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HERITAGE IMPACT STATEMENT

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

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CONTENTS

Executive Summary.....	1
1. Introduction	3
1.1. Background	3
1.2. SEARs Requirements	3
1.3. Methodology	5
1.4. Author Identification	5
1.5. Site Location	5
1.6. Heritage Context of the Site.....	6
1.6.1. Vicinity Heritage Items.....	9
1.6.2. The Governors' Domain and Civic Precinct	11
2. Site Description	14
2.1. Location & Access	14
2.2. Setting	17
2.3. Significant Views.....	19
2.4. Description of Buildings	23
3. Historical Overview	67
3.1. Phase 1: A New Treasury Building	67
3.1.1. Selecting the Location	67
3.1.2. The New Building	68
3.2. Phase 2: Additions to Treasury (North Wing Additions – Strong Room & Link Building)	85
3.3. Phase 3: Additions to Treasury (West Wing).....	108
3.4. Phase 4: Mid to Late Twentieth Century Uses and Proposals	129
3.5. Phase 5: InterContinental Hotel Development	135
Basement Level	136
Original Treasury Building:	136
Strong Room Building:	136
Link Building:.....	136
Western Wing:	136
Ground Floor	136
Original Treasury Building:	136
Strong Room:	136
Link Building:.....	137
Western Wing:	137
First Floor.....	137
Original Treasury Building:	137
Strong Room:	137
Link Building:.....	137
Western Wing:	137
4. High Level Review of Historical Archaeological Potential.....	148
4.1. Analysis of Historical Plans.....	148
4.2. Known Disturbance to the Site	151
4.3. High Level Assessment of Historical Archaeological Potential	155
5. Heritage Significance.....	157
5.1. What is Heritage Significance?	157
5.2. Existing Significance Assessment	157
5.2.1. Existing Statement of Significance	157
5.3. Proposed Significance Assessment	158
5.3.1. Proposed Assessment of Significance	158
5.3.2. Proposed Statement of Significance	164
5.4. Levels and Grading of Significance	165
5.5. Significance Diagrams	166

5.5.1.	Significance Diagrams – Visible Fabric	166
5.5.2.	Significance Diagrams – Building Form & Spaces	173
6.	The Proposal.....	180
6.1.	All levels	180
	Arrival	180
6.2.	Level 05 – Basement Level	181
	Demolition	181
	Proposed.....	181
	The Cortile	181
6.3.	Level 06 – Ground Floor	182
	Balustrades	182
	Cafe Opera	182
6.4.	Level 07 – First Floor	183
	Balustrades	183
6.5.	Level 32	185
	The Extension	185
7.	Impact Assessment.....	195
7.1.	Assessment against the Sydney Local Environmental Plan 2012	195
7.2.	Assessment against the Sydney Development Control Plan 2012	197
7.3.	Assessment against the Heritage NSW Guidelines	205
7.4.	Assessment against the Conservation Management Plan Policy	210
7.5.	Pre-Lodgement Feedback from Heritage NSW	216
8.	Conclusion and Recommendations	217
9.	Bibliography and References	218
9.1.	Broader Sources	218
9.2.	Bibliography	218
9.3.	Maps, Plans and Photographs.....	220
9.4.	Building Applications.....	222
9.5.	Article References.....	222
10.	Disclaimer	225

FIGURES

Figure 1 – Locality map	5
Figure 2 – Extract of the NSW Planning Portal showing heritage listings at the property	6
Figure 3 – Site Plan, showing the extent of SHR curtilage for Item No. 00355 on an aerial.....	6
Figure 4 – Existing State Heritage Register NSW Curtilage – only part of Lot 40 Deposited Plan 41315 is listed as a state heritage item	7
Figure 5 - Extract of the boundary of the proposed “Governors’ Domain and Civic Precinct” National Heritage Listing (subject property circled)	13
Figure 6 – Locality Map showing the approximate location of the subject site in a red circle	14
Figure 7 – Locality map showing the subject site outlined in red and the broader InterContinental Hotel Sydney site	14
Figure 8 – View north west from intersection of Macquarie Street and Bridge Street	15
Figure 9 – View east up Bridge Street from the intersection of Bridge Street and Phillip Street	15
Figure 10 – View north east from the intersection of Bridge Street and Phillip Street	15
Figure 11 – View south west from Bridge Street, near the corner of Phillip Street	15
Figure 12 – Macquarie Street pedestrian entrance (group check-in entrance).....	16
Figure 13 – Bridge Street pedestrian access view Meat & Wine Co tenancy	16
Figure 14 – Phillip Street pedestrian access to the hotel (corner of Bridge Street)	16

