to refer to the central Sydney area – referred to as ‘Eora Country’.⁵

A broad variety of indigenous site types have been recorded in the Port Jackson area. The different site types reflect the varied Aboriginal subsistence and natural resource utilisation activities that were practiced over a period of several thousand years. The sites include middens, sandstone shelters with archaeological deposits, rock engravings, pigment art, and potential archaeological deposits (PAD). It is noted that there are fewer recorded sites on the south side of the harbour than on the north shore. However, this does not necessarily indicate a more intensive use of the environment by Aboriginal people on the north shore, but rather a much lower survival rate of archaeological material on the south side due to dense residential and commercial development.

Archaeological and historical records indicate that marine and estuarine resources formed an important part of the subsistence activities of the Aboriginal people that inhabited the Port Jackson area. Shellfish not only formed an important subsistence resource but were also utilised as tools. Shell tools included fish-hooks, shell hafted onto spears in various forms, as a tool to repair spears, and as a cutting edge.⁶ Other locally available raw materials, including quartz, were also favoured for cutting edges, and in some areas bordering readily abundant shellfish in inner Sydney, quartz may have actually been favoured as a cutting edge.⁷ The Hawkesbury sandstone that outcrops prominently on the islands, headlands and within the bays of the harbour was used extensively by Aboriginal and later European people for a variety of shelter and subsistence purposes.

³ Artefact Heritage 2013, *Quay Quarter Sydney: Indigenous and Non-Indigenous Archaeological Assessment*, Sydney.

⁴ Ibid: 22, 35-36 (cited in Artefact 2013).

⁵ City of Sydney Council 2002, *Indigenous History of City of Sydney*, viewed 21 September 2012, <http://www.cityofsydney.nsw.gov.au/barani/> (cited in Artefact 2013).

⁶ Attenbrow, V 2010, *Sydney's Aboriginal Past: investigating the Archaeological and Historical Records*, 2nd Edition, University of New South Wales Press Ltd, Sydney, p. 118.

⁷ Baker, N 2004, *Archaeological Salvage of an Aboriginal Site at William Street, East Sydney*, report to Zonie Construction and Design Pty Ltd, p. 31

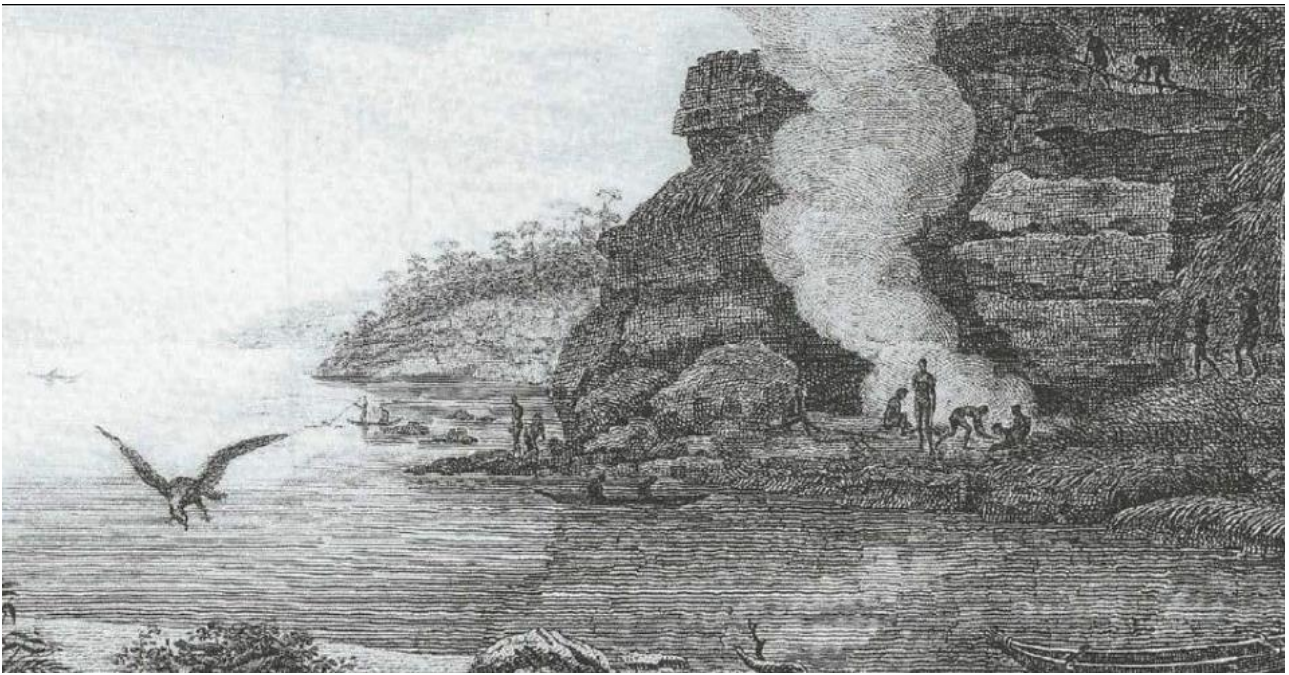


Figure 32 – Aboriginal activities on the shore of Port Jackson in 1824

Source: *Peron and Freycinet 1824 in McBryde 1989, in Artefact Heritage 2013*

3.2. THE TREASURY BUILDINGS

The Treasury is the oldest surviving Government Agency in Australia.⁸ The first Colonial Treasurer, William Balcombe, was appointed to the role in April 1824 following an enquiry into Governor Macquarie's administration. The office of the Colonial Treasurer was first established at 1 O'Connell Street (corner of Bent Street); William Balcombe's official residence.⁹ Balcombe's private quarters and the Treasury office were housed under the one roof, his wife and children upstairs, the government transactions attended to below¹⁰. The building housed the Colonial Treasury between 1824 and 1837, and comprised vaults for the Colonial wealth and a number of solid prisoner cells in the basement.¹¹ Figure 33 below shows William Balcombe's official residence (first Treasury building in Australia) in 1904 before its demolition.



Figure 33 – Photograph of the house at the corner of O'Connell Street and Bent Street; the site of the First Treasury. Photograph taken before its demolition in 1904 for the site's redevelopment for the Colonial Sugar Refining Company

Source: 1904 'SYDNEY MOVING SKYWARD: SITE OF THE FIRST TREASURY.', *The Sydney Mail and New South Wales Advertiser* (NSW: 1871 - 1912), 20 April, p. 981., viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article163987030>

A site for a proposed new Treasury Building was selected on Macquarie Street, on the corner of Bridge Street (refer below Figure 34). The site was an irregular shaped allotment at a corner site due to the alignment of the Bridge Street road at an angle, presumably to respond to the natural topography of the land within this section of the city on a ridgeline and valley down to the Tank Stream. The angle of the site's Bridge Street frontage is caused by the angled Bridge Street east-west alignment meeting the more regulated north-south alignment of the extended Macquarie Street. In this locality, the north-south main streets and avenues typically run straight, while east-west aligned bisecting streets navigate the undulating topography of the immediate area resulting from the natural tank stream depression.

⁸ NSW Treasury, *The History of the New South Wales Treasury: 1824-1999*, available at http://www.treasury.nsw.gov.au/Golden_Heritage/contents

⁹ 1824 'Classified Advertising', *The Sydney Gazette and New South Wales Advertiser* (NSW: 1803 - 1842), 20 May, p. 1., viewed 26 Oct 2016, <http://nla.gov.au/nla.news-article2182907>

¹⁰ NSW Treasury, *The History of the New South Wales Treasury: 1824-1999*, available at http://www.treasury.nsw.gov.au/Golden_Heritage/contents

¹¹ 1904 'SYDNEY MOVING SKYWARD: SITE OF THE FIRST TREASURY.', *The Sydney Mail and New South Wales Advertiser* (NSW: 1871 - 1912), 20 April, p. 981., viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article163987030>

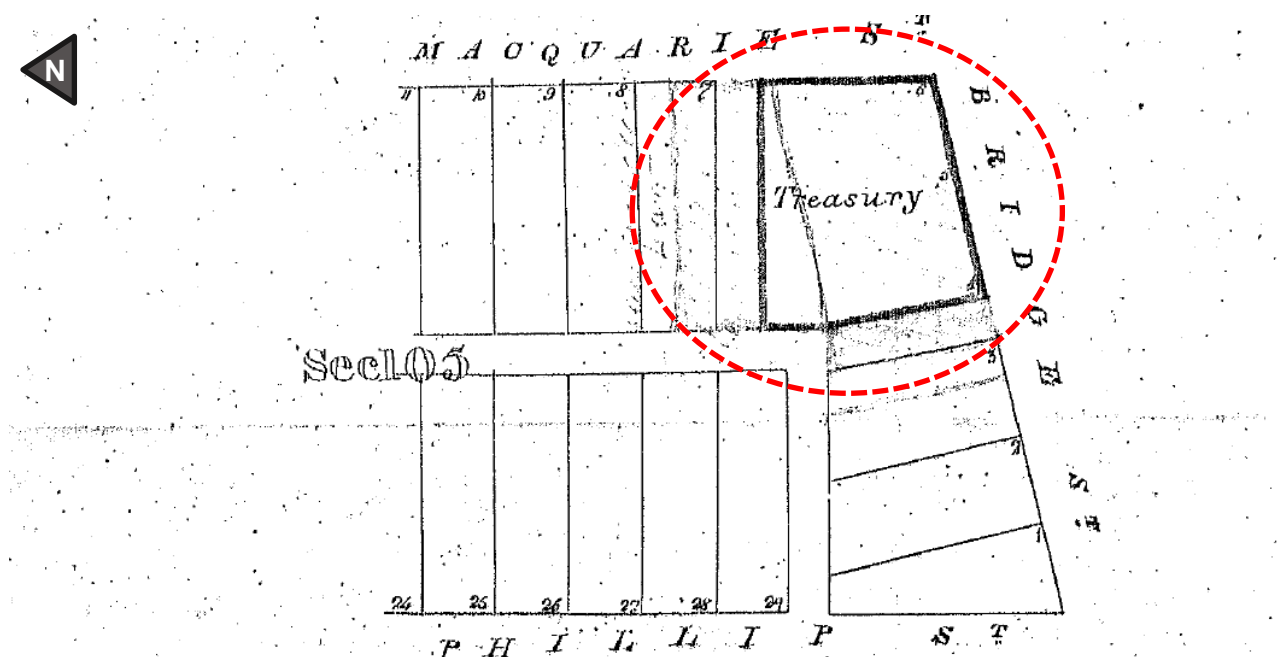


Figure 34 – Extract of survey showing land delineated for Treasury, c.1850

Source: Archives Office 2/648, cited in Clive Lucas Pty Ltd, *The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy*, August 1982, p. 124

In 1849, the Colonial Architect was asked to provide plans for a new Treasury and Audit Office building in Sydney. As Mortimer Lewis was the Colonial Architect at the time, the plans are generally attributed to his design. The Colonial Treasurer and the Auditor-General decided upon the internal configuration of spaces, which resulted in the new building being effectively split into two halves with a party dividing wall, with each Department gaining a ground and upper level semi-detached building. When the building was first constructed, there was no internal connection between the two Departments.¹²

Two architectural plans prepared by the Colonial Architect, showing proposed elevations of the building, still exist today in the NSW State Library. Of these, one shows the proposed elevation of the building to Macquarie Street (which is very similar to the existing façade of the building), and the other shows a proposed elevation to Bridge Street (albeit only five window bays long in the plan but executed as seven window bays long when constructed).