Figure 15 – Phillip Street vehicular access to the hotel including access to porte cochere on right and access to underground car park on left	16
Figure 16 – Diagram identifying the subject site in relation to historically significant buildings and other prominent landmarks in the vicinity	18
Figure 17 – Views and vistas to and from the Former Treasury Buildings (subject site)	19
Figure 18 – Site Plan, showing the extent of the subject property	23
Figure 19 – Extract of ‘as built’ plans showing period of construction – Macquarie Street elevation	24
Figure 20 – Extract of ‘as built’ plans showing period of construction – Bridge Street elevation. Note that the entrance steps to the Bridge Street elevation of the Original Treasury Building were reconstructed in the 1980s, however they are shown in ‘red’ above, to indicate that they were an original element to the building.	25
Figure 21 – Extract of ‘as built’ plans showing period of construction – Basement Floor	26
Figure 22 – Extract of ‘as built’ plans showing period of construction – Ground Floor	27
Figure 23 – Extract of ‘as built’ plans showing period of construction – First Floor	28
Figure 24 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	29
Figure 25 Photograph of the Original Treasury Building, 2016	29
Figure 26 – Eastern façade (Macquarie Street)	31
Figure 27 – Southern façade (Bridge Street)	31
Figure 28 – Eastern façade (Macquarie Street) portico steps	32
Figure 29 – Eastern façade (Macquarie Street) showing fence	32
Figure 30 – Eastern façade (Macquarie Street) front door	32
Figure 31 – Eastern façade (Macquarie Street) basement level light well	32
Figure 32 – Eastern façade (Macquarie Street) sandstone quoins	33
Figure 33 – Looking down Bridge Street return of sunken basement level light well)	33
Figure 34 – Bridge Street entrance sandstone bridge (reconstructed)	33
Figure 35 – Bridge Street entrance steep and bridge (reconstructed)	33
Figure 36 – S2.9 – ground floor office	34
Figure 37 – S2.8 – ground floor office	34
Figure 38 – S2.2 – ground floor office	34
Figure 39– S2.13 – the Bridge Room	34
Figure 40 – S2.5 – stair hall	34
Figure 41 – D17A – later air-lock enclosure in stair hall	34
Figure 42 – S2.5 – original light fitting	35
Figure 43 – S2.5 – mid landing of main imperial staircase	35
Figure 44 – S3.4 – first floor landing	35
Figure 45 – S3.8 – first floor function room ante chamber	35
Figure 46 – S3.9 – first floor function room	35
Figure 47 – S3.8 – first floor function room ante chamber	35
Figure 48 – S3.5 – first floor office	36
Figure 49 – S3.1 – first floor office (original Treasurer’s Room)	36
Figure 50 – D39 – original door case (ground floor to S2.2)	36
Figure 51 – ground floor S2.2 – fireplace	36
Figure 52 – S2.11 – office	37
Figure 53 – S1.7 – original basement vault (doors missing)	37
Figure 54 – S1.1 – basement rooms (cool room inserted to right)	37
Figure 55 – S1.2 – hallway	37
Figure 56 – S1.16, now part of basement level restaurant tenancy	37
Figure 57 – S1.15, now part of basement level restaurant tenancy	37
Figure 58 – S1.17, now part of basement level restaurant tenancy	38

Figure 59 – S1.14, now part of basement level restaurant tenancy	38
Figure 60 – S1.8 – fire escape passage way and stairwell	38
Figure 61 – S1.12 – now part of basement level restaurant tenancy, converted to bathroom.....	38
Figure 62 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	39
Figure 63 – Photograph of the Northern Wing Extension, 2016	39
Figure 64 – Link Building eastern façade	42
Figure 65 – Link Building portico	42
Figure 66 – Strong Room Building eastern façade	42
Figure 67 – Strong Room Building northern façade	42
Figure 68 – Rear arcade of the Link Building	43
Figure 69 – Rear arcade of the Link Building	43
Figure 70 – S2.17 – lobby.....	43
Figure 71 – S2.17 – lobby.....	43
Figure 72 – D65 & D66 (entrance doors from Macquarie Street)	43
Figure 73 – S2.17 – later timber partitions between S2.17 and S2.18.....	43
Figure 74 – D66 – lobby timber doors with “Paymaster” and “Receiver” etched glass	44
Figure 75 – S2.17 – lobby view of pilaster, column and cornice detail	44
Figure 76 – S2.18 – the Heritage Room (function space)	44
Figure 77 – S2.18 – the Heritage Room (function space)	44
Figure 78 – S.3.14 – the Premier’s Room (function space)	45
Figure 79 – S.3.14 – the Premier’s Room (function space)	45
Figure 80 – Original marble fireplace with bevelled blue tiles in S.3.14 – the Premier’s Room (function space)	45
Figure 81 – S.3.14 – the Premier’s Room (function space)	45
Figure 82 – D84 original door in S.3.14 – the Premier’s Room (function space).....	46
Figure 83 – D79 later door in S.3.14 – the Premier’s Room (function space).....	46
Figure 84 – Decorative carved pediments added in c.1904, in S.3.14 – the Premier’s Room (function space)	46
Figure 85 – Decorative plaster cornice in S.3.14 – the Premier’s Room (function space).....	46
Figure 86 – S3.5 – The Premier’s Room ante-chamber.....	47
Figure 87 – D84 (timber door to The Premier’s Room) & D85 (Baize Door) in S3.16 (panty to The Premier’s Room, now storage)	47
Figure 88 – Refurbished baize doors (D74 & D75) in S3.13	47
Figure 89 – Chamber within S3.13, location of former bathroom for the Premier	47
Figure 90 – Staircase (not original) in S3.13 and later D72	48
Figure 91 – View to S3.12, balcony fronting Macquarie Street	48
Figure 92 – S1.21 basement area	48
Figure 93 – S1.20 basement area	48
Figure 94 – S1.26 basement retail	48
Figure 95– S1.27 basement retail	48
Figure 96 – S3.17 function space	49
Figure 97 – S3.17 function space, southern wall	49
Figure 98 – S2.19 function space	49
Figure 99 – S2.19 function space	49
Figure 100 – S2.21, lobby adjoining S2.19 and leading into fire stairwell.....	50
Figure 101 – S2.21, lobby adjoining S2.19 and leading into fire stairwell.....	50
Figure 102 – S2.20, later kitchen / storage insertion into rear of Strong Room	50
Figure 103 – S2.20, later kitchen / storage insertion into rear of Strong Room	50
Figure 104 – S1.29 – group check in area and later arch (c.1982)	51

Figure 105 – D88 in S1.30, group check in arrival door (steel framed).....	51
Figure 106 – View from within S1.30 looking towards S1.29	51
Figure 107 – C.1982 retail insertions into Strong Room – S.1.31	51
Figure 108 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	52
Figure 109 – Photograph of the Western Wing Extension, 2016	52
Figure 110 – Southern façade	54
Figure 111 – Bridge Street terrace area	54
Figure 112 – S1.33, now a restaurant tenancy	54
Figure 113 – S1.33, now a restaurant tenancy	54
Figure 114 – Later doors (D112) to restaurant.....	54
Figure 115 – Bar within restaurant	54
Figure 116 – S1.35, room within restaurant	55
Figure 117 – S1.34, restaurant kitchen	55
Figure 118 – S2.22 now a café / all day dining area	55
Figure 119 – S2.22 now a café / all day dining area	55
Figure 120 – S2.22 now a café / all day dining area	56
Figure 121 – S2.22 now a café / all day dining area	56
Figure 122 – S2.22, south western corner, used for storage	56
Figure 123 – S2.22 now a café / all day dining area	56
Figure 124 – S3.21, function room / former office	56
Figure 125 – S3.21, function room / former office	56
Figure 126 – D127 in S3.21, function room / former office.....	57
Figure 127 – Original marble fireplace in S3.21, function room / former office	57
Figure 128 – S3.20, function room, former office	57
Figure 129 – S3.20, function room, former office	57
Figure 130 – Original marble fireplace in S3.20, function room / former office	58
Figure 131 – Ceiling in S3.20 showing insertion of services around cornicing	58
Figure 132 – S3.19 lobby / ante-chamber	58
Figure 133 – S3.18 lobby / ante-chamber	58
Figure 134 – D53 fire doors in S3.18 lobby / ante-chamber.....	58
Figure 135 – S3.11 fire stair	58
Figure 136 – S3.22 south western portion of first floor.....	59
Figure 137 – Internal face of W125 in S3.23, a new fire stairwell	59
Figure 138 – Photograph of the Hotel Building, 2016	60
Figure 139 – Phillip Street façade	61
Figure 140 – Hotel tower	61
Figure 141 – Porte cohere	62
Figure 142 – Internal face of Phillip Street façade	62
Figure 143 – Reception	62
Figure 144 – Concierge desk	62
Figure 145 – Passenger lift lobby	62
Figure 146 – Typical hotel room floor hallway	62
Figure 147 – Typical hotel room	63
Figure 148 – Typical hotel room	63
Figure 149 – Typical hotel room	63
Figure 150 – Typical hotel room	63
Figure 151 – Basement level public spaces around Cortile	64
Figure 152 – Passenger lift lobby	64

Figure 153 – Internal face of new western Cortile return, showing the c.1916-1919 elliptical staircase and lift on the right (not original location).....	64
Figure 154 – Internal face of new northern Cortile return.....	64
Figure 155 – View of the Cortile	64
Figure 156 – Cortile fittings.....	64
Figure 157 – Cortile roof structure c.1982-1985.....	65
Figure 158 – Cortile roof structure c.1982-1985.....	65
Figure 159 – Cortile decorations that seek to replicate significant fabric to the Macquarie Street frontage of the Link building (1980s' replica fabric).....	65
Figure 160 – Decorative vent cage referential to the caged lift (1980s' replica fabric)	65
Figure 161– Caged lift and elliptical staircase (not original location)	66
Figure 162 – Caged lift and elliptical staircase (not original location)	66
Figure 163 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red.....	67
Figure 164 – Extract of survey showing land delineated for Treasury, c.1850	68
Figure 165 – Elevation of Treasury Building, facing Macquarie Street, c. 1850	69
Figure 166 – 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).....	70
Figure 167 – Probable use and configuration of Treasury Building c.1853 (Basement Floor)	71
Figure 168 – Probable use and configuration of Treasury Building c.1853 (Ground Floor).....	72
Figure 169 – Probable use and configuration of Treasury Building c. 1853 (Ground Floor).....	73
Figure 170 – Extract of Painting by Jacob Jansen in 1852, showing the new Treasury building once completed (Bridge Street elevation) and the landscape setting of the Treasury Building.....	74
Figure 171 – Extract of Woolcott & Clarke's Map of the City of Sydney, 1854 (showing the new Colonial Treasury as the only building constructed on the block bounded by Macquarie St, Bridge St, Phillip St and Albert St at this time)	75
Figure 172 – Extract of City Detail Sheets, c.1856 (Sheet 28). The colour blue indicates stone construction.	76
Figure 173 –View of Macquarie Street from top of Government House. Macquarie Street in the 1850s was lined with stately terraces. (W. Blackwood, 1858) – Original Treasury Building shown shaded with smaller Land Sales Office building in front	76
Figure 174 – Extract of the Trigonometrical Survey of Sydney, 1865 (Block B1)	77
Figure 175 – The new Treasury Building completed c.1860-1870.....	78
Figure 176 – Photograph of Treasury Building, 1866, view from the Government House gardens. Entrance gates to Government House visible in the foreground, showing that the grounds were a separate, gated area and outside of the immediate setting of the Treasury building.	78
Figure 177 – Photograph of Treasury building c.1874 after addition of Portico	79
Figure 178 – Artist's impression of proposed Colonial Secretary's building opposite the subject property on corner of Macquarie and Bridge Streets, 1873	80
Figure 179 – A Key to the View of Sydney, 1875; the Treasury is identified as Number 21.....	80
Figure 180 – Panorama of Sydney Cove and the Quay, c. 1878 (Northern elevation of Original Treasury Building shown shaded in background)	81
Figure 181 – Extract Dove's Plan of Sydney, 1880 (Blocks 1, 2, 3 & 4) – subject property indicated.....	81
Figure 182 – Photograph of Treasury building c.1880 after addition of Portico	82
Figure 183 – Extract of 1884 Map of subject site, showing the Treasury Building and outbuildings, along with the new Tram-way at the rear (corner of Bridge and Phillip Streets)	83
Figure 184 – Photograph of tramway into subject site (view looking west along Bridge Street near corner of Phillip Street, with the corner of Bridge and Phillip Streets at right), 1882.....	84
Figure 185 – Extract of Birdseye View of Sydney, 1888 (view facing south)	84
Figure 186 – The City of Sydney, NSW 1890 (view facing west).....	84
Figure 187 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red.....	85