Notwithstanding that the design came from Mortimer Lewis, his tenure as Colonial Architect also ended in 1849 and he was succeeded by Edmund Blackett. Edmund Blackett's first entry in the business diary after he assumed the office of Government Architect (December 1849), stated that on 5 December 1849 he "inspected the new Treasury Office",¹³ as it was under construction.

he subject site was one of the first buildings along Macquarie Street extending north into the former Governor's Domain and this development demonstrated the realisation of the earlier 1838 plan for the extension of Macquarie Street and surrounding streets (refer earlier to Figure 35). This was the culmination of the plan to consolidate the important Government and administration uses of the colony in the same general prominent location, with the Treasury sited in a prime position, as a visible landmark atop the ridgeline, and in close proximity to the new Government House (the entrance gates to Government House and the Government Stables were located immediately to the east of the subject site).

¹² Clive Lucas Pty Ltd, *The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy*, August 1982

¹³ Herman, M 1963, p.27

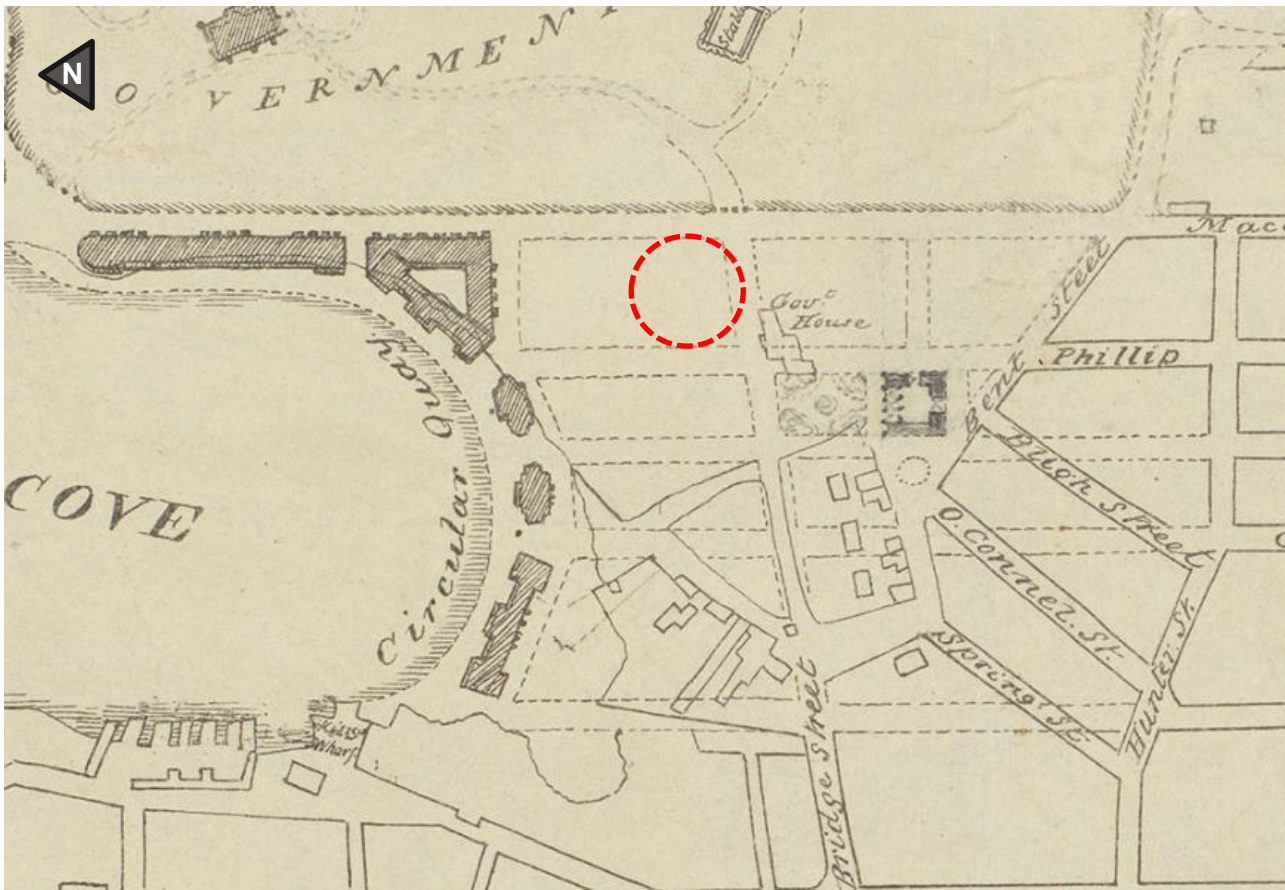


Figure 35 - Plan shewing the site for the New Government House, Public Offices, the Circular Quay & improvements of streets connected therewith / presented by the Editor of the Colonist to his subscribers gratis, 1838 (showing the approximate location of the subject buildings prior to their construction)

Source: State Library NSW, Digital Order No. a8945001

In 1896 the Public Works Committee was advised that an extension of accommodation at the Treasury Building was required to facilitate ongoing occupation and the centralisation of Government Departments.¹⁴ The growth of the Treasury and Auditor-General Departments necessitated a large extension; the Treasury Department had increased from 12 staff in 1850 to 79 staff in 1896.¹⁵ The department was also anxious for a fire-proof strong room as they had advised that the present vault was unusable.¹⁶

The Government Architect, Walter Liberty Vernon, was instructed to draw up a scheme to achieve these requirements. The Public Works Committee consulted with Vernon throughout this process, who advised the Committee that alternatives have been considered, including the possibility of constructing additional storeys on top of the existing Treasury Building. However, Vernon concluded that whilst the external walls of the existing Treasury Building would have the strength to support additional storeys, the resultant internal accommodation configuration would make the development inadvisable.¹⁷

¹⁴ 1896 'Treasury Buildings.', Evening News (Sydney, NSW : 1869 - 1931), 17 January, p. 5. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article109914444>

¹⁵ Clive Lucas Pty Ltd 1982, The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy, p.6

¹⁶ 1896 'PUBLIC WORKS COMMITTEE.', The Sydney Morning Herald (NSW : 1842 - 1954), 11 January, p. 5. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article14032868>

¹⁷ 1896 'PUBLIC WORKS COMMITTEE.', The Sydney Morning Herald (NSW : 1842 - 1954), 15 January, p. 5. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article14033348>

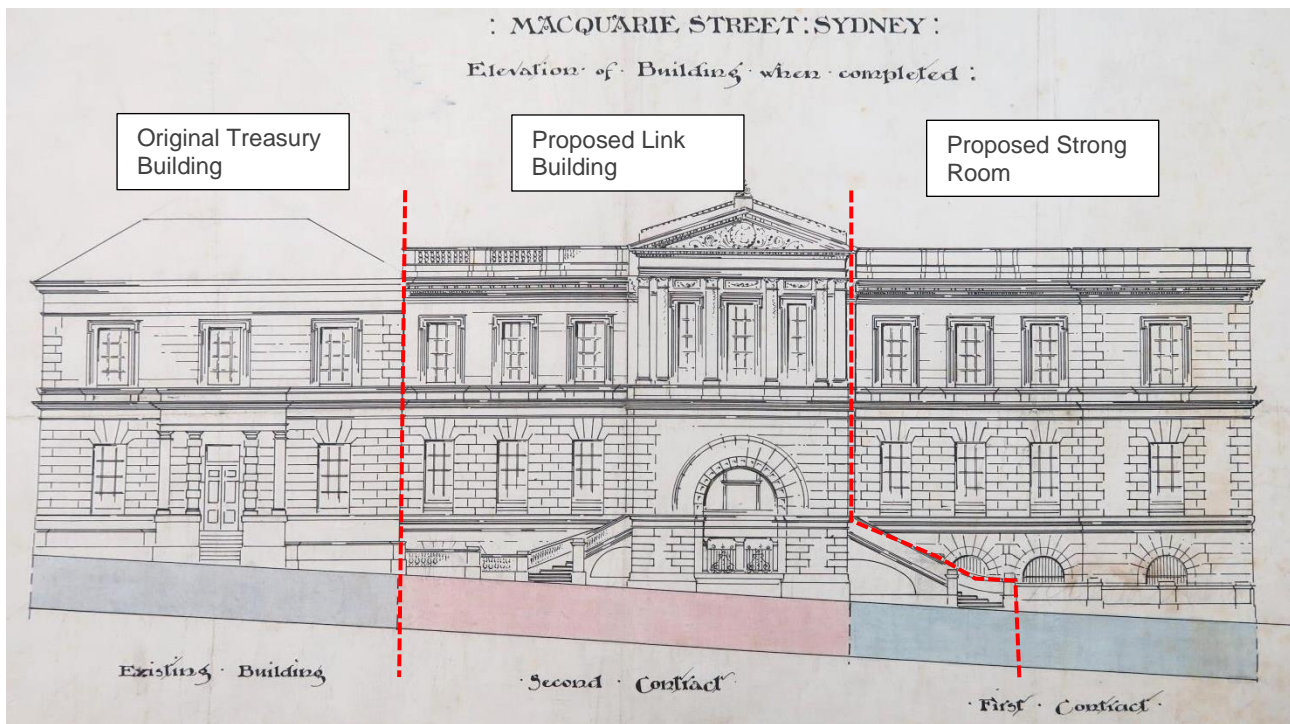


Figure 36 – Extract of Architectural Plan for Proposed Additions to Treasury (proposed north wing including a Strong Room and Link Building)

Source: *State Records NSW, Item No. PB25/47 dated 17 December 1895*

By 1916 the Treasury offices were overcrowded again and there was a need for additional space.¹⁸ Additions were proposed to the Treasury buildings to accommodate the Premier's office staff who were then scattered about the existing buildings in an awkward manner.¹⁹

The plan originally comprised a large extension along Phillip Street and then another building to join with the Strong Room, forming a central quadrangle area boarded by a colonnaded arcade.²⁰ Refer to the Government Architect's (George McRae) plans for this scheme below.