Figure 188 – Photograph of Treasury Building, c.1895.....	85
Figure 189 – Site Plan showing buildings, dated 1897 (original Treasury Building shown heavily outlined)	86
Figure 190 – Extract of Architectural Plan for Proposed Additions to Treasury (proposed north wing including a Strong Room and Link Building).....	87
Figure 191 – Extract of Architectural Plan for Proposed Additions to Treasury (proposed north wing including a Strong Room and Link Building with Colonnade).....	88
Figure 192 – Extract of Architectural Plan for Proposed Additions to Treasury (showing proposed reconfiguration of existing Treasury Building which did not proceed)	88
Figure 193 – Elevation to Macquarie Street of Strong Room.....	89
Figure 194 – Northern (side) elevation of Strong Room.....	89
Figure 195 – Western (rear) elevation of Strong Room (now obscured by 1980s' hotel development)	89
Figure 196 – Southern (side) boundary of Strong Room (to be adjoining Link Building after Link Building constructed)	89
Figure 197 – Section C-D of Strong Room (internal section facing towards inner face of western wall – showing the double narrow-u staircase, now removed)	90
Figure 198 – Section A-B of Strong Room (internal facing towards inner face of southern wall)	90
Figure 199 – Strong Room Treasury: Detail of stone façade similar to as constructed	90
Figure 200 – Strong Room Treasury: Detail of internal double narrow-u stair (now removed).....	90
Figure 201 – Strong Room Section C-D (internal facing towards inner face of western wall)	91
Figure 202 – Strong Room Section A-B (internal facing towards inner face of southern wall)	91
Figure 203 – Photograph showing recently completed Strong Room building c.1896 (Strong Room building shown shaded)	91
Figure 204 – Circular Quay and the North Shore in 1896 (Strong Room building shown shaded)	92
Figure 205 – Eastern elevation to Macquarie Street of Link Building (generally as constructed).....	92
Figure 206 – Back (western) elevation of Link Building (generally as constructed).....	92
Figure 207 – Section G-H of Link Building (generally as constructed) showing the internal face of the eastern facade	93
Figure 208 – Section C-D of Link Building (generally as constructed) showing the eastern façade of the Link Building behind the front portico	93
Figure 209 – Section J-K of Link Building (generally as constructed) showing the exterior face of the arcade	93
Figure 210 – Section G-H of Link Building (generally as constructed) showing the internal face of the eastern facade	93
Figure 211 – Section A-B (generally as constructed) showing view south, through the centre of the Link Building (features visible include spiral staircase in rear arcade which is now removed and timber counter on ground floor, also removed).....	94
Figure 212 – Section E-F (generally as constructed) showing view north, through the centre of the Link Building (features visible include detail of plaster frieze, timber panelling and carved door pediments in the Premier's Room on the first floor, and wrought iron gates to portico – now removed)	94
Figure 213 – Basement Floor Plan, by Vernon, December 1897	95
Figure 214 – Ground Floor Plan, by Vernon, December 1897.....	95
Figure 215 – First Floor Plan, by Vernon, December 1897	96
Figure 216 – Treasury Building – Detail of Cortile (arcade) to rear of Link Building, dated 1898	97
Figure 217 – Photograph of Treasury buildings along Macquarie Street as the Link Building is being completed, c.1899	98
Figure 218 – Photograph of Treasury buildings along Macquarie Street as the Link Building is being completed, c.1899	98
Figure 219 – Old tramway waiting room on the corner of Bridge Street and Phillip Street (undated but c. 1898) showing Treasury buildings and arcade behind (refer to Figure 216)	99
Figure 220 - Photograph of new Premier's Room in Link Building c.1899.....	100
Figure 221 - Photograph of new Premier's Room in Link Building c.1899.....	100
Figure 222 – Premier's Room Treasury, Hon J. Carruthers Banquet (c.1904)	101

Figure 223 – Photograph of former Treasurer's Room in original Treasury Building, c.1899	102
Figure 224 – View of Macquarie Street, undated but c.1900	103
Figure 225 – Photograph of Treasury Building for Federation celebrations, 1901	103
Figure 226 – The Quay in June 1905 (north and west facades of Strong Room visible and shown shaded hereunder)	103
Figure 227 – Birds eye view of the site in 1906	104
Figure 228 – Undated postcard illustration of Treasury Buildings along Macquarie Street, c.1910 (?)	104
Figure 229 – Undated postcard illustration of Treasury Buildings along Macquarie Street, c.1910 (?)	104
Figure 230 – Extract of City of Sydney Map, 1910	105
Figure 231 – Photograph of The Chief Secretary's Office on Bridge Street, opposite the Treasury Building; the vacant south western portion of the subject site being used as a Tramway is visible in the bottom left corner. 1911.	105
Figure 232 – Photograph of Bridge Street with Treasury on right, c.1910	106
Figure 233 – Photograph of Treasury buildings along Macquarie Street (Treasury, Link and Strong Room), c.1914	106
Figure 234 – New addition to Strong Room roof, 1914	106
Figure 235 – AIF Troops marching along Macquarie Street, c.1915	107
Figure 236 – Panoramic view of Sydney, looking south from Circular Quay, by Frank Walker, showing the subject site occupied by a tram depot. Undated (but certainly between 1900-1916 because of the development of adjoining Treasury buildings)	107
Figure 237 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	108
Figure 238 – Additions to Treasury by George McRae in 1916 (Proposed elevation to Bridge Street – domed ends were never constructed)	108
Figure 239 - Additions to Treasury by George McRae in 1916 (proposed elevation of internal Cortile, following the architectural style of Vernon's .1899 Cortile)	109
Figure 240 - Additions to Treasury by George McRae in 1916 (Proposed elevation to corner of Bridge & Phillip St – not constructed)	109
Figure 241 – Artist's impression of proposed McRea alterations (Phillip Street wing and domed ends never constructed)	110
Figure 242 - Additions to Treasury by George McRae in 1916 (Half inch detail of front – Bridge Street elevation) showing elevation as constructed	111
Figure 243 - Additions to Treasury by George McRae in 1916 (Half inch detail of interior)	112
Figure 244 – Decorative joinery around doors	113
Figure 245 – Fireplace	113
Figure 246 - 1916 George McRae proposed Plans – Elevation of temporary end (western façade)	114
Figure 247 – Extract of Building Journal from July 1919 showing the subject property elliptical staircase and steel caged lift in an advertisement	115
Figure 248 – 1916 George McRae proposed Plans – Elevation of temporary gangway looking south	116
Figure 249 – 1916 George McRae proposed Plans – Elevation of temporary gangway	116
Figure 250 - Additions to Treasury by George McRae in 1916 (Half inch detail of cortile)	117
Figure 251 – Photograph of the inside of the arcade return along the northern façade of the combined original Treasury Building and 1916 west wing addition, 1932	118
Figure 252 – Photograph of the southern return of the Cortile, 2016	119
Figure 253 – The Quay in the late 1920s (view of the southern return of the colonnaded arcade visible (outlined) indicating that the remainder of the southern return was constructed in the 1920s	119
Figure 254 – J.C. Holliman, Under Secretary, Treasury. Photograph taken in May 1923 in The Premier's Room. Note the imposing marble fireplace on the right (still extant) and the lack of entry door to The Premier's Office on the left (western wall) which was added later. 1923.	120
Figure 255 – Photograph of the Premier's Room, 1930	121
Figure 256 – Photograph of the Treasury buildings along Macquarie Street from the Botanical Gardens, c. 1916-1947 (probably closer to c.1930). This photo illustrates the composition of the Treasury Building group's form and roofscape within the Macquarie Street streetscape. The Phoenix	