¹⁸ 1917 'BUILDINGS AND WORKS.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 2 January, p. 4. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article15718388>

¹⁹ 1916 'TREASURY BUILDINGS', *The Sun* (Sydney, NSW : 1910 - 1954), 14 March, p. 6. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article221361825>

²⁰ 1917 'BUILDINGS AND WORKS.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 2 January, p. 4. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article15718388>

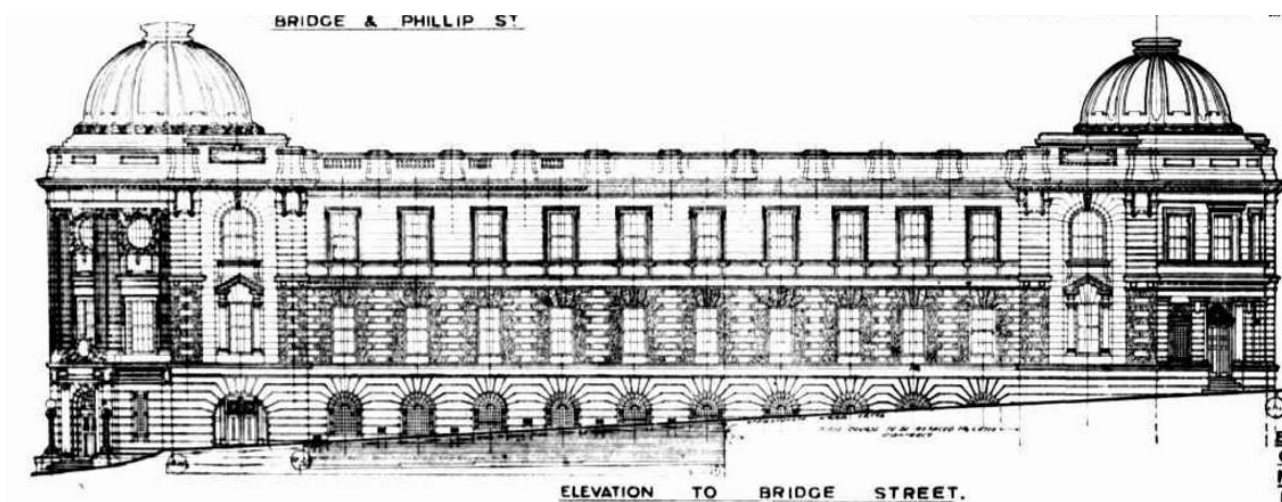


Figure 37 – Additions to Treasury by George McRae in 1916 (Proposed elevation to Bridge Street – domed ends were never constructed)

Source: *State Records NSW, PB25/49*

The full extent of this proposal was put on hold due to the impact of the war.²¹ The proposed extension was scaled back to comprise of a single building extension along Bridge Street, extending west from the original Treasury Building to the corner of Bridge and Phillip Streets.²² The extensions were anticipated to cost £15,000.²³ The detailed plans for this scaled back proposal were prepared by George McRae, Government Architect.

The development application for the 'erection of a multi-storey hotel building incorporating the existing Treasury Buildings' was approved by the Department of Environment and Planning in July 1981.²⁴ This consent was granted concurrently to a number of other developments in Sydney which were viewed as highly controversial regarding their impact on heritage buildings.²⁵

The proposal for the subject site comprised the retention of the existing Treasury buildings, conversion of these spaces to meeting/function rooms and a restaurant, and the construction of a new hotel tower building, with a new Phillip Street wing. The buildings were proposed to join together to form a central covered Cortile area, incorporating the elliptical staircase as a feature in its non-original location. The hotel required three levels of basement car parking to be excavated underneath the site; this excavation does not extend underneath the heritage buildings (Original Treasury Building, Link Building, Strong Room or Western Wing).

²¹ 1918 'BUILDINGS AND WORKS. THE TREASURY BUILDING.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 28 August, p. 9. , viewed 27 Oct 2016, <http://nla.gov.au/nla.news-article15800101>

²² 1916 'TREASURY BUILDINGS', *The Sun* (Sydney, NSW: 1910 - 1954), 14 March, p. 6. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article221361825>

²³ 1916 'ADDITIONS TO THE TREASURY', *Northern Star* (Lismore, NSW: 1876 - 1954), 15 March, p. 5. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article92785978>

²⁴ City of Sydney Archives, File Number 45/86/0315, Letter of Consent stamp dated 28 July 1981

²⁵ 1982 'Sydney City Council under fire over redevelopment plans', *The Canberra Times* (ACT : 1926 - 1995), 4 July, p. 2. , viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article126882339>

4. HERITAGE INTERPRETATION STRATEGY

The following interpretation strategy draws on information outlined in Section 3 above and the CMP document, with specific reference to stakeholder engagement, the intended audience profile and available resources and recommended forms of heritage interpretation media. The interpretation detailed herein outlines recommendations for the potential locations, themes, key messages and interpretive devices that may be used and/or incorporated into the new development. Implementation of interpretation media is subject to further detailed design and manufacture, usually prior to OC.

4.1. AUDIENCE ANALYSIS & STAKEHOLDERS

Interpretation aims to reveal meanings and connections to the subject site. To effectively achieve this, interpretation is predicated on identifying audiences and using appropriate media. It is important to identify specific audiences so that interpretation responds to the audience needs and takes into consideration literacy levels, accessibility, gender, ethnicity and age. Accessible interpretation of historic themes and values associated with a site ensures these values of the site in general are appreciated by the occupants of the new development and wider community.

The subject site is now used as a hotel, open to a wide and diverse audience including the general public, staff and guests. Therefore, the audience for the interpretation elements may fall into the following categories:

- Hotel staff and employees, including contractors.
- Guests staying at the hotel.
- Local visitors to the hotel (of varying ages, ethnicity and gender).
- Local passers-by/sightseers (of varying ages, ethnicity and gender).
- Visitors from out of town, (of varying ages, ethnicity and gender).

Urbis has liaised with the following stakeholders to inform the following Interpretation Plan:

- Mulpha (owner and operator).
- Built construction and project managers.
- Woods Bagot Architects.

4.2. HISTORICAL THEMES AND NARRATIVES

The following interpretation themes and narratives have been highlighted and developed from the information supplied in sections of this report and the historic themes outlined by the Heritage Council of NSW as shown in the table below.

4.2.1. Historical Themes

These themes will inform the overall content for the heritage interpretation.

Table 6 – Historical themes

Australian Theme	NSW Theme	Local Theme	Narratives
3 Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services	The subject property was constructed for the use as the Colonial Treasury in c.1849-1851, and occupied as such along with other Government departments until c.1967. The original colonial treasury vault in the basement level is physical evidence of its use for this purpose.
3 Developing local, regional and national economies	Environment – cultural landscape	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	The construction of the Treasury building in the subject location is a direct response to the local cultural landscape of the period, including being located within an area dominated by Government and administration uses, close to important amenities such as Circular Quay and Government House, on a prominent ridge overlooking the city.
4 Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	The Original Treasury Building was the first building developed on the block bounded by Macquarie, Bridge, Phillip and Albert Streets following the demolition of First Government House and planning of the streets in this vicinity. The subject Original Treasury Building was the first Government building in this precinct, shortly followed by numerous Government agency based building, forming a centralised Government precinct in this portion of the city.
4 Building settlements, towns and cities	Land tenure	Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	The subject properties formed part of an entirely Government owned block until the late twentieth century where numerous Government based buildings were developed.

Australian Theme	NSW Theme	Local Theme	Narratives
7 Governing	Government and administration	Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities.	The Original Treasury Building was the first of numerous Government based buildings developed on this block, and surrounding blocks. The subject properties were utilised by the Government for many departments between c.1851 and 1967, well over 100 years. The subject buildings were also strongly tied to the surrounding Government based buildings including the Colonial (Chief) Secretary's Building. The subject properties were occupied by a number of influential Politicians and Government figures from the Treasury Department and Premier's Department.

4.2.2. Key Narratives

The following principal themes and narratives should form the basis of interpretation for the place.

1. Contribution to the Civic Landscape of Sydney

The Former Treasury Buildings are important early civic buildings in the early stages of Sydney's development following European settlement.

2. Significant Architects and Architecture

The Former Treasury Buildings are significant architectural buildings designed by prominent and renowned Colonial and Government Architects. They were constructed in stages between 1849 and 1916 and therefore have the ability to demonstrate changes in architectural design for civic and Government buildings over this period.

3. Sydney's Treasury

The Former Treasury Buildings were the centre of commerce management in Sydney for an extended period, and the existing buildings, their significant spaces and fabric, are a physical representation of this important historic use.

4.2.3. Narrative 1: Contribution to the Civic Landscape of Sydney

Until the subdivision of the Governor's Domain in the 1830s, the subject site formed part of the Governor Domain gardens to the immediate north-east of First Government House. There is no physical evidence remaining that demonstrates this association however the site is diagonally opposite to and shares a visual relationship with the Site of the First Government House.

The Treasury buildings, together with the other early (colonial) sandstone buildings along Macquarie and Bridge Streets, form an important group of early public buildings and a group of highly significant sandstone buildings. Macquarie Street since the colonisation of Sydney by Europeans has been used as a centre of Governance and administration with many significant institutions located along this corridor. These buildings were located in this location for their proximity to the original Government House and Governor's Domain. The location of the Original Treasury Building in this location continued this tradition of locating important community and Government buildings in this precinct and allowed for a consolidation of these uses.

The subject Treasury Building group forms part of an important group of public use buildings on the block bounded by Macquarie, Bridge, Phillip and Albert Streets. This block was occupied by the Treasury and Auditor-General Departments, Water Police Court, Police Station, Transport House, public tram-depot and the NSW Health Building, and remained entirely in Government ownership from the demolition of First Government House (c.1845) to the late twentieth century. The subject Treasury buildings contribute to the

understanding of the continued Government occupation of this block and the propensity during the nineteenth century to develop Government based buildings in close proximity to Government House.

The Original Treasury Building was the first building to be constructed on this block and the first building constructed on Macquarie Street after its northern extension into the Governor's Domain. The Original Treasury Building portion of the subject property is one of the first public office buildings constructed in Sydney which is still extant.

4.2.4. Narrative 2: Significant Architects and Architecture

The subject Treasury buildings have strong associations with three Colonial and Government Architects; Mortimer Lewis, Walter Liberty Vernon and George McRae. The Original Treasury Building is credited as a fine example of Mortimer Lewis's work in the Italian Palazzo Style. However, the extensions undertaken by Vernon (Strong Room and Link Building) and McRae (Western Wing) are not seminal works of these architects, as they instead created sympathetic extensions emulating the style of the Original Treasury Building facades.

4.2.4.1. Original Treasury Building

The Original Treasury Building is credited to Mortimer Lewis prior to his departure from the Colonial Architect's office. Mortimer William Lewis (1796 – 1879) was born in London, England and immigrated to Sydney March of 1830. Lewis was a surveyor and draftsman in London for 14 years before being appointed as the assistant surveyor in the Office of the Surveyor-General in Sydney. Lewis participated in the surveying of the Great Dividing Range before succeeding Ambrose Hallen as Town Surveyor in 1832, and then Colonial Architect in 1835. Lewis' first major work was an asylum at Tarban Creek (now the former Gladesville Hospital).

Lewis was highly influenced by Greek Revival architecture in civil buildings which can be seen in his works on Darlinghurst Courthouse, Hartley Courthouse and the Police Office, Sydney. Seminal works of Lewis's include the Australian Museum and Government House (originally designed by English architect Edward Blore).