Palms visible to the eastern alignment of Macquarie Street are typical of the interwar period and are still extant. The broader landscaped setting has changed with large areas of cleared and manicured gardens.	122
Figure 257 – Bridge Street yard tramway siding, 1930 (showing elliptical staircase tower in background shaded)	122
Figure 258 – Photograph of Treasury Building, 1935 (showing both the Macquarie Street northern wing and Bridge Street western wing)	122
Figure 259 – 1931 Accommodation Survey – Basement Floor	123
Figure 260 – 1931 Accommodation Survey – Ground Floor	124
Figure 261 – 1931 Accommodation Survey – First Floor	125
Figure 262 – Photograph of men carrying a box to waiting car outside the Treasury Building, 18 May 1933	126
Figure 263 – Photograph of four men holding bogs of coins from the Treasury Building, 18 May 1933	126
Figure 264 – Photograph of the Treasury buildings and Transport House along Macquarie Street by Sam Hood, 1925-57	127
Figure 265 – Extract of 1943 aerial	128
Figure 266 – Dissolution of the Stevens Government. Photograph taken in front of Original Treasury Building Macquarie Street portico, August 1938	128
Figure 267 – Dissolution of the Stevens Government. Photograph taken in front of Original Treasury Building Macquarie Street portico, August 1938	128
Figure 268 – Showing Treasury on the right and Chief Secretary's Building on the left, 1944	129
Figure 269 – Showing Treasury on the right and Chief Secretary's Building on the left, 1947	129
Figure 270 – Extract of Civic Survey of Circular Quay Dawes Point, 1948	129
Figure 271 – Extract of 1949 Aerial	130
Figure 272 – Extract of plan showing proposed new Treasury Building Wing along Phillip Street (1947) ...	131
Figure 273 – Extract of City Building Surveyors' Detail Sheets, c.1956 (Sheet 2)	131
Figure 274 – View south east from AMP Building, 14 April 1961 (showing view of internal Cortile and roof of Treasury buildings)	132
Figure 275 – View south east from AMP Building, 14 April 1961 (showing view of internal Cortile and roof of Treasury buildings)	132
Figure 276 – Photograph of Treasury Building, 17 September 1963	132
Figure 277 – Photograph of Treasury Building and adjoining Transport House, 17 September 1963	132
Figure 278 – Extract of diagrams showing the existing buildings and proposed redevelopment of the site, extracted from the Feasibility Study for a New Conservatorium of Music, July 1978	133
Figure 279 – Extract of diagrams showing the existing buildings and proposed redevelopment of the site, extracted from the Feasibility Study for a New Conservatorium of Music, July 1978	133
Figure 280 – Pictures of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978	133
Figure 281 – Pictures of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978	133
Figure 282 - Picture of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978	134
Figure 283 – Photograph of the subject property in March 1982, before hotel development. The memorial statue visible was erected in 1922	135
Figure 284 – Extract proposed plans from 1983: Basement Floor (Treasury section)	138
Figure 285 – Extract proposed plans from 1983: Ground Floor (Treasury section)	139
Figure 286 – Extract proposed plans from 1983: First Floor (Treasury section)	140
Figure 287 – Extract proposed plans from 1983: Roof plan	141
Figure 288 – Extract proposed plans from 1983: Phillip Street facade	141
Figure 289 – Extract proposed plans from 1983: Tower western elevation	142
Figure 290 – Photograph of Treasury buildings, 21 August 1987	143

Figure 291 – Photograph of Treasury buildings, c.1989. The memorial pole visible was temporary and is no longer extant – its original purpose is unknown and is unlikely to have been associated with the Treasury.....	143
Figure 292 – Photograph of the subject property after hotel development, ca.1985-2000	143
Figure 293 – Extracts of plans showing Level 9 conversion works	144
Figure 294 – Extracts of plans showing Level 9 conversion works	144
Figure 295 – Extract of accommodation survey from 2004: Basement Plan	145
Figure 296 – Extract of accommodation survey from 2004: Ground Floor Plan	146
Figure 297 – Extract of accommodation survey from 2004: First Floor Plan	147
Figure 298 – Current aerial overlayed with c.1855 Smith and Gardiners Map of Sydney	148
Figure 299 – Current aerial overlayed with c.1855-1865 Trigonometrical Survey of Sydney	149
Figure 300 – Current aerial overlayed with c.1880 Doves Plan of Sydney	149
Figure 301 – Old tramway waiting room on the corner of Bridge Street and Phillip Street (undated but c. 1898) showing Treasury buildings and arcade behind	150
Figure 302 – Birds eye view of the site in 1906.....	150
Figure 303 – Current aerial overlayed with c. 1910 City of Sydney Survey	151
Figure 304 – Extract of the 1980s' hotel redevelopment plans for the Basement Floor, showing the approximate location of the largest sub-basement floor (Hotel Basement Level 4) shown in dotted green, as an approximate indication of the extent of excavation undertaken to provide basement space. The approximate area of the Link Building which was excavated and replaced with a new concrete floor is outlined in dotted blue. The broader InterContinental Hotel site boundary is shown in a solid red outline, and the Former Treasury Buildings SHR curtilage (the subject site) is shown shaded red.....	152
Figure 305 – Extract of Higginbotham report.....	154
Figure 306 – Area of archaeological potential	156
Figure 307 – Grading Diagrams – Grading of Visible Fabric (Macquarie Street Façade)	167
Figure 308 – Grading Diagrams – Grading of Visible Fabric (Bridge Street Façade)	168
Figure 309 – Grading Diagrams – Grading of Visible Fabric (Basement Level)	169
Figure 310 – Grading Diagrams – Grading of Visible Fabric (Ground Floor).....	170
Figure 311 – Grading Diagrams – Grading of Visible Fabric (First Floor).....	171
Figure 312 – Grading Diagrams – Grading of Visible Fabric (Roof Plan)	172
Figure 313 – Grading Diagrams – Grading of Building Form and Spaces (Macquarie Street Façade).....	174
Figure 314 – Grading Diagrams – Grading of Building Form and Spaces (Bridge Street Façade)	175
Figure 315 – Grading Diagrams – Grading of Building Form and Spaces (Basement Level)	176
Figure 316 – Grading Diagrams – Grading of Building Form and Spaces (Ground Floor)	177
Figure 317 – Grading Diagrams – Grading of Building Form and Spaces (First Floor)	178
Figure 318 – Grading Diagrams – Grading of Building Form and Spaces (Roof Plan)	179
Figure 319 Extract of proposed plans – demolition plan level 05 (basement level)	187
Figure 320 Extract of proposed plans – proposed plan level 05 (basement level)	187
Figure 321 Extract of proposed plans – demolition plan level 06 (ground floor)	188
Figure 322 Extract of proposed plans – proposed plan level 06 (ground floor)	188
Figure 323 Extract of proposed plans – demolition plan level 07 (first floor)	189
Figure 324 Extract of proposed plans – proposed plan level 07 (first floor)	189
Figure 325 Extract of proposed plans – demolition plan level 32.....	190
Figure 326 Extract of proposed plans – proposed plan level 32	190
Figure 327 Extract of proposed plans – cortile floor plan	191
Figure 328 Extract of proposed plans – internal cortile elevation showing proposed BCA compliant balustrades	192
Figure 329 Extract of proposed plans – internal cortile elevation showing proposed BCA compliant handrail to stair	193
Figure 330 Extract of proposed plans – proposed internal cortile render	194

Figure 331 Extract of proposed plans – proposed render of new streamlined bronze balustrades to cortile arcade at level 07 (first floor)	194
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TABLES

Table 1 SEARs Responses	3
Table 2 – Heritage Listings	7
Table 3 Vicinity heritage items	9
Table 4 – Views to and from the Former Treasury Buildings (subject site)	20
Table 5 – Physical Analysis: Original Treasury Building	29
Table 6 – Physical Analysis: Northern Wing Extension	40
Table 7 – Physical Analysis: Western Wing Extension	52
Table 8 – Physical Analysis: Hotel building	60
Table 9 – Proposed assessment of heritage significance	158
Table 10 – Gradings of significance definitions	165
Table 11 – Definitions of time periods	165
Table 12 – Gradings of condition definitions	166
Table 13 Assessment against the Sydney Local Environmental Plan 2012	195
Table 14 Assessment against the Sydney Development Control Plan 2012	197
Table 15 Heritage NSW Guidelines	205
Table 16 Conservation Management Plan Policy	210

FIGURES

Figure 1 – Locality map	5
Figure 2 – Extract of the NSW Planning Portal showing heritage listings at the property	6
Figure 3 – Site Plan, showing the extent of SHR curtilage for Item No. 00355 on an aerial	6
Figure 4 – Existing State Heritage Register NSW Curtilage – only part of Lot 40 Deposited Plan 41315 is listed as a state heritage item	7
Figure 5 - Extract of the boundary of the proposed “Governors’ Domain and Civic Precinct” National Heritage Listing (subject property circled)	13
Figure 6 – Locality Map showing the approximate location of the subject site in a red circle	14
Figure 7 – Locality map showing the subject site outlined in red and the broader InterContinental Hotel Sydney site	14
Figure 8 – View north west from intersection of Macquarie Street and Bridge Street	15
Figure 9 – View east up Bridge Street from the intersection of Bridge Street and Phillip Street	15
Figure 10 – View north east from the intersection of Bridge Street and Phillip Street	15
Figure 11 – View south west from Bridge Street, near the corner of Phillip Street	15
Figure 12 – Macquarie Street pedestrian entrance (group check-in entrance)	16
Figure 13 – Bridge Street pedestrian access view Meat & Wine Co tenancy	16
Figure 14 – Phillip Street pedestrian access to the hotel (corner of Bridge Street)	16
Figure 15 – Phillip Street vehicular access to the hotel including access to porte cochere on right and access to underground car park on left	16
Figure 16 – Diagram identifying the subject site in relation to historically significant buildings and other prominent landmarks in the vicinity	18
Figure 17 – Views and vistas to and from the Former Treasury Buildings (subject site)	19
Figure 18 – Site Plan, showing the extent of the subject property	23
Figure 19 – Extract of ‘as built’ plans showing period of construction – Macquarie Street elevation	24
Figure 20 – Extract of ‘as built’ plans showing period of construction – Bridge Street elevation. Note that the entrance steps to the Bridge Street elevation of the Original Treasury Building were reconstructed in the 1980s, however they are shown in ‘red’ above, to indicate that they were an original element to the building.	25