The Original Treasury Building is an important example of Lewis's works, as one of the first known examples of the Italian Palazzo design on mainland Australia. It is possible that Mortimer Lewis based the design of the subject property strongly on the Traveller's Club in London, c.1829, and on James Blackburn's Bank of Australasia in Hobart, c.1843. During the period, Neo-classicism dominated the design of public buildings, and while examples of Palazzo had begun to appear elsewhere, the Original Treasury Building appears to be the first known example in Sydney, and certainly the only example from this period in Sydney still standing. The Palazzo style of architecture refers to a symmetrical building form comprising consistent fenestration, cornicing and string-coursing, and is a revival of Italian Renaissance style of architecture.

The Original Treasury Building has a highly intact exterior in good condition which remains generally unaltered since 1851 (apart from the portico addition to Macquarie Street in c.1870-74). The building also has generally intact internal configuration, albeit with modifications, and key significant rooms linking to the specific use of the building, including the basement vault. The central imperial staircase is of historic and aesthetic significance, although has been modified.



Figure 38 – Mortimer Lewis

Source: <https://www.portrait.gov.au/>



Figure 39 - Edmund Blackett

Source: <http://sydney.edu.au/>



Figure 40 - Travellers Club, London's Pall Mall.

Source: <https://www.british-history.ac.uk/>



Figure 41 – James Blackburn's Bank of Australasia in Hobart, c.1843

Source: Ritchie, G., *On the Convict Trail*, <http://ontheconvicttrail.blogspot.com.au/2014/09/the-bank-of-australasia-hobart.html>



Figure 42 – Elevation of Treasury Building, facing Bridge Street, c. 1850 (not built as drawn – built instead with seven window bays and a door to Bridge Street)

Source: State Library NSW, Mitchell Library Collections, V1/Pub/Treas/2



Figure 43 – Photograph of Treasury Building, c.1895

Source: NSW State Records, Digital ID 4481_a026_000231

4.2.4.2. Strong Room & The Link Building

The Strong Room Building and Link Building extensions were designed by the Government Architect Walter Liberty Vernon, and were constructed in c.1896 and c.1899 respectively. Walter Liberty Vernon (1846 – 1914) was born in England and immigrated to Sydney in 1883. Between 1884 and 1889 he partnered with W. W. Wardell, and in 1890 was appointed the Government Architect in the newly formed Department of Public Works. Notable buildings of Vernon's include Sydney's Central Station, the Female Convalescent Ward at Gladesville Hospital, Jenolan Caves House and Darlinghurst Police Station.

During his term in office Vernon made a very significant contribution to public architecture in NSW and he also played an important role in the introduction of the new discipline of town planning and the ideals of the garden city and the garden suburb.²⁶

The Strong Room Building and Link Building are fine examples of late nineteenth century classical architecture. While the exterior was constructed in a referential style emulating the Original Treasury Building and therefore does not distinguish itself as a characteristic or seminal piece of Vernon's work, the imposing sandstone and colonnaded portico with tympanum pediment to Macquarie Street, along with the sandstone parapet are distinctly classical additions to the earlier Palazzo typology of the main form. The exterior of this building is highly intact and of high integrity. The interiors, particularly the Premier's Room are fine examples of early Federation detailing.

The colonnaded arcade along the Link Building's western façade is a distinctive addition reflecting Vernon's architectural style in its classical composition, use of sandstone and red brick and intricate carvings. The inclusion of the arcade and the front portico differentiate the Link Building from its base Palazzo typology and reflect the grandeur of late classical architecture. The Strong Room building in particular demonstrates innovative architecture in the use of steel framed windows and doors resulting from its 'fireproof' requirement.



Figure 44 – Walter Liberty Vernon

Source: <http://sydney.edu.au/>

²⁶ Boyd, N 2010, No Sacrifice in Sunshine: Walter Liberty Vernon Architect 1846-1914

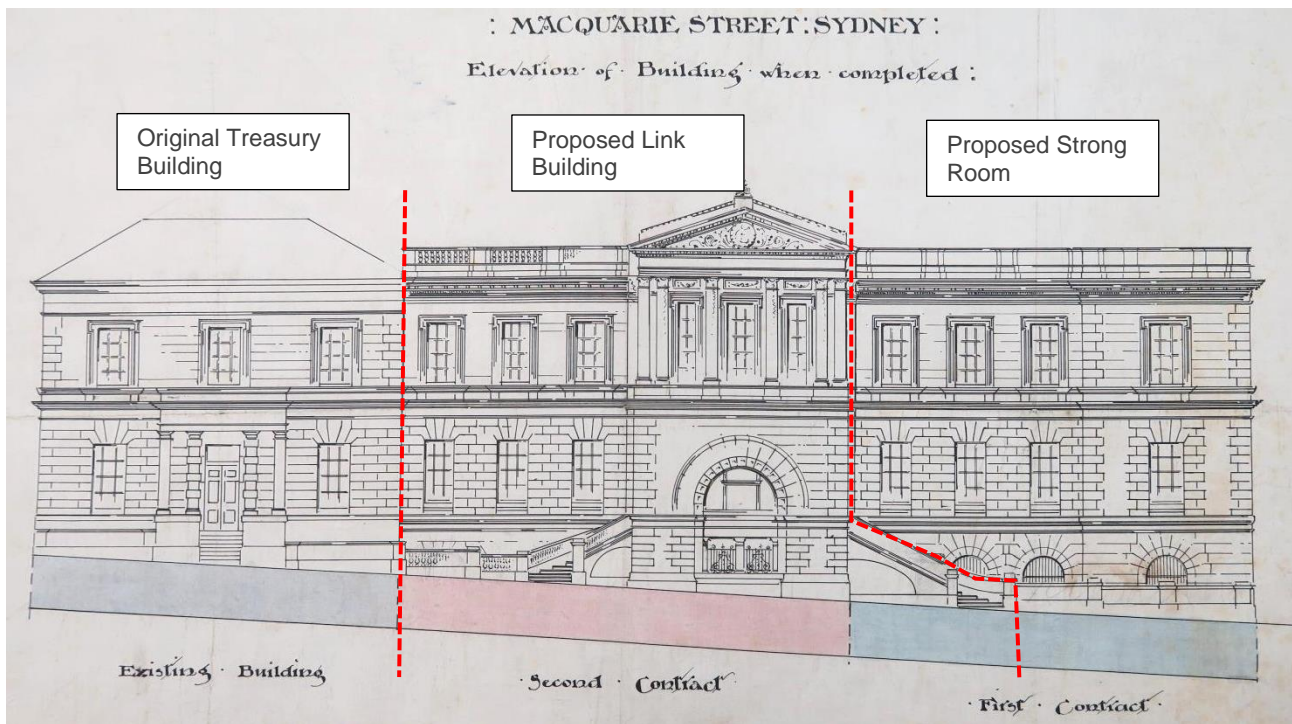


Figure 45 – Extract of Architectural Plan for Proposed Additions to Treasury (proposed north wing including a Strong Room and Link Building)

Source: State Records NSW, Item No. PB25/47 dated 17 December 1895



Figure 46 – Photograph showing recently completed Strong Room building c.1896 (Strong Room building shown shaded)

Source: State Library NSW, Mitchell Library, Small Picture File



Figure 47 – Section C-D of Link Building (generally as constructed) showing the eastern façade of the Link Building behind the front portico

Source: State Records NSW, Item No. PB25/7, dated 28 December 1897

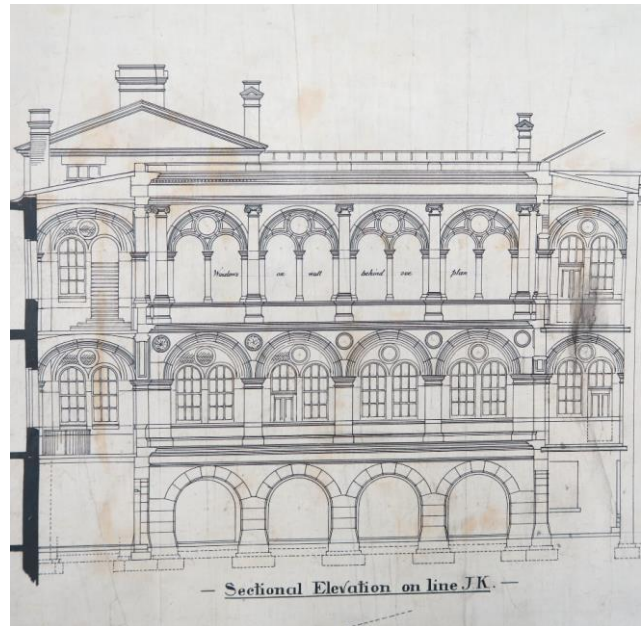


Figure 48 – Section J-K of Link Building (generally as constructed) showing the exterior face of the arcade

Source: State Records NSW, Item No. PB25/7, dated 28 December 1897



Figure 49 – Photograph of Treasury buildings along Macquarie Street as the Link Building is being completed, c.1899

Source: NSW State Records, Digital ID 4346_a020_a020000279



Figure 50 – Photograph of Treasury buildings along Macquarie Street (Treasury, Link and Strong Room), c.1914

Source: *State Library VIC*, Image No: a09202

4.2.4.3. Western Wing

The Western Wing was designed and constructed in c.1916-1919 by George McRae, Government Architect and Walter Liberty Vernon's protégé. George McRae (1858 – 1923) was born in Edinburgh and immigrated to Sydney in 1884. He worked as an assistant in the Sydney City Architect's Office from 1884, before he was appointed the City Architect in 1889. McRae contributed to some of the most iconic public buildings in Sydney during this period, including the Sydney Town Hall and The Queen Victoria Building.

McRae joined Walter Liberty Vernon in the Government Architect's Office in 1897 as the principal assistant architect, before succeeding Vernon in the post of Government Architect in 1912. He held this position until his death in 1923. During his term as Government Architect, McRae contributed to notable buildings such as the Education Department Building and the Free Classical Parcels Post Office building at Railway Square, Sydney. The Western Wing is not one of McRae's seminal works.

The plan for this early twentieth century extension to the Treasury Buildings originally sought to create a large complex with a central courtyard space and included a redesign of the existing buildings to form a consistent quadrangle complex with imposing domed roofs on every corner. The proposal was put on hold due to the impact of the war, and the proposed extension was scaled back to comprise of a single building extension along Bridge Street, extending west from the original Treasury Building to the corner of Bridge and Phillip Streets. The full extent of the original design was never constructed.

Similar to the Link Building and Strong Room, the Bridge Street façade of the Western Wing building also borrows from the earlier Palazzo typology of the Original Treasury Building and remains an accomplished and sympathetic extension. The southern elevation exterior of this building is highly intact and of high integrity, however it lacks any grand additions like the northern wing extension. Internally, the Western Wing is comparatively sparse in decoration and embellishment, a reflection of its war-time period of construction and economy.