Figure 21 – Extract of ‘as built’ plans showing period of construction – Basement Floor	26
Figure 22 – Extract of ‘as built’ plans showing period of construction – Ground Floor	27
Figure 23 – Extract of ‘as built’ plans showing period of construction – First Floor	28
Figure 24 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	29
Figure 25 Photograph of the Original Treasury Building, 2016	29
Figure 26 – Eastern façade (Macquarie Street)	31
Figure 27 – Southern façade (Bridge Street).....	31
Figure 28 – Eastern façade (Macquarie Street) portico steps	32
Figure 29 – Eastern façade (Macquarie Street) showing fence	32
Figure 30 – Eastern façade (Macquarie Street) front door	32
Figure 31 – Eastern façade (Macquarie Street) basement level light well	32
Figure 32 – Eastern façade (Macquarie Street) sandstone quoins	33
Figure 33 – Looking down Bridge Street return of sunken basement level light well)	33
Figure 34 – Bridge Street entrance sandstone bridge (reconstructed)	33
Figure 35 – Bridge Street entrance steeps and bridge (reconstructed).	33
Figure 36 – S2.9 – ground floor office	34
Figure 37 – S2.8 – ground floor office	34
Figure 38 – S2.2 – ground floor office	34
Figure 39– S2.13 – the Bridge Room	34
Figure 40 – S2.5 – stair hall.....	34
Figure 41 – D17A – later air-lock enclosure in stair hall	34
Figure 42 – S2.5 – original light fitting	35
Figure 43 – S2.5 – mid landing of main imperial staircase.....	35
Figure 44 – S3.4 – first floor landing.....	35
Figure 45 – S3.8 – first floor function room ante chamber	35
Figure 46 – S3.9 – first floor function room	35
Figure 47 – S3.8 – first floor function room ante chamber	35
Figure 48 – S3.5 – first floor office.....	36
Figure 49 – S3.1 – first floor office (original Treasurer’s Room).....	36
Figure 50 – D39 – original door case (ground floor to S2.2)	36
Figure 51 – ground floor S2.2 – fireplace	36
Figure 52 – S2.11 – office.....	37
Figure 53 – S1.7 – original basement vault (doors missing)	37
Figure 54 – S1.1 – basement rooms (cool room inserted to right)	37
Figure 55 – S1.2 – hallway	37
Figure 56 – S1.16, now part of basement level restaurant tenancy	37
Figure 57 – S1.15, now part of basement level restaurant tenancy	37
Figure 58 – S1.17, now part of basement level restaurant tenancy	38
Figure 59 – S1.14, now part of basement level restaurant tenancy	38
Figure 60 – S1.8 – fire escape passage way and stairwell	38
Figure 61 – S1.12 – now part of basement level restaurant tenancy, converted to bathroom.....	38
Figure 62 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	39
Figure 63 – Photograph of the Northern Wing Extension, 2016	39
Figure 64 – Link Building eastern façade	42
Figure 65 – Link Building portico	42
Figure 66 – Strong Room Building eastern façade	42
Figure 67 – Strong Room Building northern façade	42

Figure 68 – Rear arcade of the Link Building	43
Figure 69 – Rear arcade of the Link Building	43
Figure 70 – S2.17 – lobby.....	43
Figure 71 – S2.17 – lobby.....	43
Figure 72 – D65 & D66 (entrance doors from Macquarie Street)	43
Figure 73 – S2.17 – later timber partitions between S2.17 and S2.18.....	43
Figure 74 – D66 – lobby timber doors with “Paymaster” and “Receiver” etched glass	44
Figure 75 – S2.17 – lobby view of pilaster, column and cornice detail	44
Figure 76 – S2.18 – the Heritage Room (function space)	44
Figure 77 – S2.18 – the Heritage Room (function space)	44
Figure 78 – S.3.14 – the Premier’s Room (function space)	45
Figure 79 – S.3.14 – the Premier’s Room (function space)	45
Figure 80 – Original marble fireplace with bevelled blue tiles in S.3.14 – the Premier’s Room (function space)	45
Figure 81 – S.3.14 – the Premier’s Room (function space)	45
Figure 82 – D84 original door in S.3.14 – the Premier’s Room (function space).....	46
Figure 83 – D79 later door in S.3.14 – the Premier’s Room (function space).....	46
Figure 84 – Decorative carved pediments added in c.1904, in S.3.14 – the Premier’s Room (function space)	46
Figure 85 – Decorative plaster cornice in S.3.14 – the Premier’s Room (function space).....	46
Figure 86 – S3.5 – The Premier’s Room ante-chamber.....	47
Figure 87 – D84 (timber door to The Premier’s Room) & D85 (Baize Door) in S3.16 (panty to The Premier’s Room, now storage)	47
Figure 88 – Refurbished baize doors (D74 & D75) in S3.13	47
Figure 89 – Chamber within S3.13, location of former bathroom for the Premier	47
Figure 90 – Staircase (not original) in S3.13 and later D72	48
Figure 91 – View to S3.12, balcony fronting Macquarie Street	48
Figure 92 – S1.21 basement area	48
Figure 93 – S1.20 basement area	48
Figure 94 – S1.26 basement retail	48
Figure 95– S1.27 basement retail	48
Figure 96 – S3.17 function space	49
Figure 97 – S3.17 function space, southern wall	49
Figure 98 – S2.19 function space	49
Figure 99 – S2.19 function space	49
Figure 100 – S2.21, lobby adjoining S2.19 and leading into fire stairwell.....	50
Figure 101 – S2.21, lobby adjoining S2.19 and leading into fire stairwell.....	50
Figure 102 – S2.20, later kitchen / storage insertion into rear of Strong Room	50
Figure 103 – S2.20, later kitchen / storage insertion into rear of Strong Room	50
Figure 104 – S1.29 – group check in area and later arch (c.1982)	51
Figure 105 – D88 in S1.30, group check in arrival door (steel framed).....	51
Figure 106 – View from within S1.30 looking towards S1.29	51
Figure 107 – C.1982 retail insertions into Strong Room – S.1.31	51
Figure 108 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red.....	52
Figure 109 – Photograph of the Western Wing Extension, 2016	52
Figure 110 – Southern façade	54
Figure 111 – Bridge Street terrace area	54
Figure 112 – S1.33, now a restaurant tenancy	54
Figure 113 – S1.33, now a restaurant tenancy	54