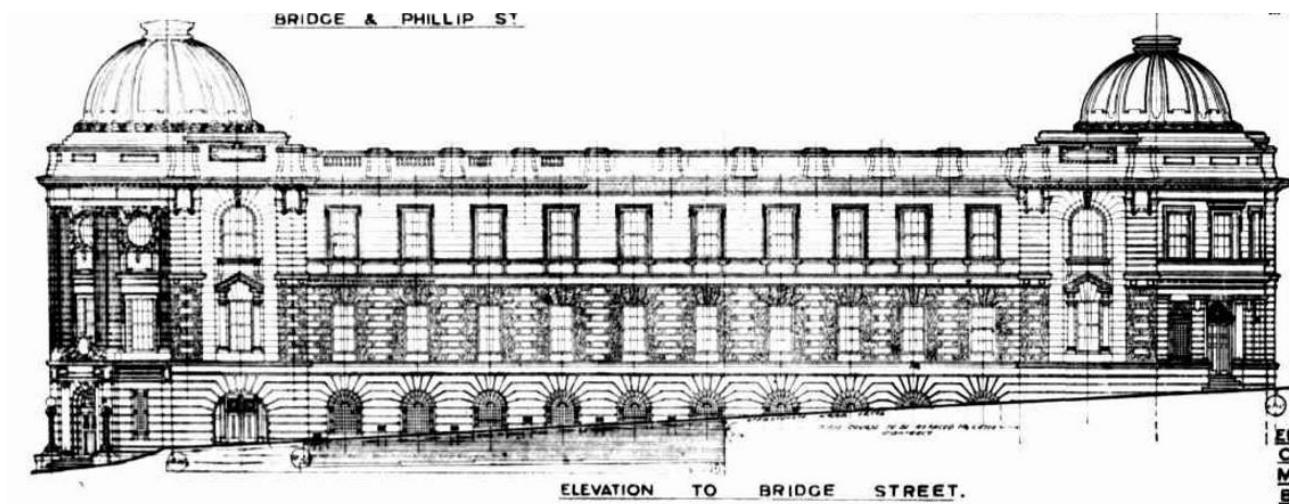


Figure 51 – Proposed additions to Treasury by George McRae in 1916 (proposed elevation to Bridge Street – domed roofs were never constructed and the Original Treasury Building portion was not redesigned)

Source: *State Records NSW, PB25/49*



Figure 52 – Pictures of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978

Source: *State Records NSW 5186/93, Feasibility Study for a New Conservatorium of Music, July 1978 p. 6*

4.2.5. Narrative 3: Sydney's Treasury

The Treasury buildings remained in continuous use by the Treasury department and associated Government Departments between c.1851 and 1967, as New South Wales' centre for commerce and State Government. The buildings were occupied by a number of prominent State politicians including Treasurers, Auditor-Generals and (later) Premiers. The Strong Room building has strong associations with the history of land lease and sale in New South Wales, and accommodation of the Cabinet suite.

The buildings are a rare example of the continuity of development of a single site to accommodate growth in particular Government departments, with each portion of the building being designed by successive Colonial / Government Architects.

The Treasury is the oldest surviving Government Agency in Australia.²⁷ The first Colonial Treasurer, William Balcombe, was appointed to the role in April 1824 following an enquiry into Governor Macquarie's administration. The office of the Colonial Treasurer was first established at 1 O'Connell Street (corner of Bent Street); William Balcombe's official residence.²⁸ The building housed the Colonial Treasury between 1824 and 1837, and comprised vaults for the Colonial wealth and a number of solid prisoner cells in the basement.²⁹ Figure 33 below shows William Balcombe's official residence (first Treasury building in Australia) in 1904 before its demolition.



Figure 53 – Photograph of the house at the corner of O'Connell Street and Bent Street; the site of the First Treasury. Photograph taken before its demolition in 1904 for the site's redevelopment for the Colonial Sugar Refining Company

Source: 1904 'SYDNEY MOVING SKYWARD: SITE OF THE FIRST TREASURY.', *The Sydney Mail and New South Wales Advertiser* (NSW: 1871 - 1912), 20 April, p. 981., viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article163987030>

The security at O'Connell Street was not considered adequate and in May 1827 the Treasury was directed to move to a building within the Barrack Walls at Barrack Square where the security arrangements were considered better for safeguarding the Civil and Military money of the Government. Over the following decades, the Colonial Treasury was relocated on a number of occasions for reasons of either security or

²⁷ NSW Treasury, *The History of the New South Wales Treasury: 1824-1999*, available at http://www.treasury.nsw.gov.au/Golden_Heritage/contents

²⁸ 1824 'Classified Advertising', *The Sydney Gazette and New South Wales Advertiser* (NSW: 1803 - 1842), 20 May, p. 1., viewed 26 Oct 2016, <http://nla.gov.au/nla.news-article2182907>

²⁹ 1904 'SYDNEY MOVING SKYWARD: SITE OF THE FIRST TREASURY.', *The Sydney Mail and New South Wales Advertiser* (NSW: 1871 - 1912), 20 April, p. 981., viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article163987030>

financial expediency. The Department remained, however, close to the Governor's Domain, the precincts of Parliament House, the Colonial Secretary and later the Premier.³⁰

By 1849, the Treasury and Audit offices were situated in a dilapidated building in what is now Loftus Street, Sydney. During his term, Colonial Treasurer Campbell Drummond Riddell requested new accommodation, and was promised a new building in Macquarie Street.³¹ The Treasury Department was removed temporarily to a building on Lang Street, facing Charlotte Place / Church Hill (now Lang Park), opposite St. Phillip's Church.³² The Treasury department remained in occupation of this 'interim' Treasury building for over two years, until the new Treasury at Macquarie Street was completed in October 1851.³³ Figure 54 shows a view of Charlotte Place in the late 1800s with the façade of this interim Treasury office on the right. Figure 55 shows a photograph of the façade of this interim Treasury office slightly later in c.1910.



Figure 54 – “Charlotte Place from Church Hill, Sydney”, ca.1880 – 1938, showing the interim Treasury building on the right

Source: *State Library VIC, Image H91.300/682*
<http://handle.slv.vic.gov.au/10381/47815>



Figure 55 – Photograph of the old Treasury Building in Church Hill, Sydney c.1910

Source: *Harold Cazneaux, PIC Drawer C26*
#PIC/8893/175

Notwithstanding its temporary occupation for no more than two years, it was this building that was credited as being the location of the first gold delivery from the newly discovered gold mines in Bathurst in 1851.³⁴ Figure 56 below is a sketch from 1876 depicting this famous event.

³⁰ Ibid.

³¹ Hotel Inter-continental Sydney, 'A History of the Treasury' 1993

³² 1849 'Government Gazette Notices', New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 31 August, p. 1286. , viewed 24 Oct 2016, <http://nla.gov.au/nla.news-article230392050>

³³ 1849 'SHIPPING INTELLIGENCE.', The Maitland Mercury and Hunter River General Advertiser (NSW : 1843 - 1893), 1 September, p. 3. , viewed 24 Oct 2016, <http://nla.gov.au/nla.news-article700673>

³⁴ 1851 'CONVEYANCE OF GOLD.', New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 8 July, p. 1065. , viewed 15 Nov 2016, <http://nla.gov.au/nla.news-article230770135>



Figure 56 – Sketch depicting the arrival of a gold escort to the 'Sydney Treasury' in 1851

Source: 1876 'BATHURST.—(SUPPLEMENT.)', *Illustrated Sydney News and New South Wales Agriculturalist and Grazier* (NSW : 1872 - 1881), 31 March, p. 13. , viewed 15 Nov 2016, <http://nla.gov.au/nla.news-article63333657>

The site for the proposed new Treasury Building was selected on Macquarie Street, on the corner of Bridge Street. The site is located on a prominent ridgeline providing visual presence and dominance within what would have been a relatively low-scaled city at the time. This ridgeline provides the eastern upper slope of the Tank Stream valley which meandered north-south generally along what is now known as Pitt Street. The natural topography of the site allowed for a commanding aspect over the colony and extensive views.

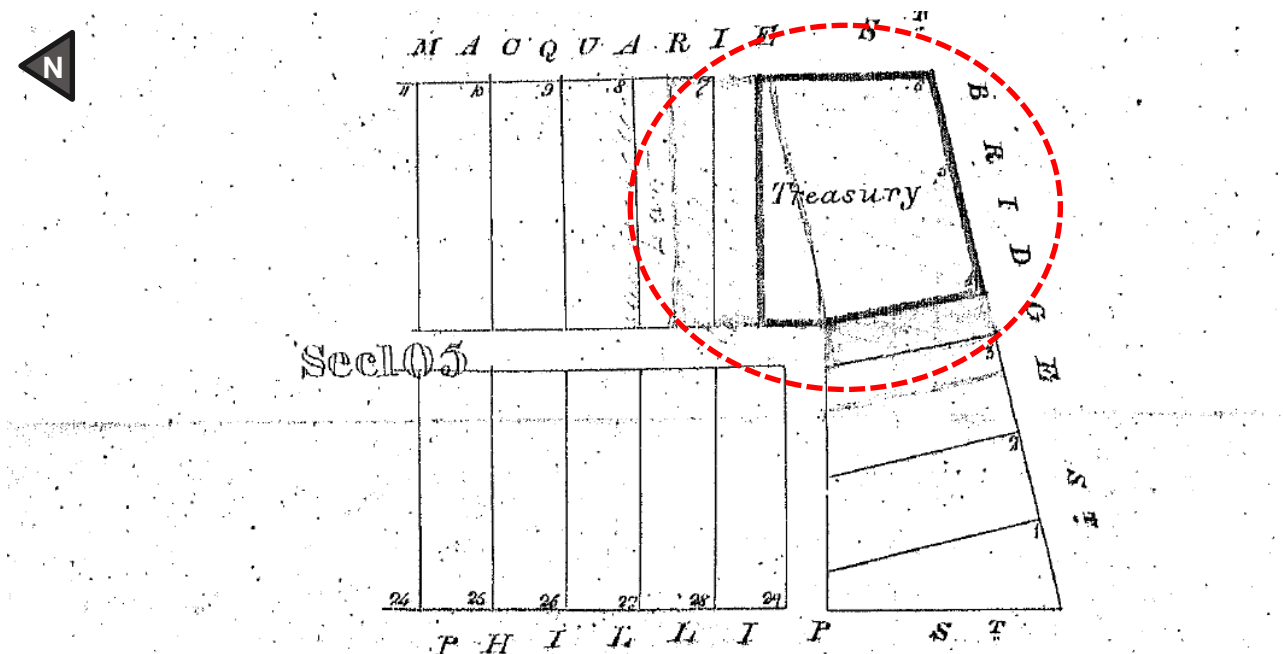


Figure 57 – Extract of survey showing land delineated for Treasury, c.1850

Source: Archives Office 2/648, cited in Clive Lucas Pty Ltd, *The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy*, August 1982, p.124

This theme will be incorporated through interpretation signage and other appropriate interpretation media, potentially reconstruction. These elements will provide an overview of the history of the subject site and significance of the site as a centre for commerce management for over 100 years.

4.3. EXISTING INTERPRETATION

The subject property has a limited existing interpretation program typically dating from the 1980s when the hotel development was constructed. Existing interpretation is limited to information plaques and panels in a small number of principal spaces and externally. These are shown below.



Figure 58 – External View of the Original Treasury Building at the corner of Macquarie & Bridge Streets

Source: Urbis



Figure 59 – Information plaque for the Original Treasury Building

Source: Urbis

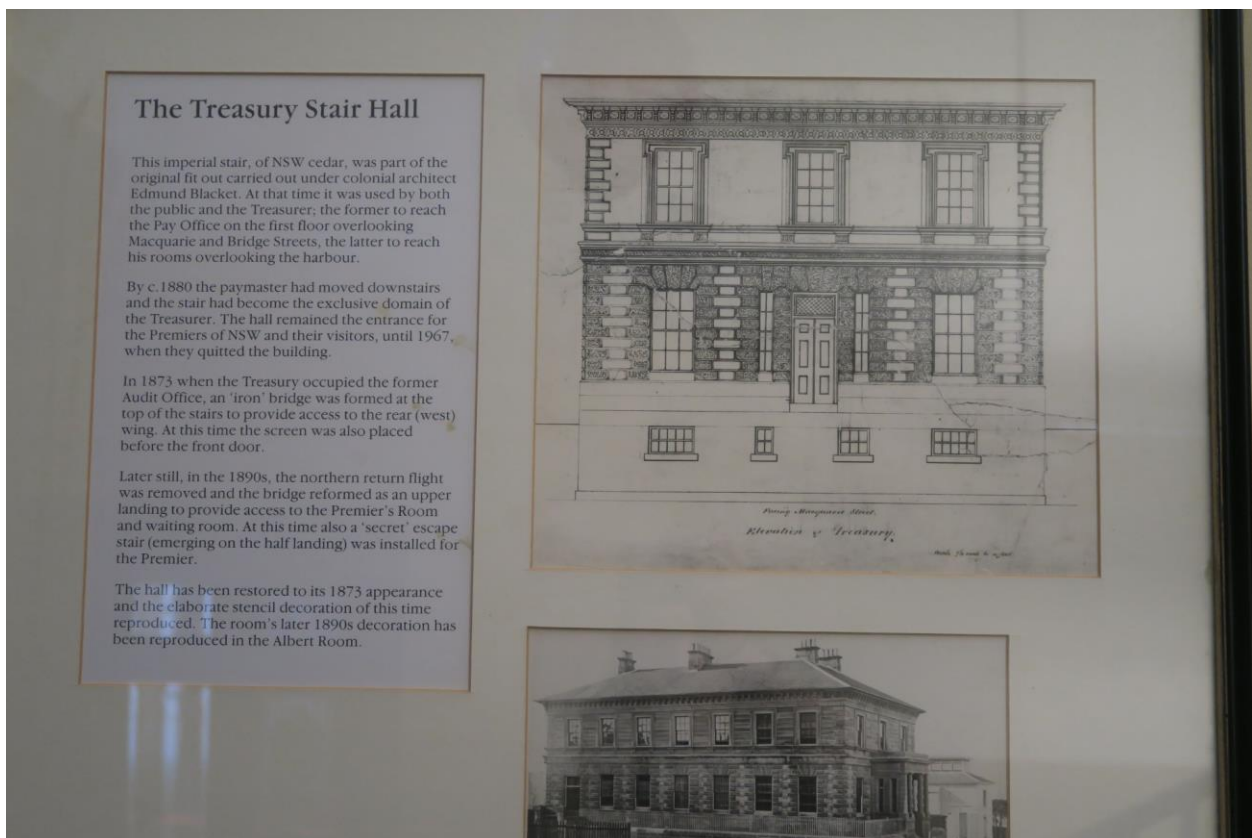


Figure 60 – Information panel in the stair hall, Original Treasury Building (c.1980s?)

Source: Urbis

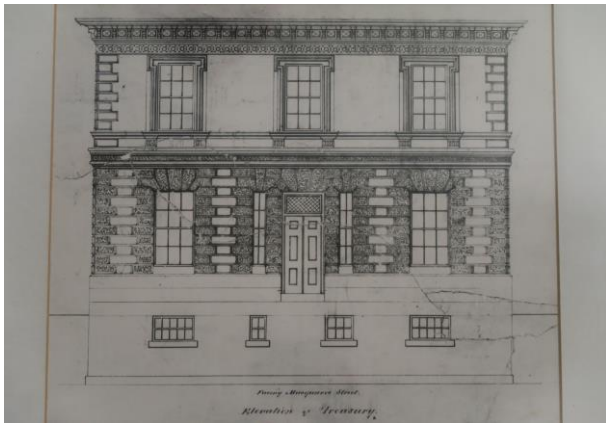


Figure 61 – Information panel in the stair hall, Original Treasury Building (c.1980s?)

Source: Urbis

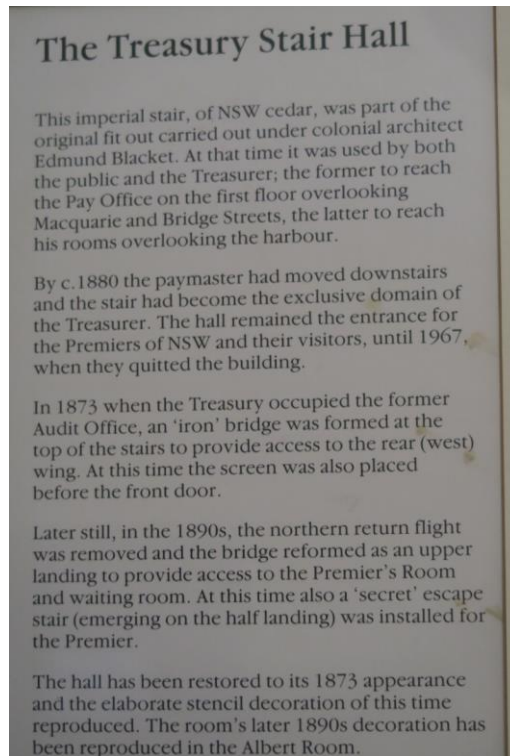


Figure 62 – Information panel in the stair hall, Original Treasury Building (c.1980s?)

Source: Urbis



Figure 63 – Information panel in the Treasurer's Room, Original Treasury Building (c.1980s?)

Source: Urbis

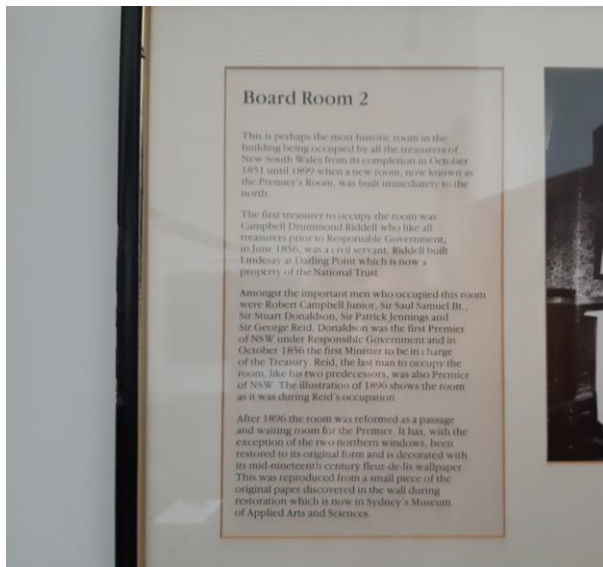


Figure 64 – Information panel in the Treasurer's Room, Original Treasury Building (c.1980s?)

Source: Urbis



Figure 65 – Information panel in the Treasurer's Room, Original Treasury Building (c.1980s?)

Source: Urbis



Figure 66 – Information panel in the Premier's Room, Link Building (c.1980s?)

Source: Urbis

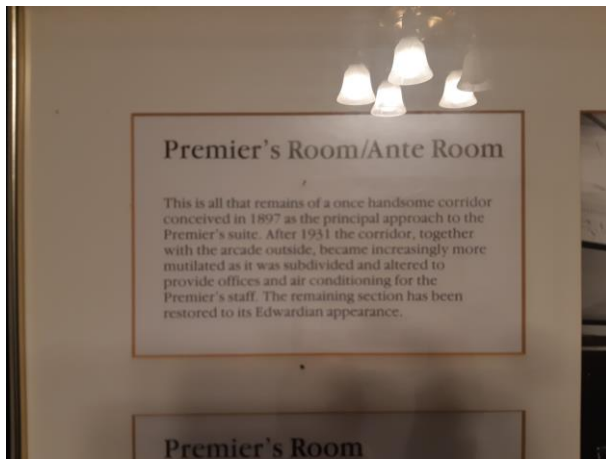


Figure 67 – Information panel in the Premier's Room, Link Building (c.1980s?)

Source: Urbis

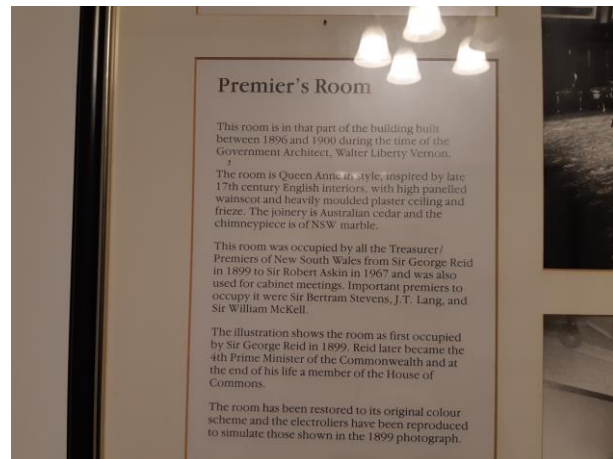


Figure 68 – Information panel in the Premier's Room, Link Building (c.1980s?)

Source: Urbis

The above existing interpretation panels suggest that at one point the Treasurer's Room was interpretatively decorated to reflect its Victorian period detailing. However, contemporary redecoration has since been undertaken and now the room does not reflect any of its former Victorian period detailing. This 1980s (?) information panel (Figure 63 above) suggests that an original sample of the earlier wallpaper for the Treasurer's Room is stored at Sydney's Museum of Applied Arts and Sciences (Powerhouse Museum). Further discussion regarding potential interpretative reconstruction / redecoration of spaces is included below

4.4. POTENTIAL INTERPRETATION TYPES & OPPORTUNITIES

4.4.1. Other Treasury Interpretation Examples – The Melbourne Treasury Building

The Melbourne Treasury building at 20 Spring Street, Melbourne, which is similar to the subject property in typology and architectural style, has a robust interpretation program. Like the subject property, the Melbourne Treasury is one of the finest expressions of its kind in the country. The Melbourne Treasury building also has gold vaults where gold bullion was stored during the Victorian Gold Rush era. The building incorporates these vaults into their interpretation with walking tours and corresponding information about the gold rush.

Additionally, the building houses frequent rotating exhibitions and hosts information evenings and events. The building also has a permanent digital display exhibition, featuring a digitised panoramic photograph of Melbourne in 1862 not long after the Melbourne Treasury was built. This panorama is juxtaposed with a contemporary image of the area to demonstrate the changed setting and context of the building. The display successfully interprets the significance of the Melbourne Treasury Building's surrounding built environment and its original context.



Figure 69 – Melbourne Treasury Building permanent exhibition.

Source: <https://www.oldtreasurybuilding.org.au/>

4.4.2. Interpretation Signage

Interpretive signage can take a variety of different forms and materiality and may feature text, images, drawings or digitally rendered images. Signage is particularly useful to interpret the history of a site and it is recommended that interpretation focus on explaining elements of the history and significance of the place which is not readily apparent, such as the important Treasury use and prominent architects who designed the buildings,

Interpretative signage must be designed with consideration for durability, appropriateness of location and installation methods and ease of maintenance. It is important to consider the location of signage to ensure equitable access for all potential users of the place. Signage should not be visually or otherwise intrusive and should not detract from, but should add to, the understanding of the significance of the place.



Figure 70 Pedestal signage located within the landscape and boundary fence.

Source: Designed by Urbis.



Figure 71 Small heritage marker with text and imagery.

Source: Designed by Nutshell.

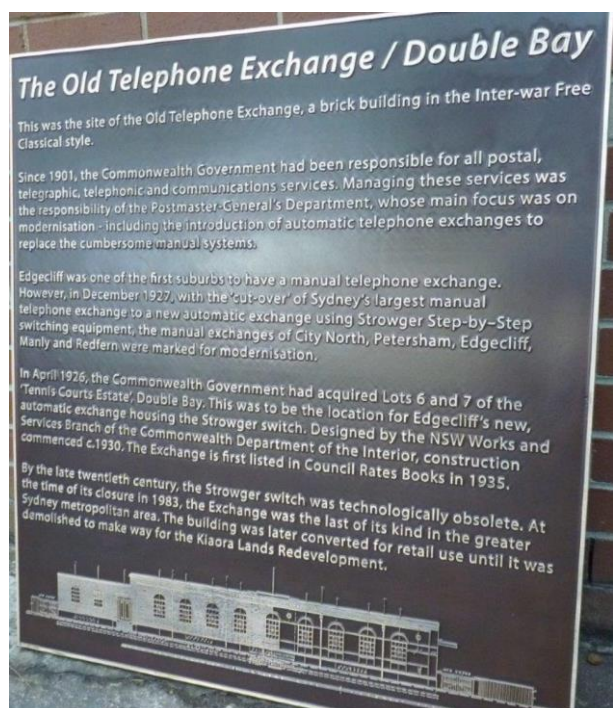


Figure 72 –Metal interpretation sign at Double Bay.

Source: Urbis



Figure 73 – Glass panel at terraces on Abercrombie Street

Source: Urbis

These panels could either be interactive or non-interactive and displayed either in a physical or digital format. Given the suggested placements of the panels, the historical information could be pertinent to uses of that particular room/site and the associated individuals. The panels could have a consistent design element, allowing them to be easily associated as part of the same context (i.e. the Treasury building). Further to this point, the panels should be able to be legible both individually and collectively as a storyline.

Signage materiality should complement wayfinding or other signage and internal finishes present in the space. Accordingly, the explicit details of the suggested signage are subject to further scrutiny. Notwithstanding, the signage panels should incorporate both images and written content to provide an overview of the historic values of the site. The panels would need to express the most relevant information in a concise and engaging manner, providing a snapshot of history for each room. In light of this, the panels would not need to be large, rather could be kept at approximately an A4-A5 sizing (210 x 148 mm - 297 x 210 mm).

Digital signage has the potential for interactive content. For example, the digital panel could offer a rotating display of high-quality images, and audio/visual content. Digital panels could also include a high-quality display of digitised ephemera and/or artefacts relevant to the site's development.

As to ensure minimal impact on the heritage fabric, where possible, placement on non-original fabric is preferred. Alternatively, superficial/reversible mounting is suggested. For example, installation with the use of brackets ensuring minimal intervention into the walls. Alternatively, the panels could be suspended from non-original ceilings or floors. When installing the panels into masonry walls, the supporting brackets should penetrate the mortar and not original masonry. The above should also be considered for panel lighting.

4.4.2.1. Potential Signage Opportunities

The location of the signage will be confirmed during detailed design before the Occupation Certificate stage of the proposed development. However, we have identified potential locations for heritage interpretation signage below and associated potential content /narratives which may be appropriate for these locations. Final content including text and images is to be finalised prior to manufacturing, prior to the Occupation Certificate stage of the proposed development. Content for signs and the overall design of the signage should respond to the interior design of the place to ensure that signage is not visually intrusive, and also complements the traditional and significant fabric of the place.

In order for the proposed interpretation signage to convey pertinent historical accounts of the site while being highly visible for the widest audience possible, the following locations should be considered:

Potential Location	Potential Narrative / Content
The hotel's internal cortile space	The cortile space is a 1980s' space created as a result of the InterContinental Hotel development. It provides a unique viewing perspective for the rear colonnaded arcades of the Former Treasury Buildings. The space was never intended to be an internal courtyard and was instead a rear service area to the Former Treasury Buildings, including service buildings such as toilets and storage.
Former Treasurer's room, Original Treasury Building (first floor – level 07)	The Former Treasurer's Room was the original office of the Treasurer within the Original Treasury Building, and the centre for Sydney's commerce management within the Treasury office in the mid nineteenth century.
Stair hall and entrance, Original Treasury Building (ground floor – level 06)	The main stair hall is significant as the original grand entrance lobby to the former Treasury. This space would have been used by both employees of the Treasury and the general public. It retains its original spatial context, and the reconstructed northern stair run has restored the imperial staircase to its original configuration.
The vault space, Original Treasurer's Building (basement – level 05)	The space is significant as the Treasury Department's vault. It dates to c.1849-51 and retains its original configuration and striking curved sandstone ceiling. The space is a physical representation of the former and original use of the building. The sandstone has been

Potential Location	Potential Narrative / Content
	<p>painted but the original picked and margined finish remains visible through the paint. The two original vault doors are missing, and the western wall doorway has been blocked as part of fire egress works in the 1980s</p>
Main entrance hall, Link Building (ground floor – level 06)	<p>This space comprises the entrance lobby for the Link Building constructed in c.1899. Once constructed, this entrance became the main public interface with the Treasury Department. The two glazed panels are embossed with a decorative pattern and the words “PAYMASTER” and “RECEIVER”. Two later timber screens with operable doors are inserted into the two arches along the southern wall of the space, separating the space from the adjoining room – this is where the original counters to service the public were located.</p>
Premier's room / ante room, Link Building (first floor – level 07)	<p>The space is highly significant for its association with a long line of Premier's and Treasurer's and for its intact configuration, the range of original and intricate features, and its high level of integrity. Of particular significance are the carved timber elements throughout, the moulded ceiling and the imposing marble fireplace.</p>

These areas are recommended as they are generally high-traffic areas used by general public and visitors where the interpretation will be highly visible. These spaces are shown below in the images and on the floor plans.

It is noted that the precise location of the signage within each space will be confirmed during detailed design and be based on a variety of factors including accessibility, significant fabric and appropriate methods of fixing. One large panel in an area with high foot traffic and adequate space (such as the Cortile area) could suffice in providing a broad historical overview. However additional panels in each of the suggested spaces could be effective in creating a visual narrative of the site, enhanced by the rooms themselves.



Figure 74 - Former Treasurer's room, Original Treasury Building (first floor – level 07)

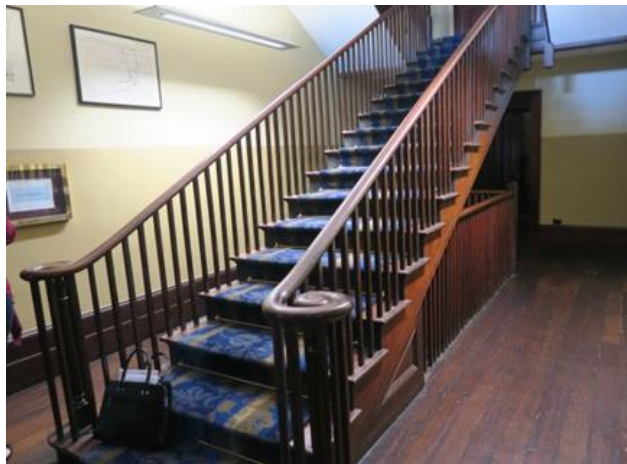


Figure 75 - Stair hall and entrance, Original Treasury Building (ground floor – level 06).



Figure 76 - Premier's room / ante room, Link Building (first floor – level 07)



Figure 77 – Cortile area



Figure 78 - Main entrance hall, Link Building (ground floor – level 06)

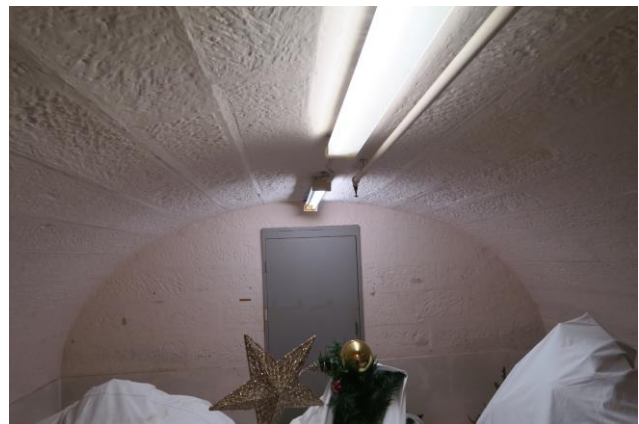


Figure 79 – The vault space, Original Treasurer's Building (basement – level 05)

4.4.3. Built Form

“Every built form is a system of connecting links. Architecture, in this context is the application of a number of spatial and temporal metaphors projected from bodily based experiences.”³⁸

Built form interpretation refers to the treatment of the built form (existing and adaptively reused buildings, new structures and streetscape elements) to interpret the site's significant values. A built form interpretive strategy is generally a more subtle response which emphasises and complements more overt interpretive media (signage and other obvious media). Built form interpretation can be used to interpret specific events, uses, former structures and subdivision patterns, as well as cultural uses and activities including those associated with social welfare and religious communities.

The architectural and historical significance of the site should be interpreted through built form interpretation devices where appropriate. Built form interpretation can include conservation of existing and significant fabric. It can also include interpretative reconstruction based on documentary evidence.



Figure 80 – Example of concrete pavement inlays. Marrickville Metro shopping centre.

Source: Deuce Design, <http://www.deucedesign.com.au/>

4.4.3.1. Conservation of Significant Fabric

A separate Schedule of Conservation Works has been prepared for the Former Treasury Buildings in accordance with the SEARs for SSD-10454 and in accordance with the recommendations of the current CMP (awaiting endorsement). This separate Schedule of Conservation Works has been prepared by Urbis and is included in this SSD application package.

This document includes a restrained scope of conservation works given the good condition of the place and given there are no substantial works proposed within the Former Treasury Buildings. However, as the most significant space within the Original Treasury Building, the Original Treasurer's Room is subject to conservation works to the following elements:

- Original window to be finished
- Original door to be finished and reveal to be prepared

The Schedule of Conservation Works also provides for a schedule outline of works throughout the buildings including conservation works to joinery elements, floors, windows and doors.

³⁸ Snodgrass and Coyne, page 201.

4.4.3.2. Interpretative Reconstruction

The Burra Charter identifies the following articles regarding reconstruction and restoration.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.

Article 20. Reconstruction

20.1 Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.

20.2 Reconstruction should be identifiable on close inspection or through additional interpretation.

The Treasurer's Room in the Original Treasury Building is one of the most important spaces in the Former Treasury Buildings heritage item. This space has been previously restored and interpreted in the 1980s, however has since undergone multiple refurbishment changes which have detracted from its understanding of this room as a highly significant space.



Figure 81 – Treasurer's Room, original Treasury Building (2016)

Source: Urbis

Out of all the spaces in the heritage item, documentary evidence of the previous state of the Treasurer's Room exists to such an extent which would enable interpretative reconstruction / decoration. This evidence includes an earlier photograph of the space c.1899 showing late Victorian / early Federation detailing, as well as earlier mid-nineteenth century wallpaper samples which have been recovered from the room. The wallpaper samples are stored at the Museum of Applied Arts and Sciences (Powerhouse Museum) and include the following elements:

- 1.0 Fleur-de-lis pattern in gold leaf applied to green ground on a (white) patterned background - mid 19th century. First layer surviving on a pier in the upper south - west corner of the room. (5 pieces)
- 1.1. Stylised floral pattern paper block-printed in greens, blues and brown - late 19th century. Overlaying 1.0 (4 pieces)
- 1.2 Unidentifiable pattern in gold, blue and yellow on a (white) ground. Date unknown. Overlaying 1.1 (2 pieces)
- 1.3 Formalised floral paper machine-printed in red, yellow and white on a grey-green ground. Late 19th century. First layer (filling paper) in upper south west corner directly to the right of 1.0 and 1.2. (2 pieces)
- 1.4 Frieze with stylised birds, leaves and geometric motifs block-printed in blue, brown and green. Late 19th century. Applied over and used in conjunction with 1.3. (1 piece)
- 1.5 Frieze of floral bouquets and swags machine-printed in yellow and olive green on a pale ground. c. 1890-1910. Overlaying 1.4. (1 piece)
- 2.0 Art Nouveau style pattern [machine-printed] in greens and cream, early 20th century. Surviving under the chair rail, south-east corner of the room. (4 pieces)
- 3.0 Embossed 'Lincrusta' style paper of geometric design in red, orange and gold, over-painted in burgundy, then white [enamel]. Late 19th century. Removed from the north-east wall below the chair rail. (1 piece).



Figure 82 – Photograph of former Treasurer's Room in original Treasury Building, c.1899

Source: State Library NSW, Digital ID 08868r



Figure 83 – Extract of early wallpaper sample from the Treasurer's Room

Source: <https://collection.maas.museum/object/172039>

Interpretative reconstruction and decoration opportunities for this space include:

- Redecoration with period appropriate or replica wallpaper based on earlier samples as outlined above.
- Replacement of the existing later fireplace with a period appropriate insert and surround.
- Exposure of original fabric such as the timber floorboards.
- Installation of period appropriate finishes such as carpeting or light fittings to documentary evidence.
- Acquisition and placement of period appropriate furniture to documentary evidence where appropriate.

An example is given below as Elizabeth Bay House which has period heritage furniture that is inspired by historical research and photographs.



Figure 84 – Contemporary image Elizabeth Bay House dining room. Furnished sympathetically with period pieces.

Source: Nerida McMurray for Sydney Living Museums.



Figure 85 – 1921 image of Elizabeth Bay dining room.

Source: Caroline Simpson Library & Research Collection

4.4.4. Other Forms of Interpretation

Other alternative forms of interpretation could be appropriate for the site. The subject property currently operates as the InterContinental Hotel and as such presents unique opportunities to explore options for heritage interpretation that are linked with the hotel operations of the site.

4.4.4.1. Education & Induction

To ensure all staff, contractors and users of the place are aware of the significant history of the subject property, and particularly the significant heritage spaces, it is proposed to incorporate a brief history of the site into the induction pack for new employees.

The information should be presented in a clear and visual timeline that outlines the construction of the buildings and the various historical occupants and uses. In addition, key architectural elements should also be highlighted to ensure staff have an understanding of the original, early and introduced elements within the Former Treasury Buildings. Staff should understand principal policies within the Conservation Management Plan regarding significant fabric, and what can and can't be done to these significant spaces and fabric. All users should be aware of the obligations under the Heritage Act 1977.

This heritage inclusion to the induction pack will enable staff, contractors and users to relay the history of the site and key features from the building to the various visitors and guests of the hotel (including guests and general visitors who might have an interest in the history of the site).

Informative panels could also be placed in back-of-house and staff break-out areas where staff and employees can informally learn about the significance and history of the place at their leisure.

Other interpretation programs such as this have been successfully implemented at other major significant buildings in the Sydney CBD, including the Hermes flagship store at the Trust Building on King Street, and the Former CBC Bank on George Street, now the Burberry store.

4.4.4.2. Guest Information

The hotel operations of the property provide an opportunity to celebrate the history of the place to a varied and expanding audience base being the existing and future guests of the hotel. Information packs are generally included in each hotel room, including dining menus, information about the local area and tourism brochures. These information packs present an opportunity to gently introduce a form of heritage interpretation into each of the hotel rooms, notwithstanding that all hotel rooms are located in a 1980s' tower outside of the heritage curtilage of the Former Treasury Building. Other opportunities include brochures or pamphlets at the reception desk or concierge.

The information provided in this media would cover a general history of the Former Treasury Buildings and explain how the hotel incorporates and conserves these important heritage buildings. The information should be in a tone which is accessible to a broad audience and should include interesting and engaging photos, diagrams and architectural plans. The information should detail particular significant spaces and elements throughout the Former Treasury Buildings, particularly within the public areas of the hotel where guests are able to explore independently.

4.5. MAINTENANCE OF INTERPRETATION ELEMENTS

The upkeep and general maintenance of interpretation elements is critical as it ensures longevity of the elements and enhances accessibility and visibility for its audiences. Maintenance of the elements should include regular assessment of condition, regular cleaning, removal of any graffiti and replacement should the elements be severely damaged.

The maintenance of interpretation elements will be incorporated into the site as part of the regular maintenance schedule of the hotel. Note this is inclusive of all Interpretation elements installed within the subject site only. Any future Interpretation elements located on adjacent sites will managed separately.

For long term maintenance, it is recommended that the interpretation elements be reviewed every 10-15 years to assess suitability and general appearance and condition. Should the elements require an upgrade or to be replaced, a qualified heritage consultant should be engaged to ensure any new interpretation elements continue to be in line with this document (or an updated version), and the nominated themes and narratives which appropriately represent the significant values of the place.

5. CONCLUSION AND RECOMMENDATIONS

5.1. SUMMARY OF HERITAGE INTERPRETATION OPPORTUNITIES

The SEARs (as set out in Section 1.2 above) state that this Heritage Interpretation Strategy must identify the *types, locations, materials, colours, dimensions, fixings and text of interpretive devices* that will be installed as part of the proposed works.

This Heritage Interpretation Strategy has outlined the types and potential locations of interpretation available to the site on the basis of;

- A solid understanding of the history and significant values of the place;
- Key heritage themes and narratives which represent the inherent heritage values of the place; and
- The hotel operations and opportunities that this unique use presents for interpretation.

These types and potential locations for interpretation are summarised in the following table. Please note this is an extensive list of potential interpretation opportunities. All of these options do not need to be implemented as part of this project, rather, preferred heritage interpretation elements should be informed by an approved proposal with consideration for which interpretation elements will have the most effective result.

Interpretation Type	Potential Location
Informative signage panels or plaques	<ul style="list-style-type: none">▪ The hotel's internal cortile space.▪ Former Treasurer's room, Original Treasury Building (first floor – level 07)▪ Stair hall and entrance, Original Treasury Building (ground floor – level 06)▪ The vault space, Original Treasurer's Building (basement – level 05)▪ Main entrance hall, Link Building (ground floor – level 06)▪ Premier's room / ante room, Link Building (first floor – level 07)
Conservation works	<ul style="list-style-type: none">▪ Throughout the buildings where significant fabric requires repair and conservation
Interpretative reconstruction or decoration	<ul style="list-style-type: none">▪ Treasurer's Room, Original Treasury Building▪ Premier's Room, Link Building
Education Program	<ul style="list-style-type: none">▪ Induction package for new staff, contractors and users of the place▪ Information panels in back-of-hour or staff break-out panels for informal learning
Guest Information	<ul style="list-style-type: none">▪ Information brochures or pamphlets in hotel room information packages▪ Information brochures or pamphlets at hotel reception or concierge desk

This Heritage Interpretation Strategy provides the basis for future design development of preferred heritage interpretation elements in conjunction with an approval for the proposed works. The quantity and design of interpretation elements should be informed by the extent of proposed works and finalised design. This includes selection of final text and images utilised in interpretation.

Selection of appropriate locations for interpretation installation should be guided by a qualified heritage consultant during the construction phase of the proposal. Installation of interpretation must not have adverse heritage impacts on significant spaces or fabric and should be informed by the policy of the existing Conservation Management Plan for the place (prepared by Urbis, 2020). Details of appropriate fixings for interpretation will be assessed on per-element basis, and based on the significance of fabric and with advice from a heritage consultant. Fixings must avoid highly significant fabric and where installed into masonry fabric, fixings must be fixed into mortar joints and avoid stone or brick elements.

5.2. NEXT STEPS

The following next steps should be incorporated into the projects ongoing program.

- This Heritage Interpretation Strategy should be submitted with the SSD package for SSD-10454 in accordance with the SEARs.
- Following approval of the proposal, this Heritage Interpretation Strategy should be revised and finalised in accordance with Conditions of Consent, if applicable.
- Detailed design of preferred heritage interpretation devices should be undertaken during the construction stage of the proposal. This includes detailed design of signage or information panels in consultation with the owner, architect, interior designer and heritage consultant. This will include confirmation of the following:
 - Preparation and sourcing of content for all interpretation elements (text / images).
 - Confirmation of materiality of each element.
 - Confirmation of locations for elements.
 - Engagement of specialist manufacturer to make interpretation elements.
- The elements must be implemented prior to the issue of an Occupation Certificate.
- A copy of the finalised Heritage Interpretation Strategy / Plan should be retained on site to inform future development and planning.

6. BIBLIOGRAPHY

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