Figure 114 – Later doors (D112) to restaurant.....	54
Figure 115 – Bar within restaurant	54
Figure 116 – S1.35, room within restaurant	55
Figure 117 – S1.34, restaurant kitchen	55
Figure 118 – S2.22 now a café / all day dining area	55
Figure 119 – S2.22 now a café / all day dining area	55
Figure 120 – S2.22 now a café / all day dining area	56
Figure 121 – S2.22 now a café / all day dining area	56
Figure 122 – S2.22, south western corner, used for storage	56
Figure 123 – S2.22 now a café / all day dining area	56
Figure 124 – S3.21, function room / former office	56
Figure 125 – S3.21, function room / former office	56
Figure 126 – D127 in S3.21, function room / former office.....	57
Figure 127 – Original marble fireplace in S3.21, function room / former office	57
Figure 128 – S3.20, function room, former office	57
Figure 129 – S3.20, function room, former office	57
Figure 130 – Original marble fireplace in S3.20, function room / former office	58
Figure 131 – Ceiling in S3.20 showing insertion of services around cornicing	58
Figure 132 – S3.19 lobby / ante-chamber	58
Figure 133 – S3.18 lobby / ante-chamber	58
Figure 134 – D53 fire doors in S3.18 lobby / ante-chamber.....	58
Figure 135 – S3.11 fire stair	58
Figure 136 – S3.22 south western portion of first floor.....	59
Figure 137 – Internal face of W125 in S3.23, a new fire stairwell	59
Figure 138 – Photograph of the Hotel Building, 2016	60
Figure 139 – Phillip Street façade	61
Figure 140 – Hotel tower	61
Figure 141 – Porte cohere	62
Figure 142 – Internal face of Phillip Street façade	62
Figure 143 – Reception	62
Figure 144 – Concierge desk	62
Figure 145 – Passenger lift lobby	62
Figure 146 – Typical hotel room floor hallway	62
Figure 147 – Typical hotel room	63
Figure 148 – Typical hotel room	63
Figure 149 – Typical hotel room	63
Figure 150 – Typical hotel room	63
Figure 151 – Basement level public spaces around Cortile	64
Figure 152 – Passenger lift lobby	64
Figure 153 – Internal face of new western Cortile return, showing the c.1916-1919 elliptical staircase and lift on the right (not original location).....	64
Figure 154 – Internal face of new northern Cortile return.....	64
Figure 155 – View of the Cortile	64
Figure 156 – Cortile fittings.....	64
Figure 157 – Cortile roof structure c.1982-1985.....	65
Figure 158 – Cortile roof structure c.1982-1985.....	65
Figure 159 – Cortile decorations that seek to replicate significant fabric to the Macquarie Street frontage of the Link building (1980s' replica fabric).....	65
Figure 160 – Decorative vent cage referential to the caged lift (1980s' replica fabric)	65

Figure 161 – Caged lift and elliptical staircase (not original location)	66
Figure 162 – Caged lift and elliptical staircase (not original location)	66
Figure 163 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	67
Figure 164 – Extract of survey showing land delineated for Treasury, c.1850	68
Figure 165 – Elevation of Treasury Building, facing Macquarie Street, c. 1850	69
Figure 166 – 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)	70
Figure 167 – Probable use and configuration of Treasury Building c.1853 (Basement Floor)	71
Figure 168 – Probable use and configuration of Treasury Building c.1853 (Ground Floor)	72
Figure 169 – Probable use and configuration of Treasury Building c. 1853 (Ground Floor)	73
Figure 170 – Extract of Painting by Jacob Jansen in 1852, showing the new Treasury building once completed (Bridge Street elevation) and the landscape setting of the Treasury Building	74
Figure 171 – Extract of Woolcott & Clarke's Map of the City of Sydney, 1854 (showing the new Colonial Treasury as the only building constructed on the block bounded by Macquarie St, Bridge St, Phillip St and Albert St at this time)	75
Figure 172 – Extract of City Detail Sheets, c.1856 (Sheet 28). The colour blue indicates stone construction.	76
Figure 173 –View of Macquarie Street from top of Government House. Macquarie Street in the 1850s was lined with stately terraces. (W. Blackwood, 1858) – Original Treasury Building shown shaded with smaller Land Sales Office building in front	76
Figure 174 – Extract of the Trigonometrical Survey of Sydney, 1865 (Block B1)	77
Figure 175 – The new Treasury Building completed c.1860-1870	78
Figure 176 – Photograph of Treasury Building, 1866, view from the Government House gardens. Entrance gates to Government House visible in the foreground, showing that the grounds were a separate, gated area and outside of the immediate setting of the Treasury building.	78
Figure 177 – Photograph of Treasury building c.1874 after addition of Portico	79
Figure 178 – Artist's impression of proposed Colonial Secretary's building opposite the subject property on corner of Macquarie and Bridge Streets, 1873	80
Figure 179 – A Key to the View of Sydney, 1875; the Treasury is identified as Number 21	80
Figure 180 – Panorama of Sydney Cove and the Quay, c. 1878 (Northern elevation of Original Treasury Building shown shaded in background)	81
Figure 181 – Extract Dove's Plan of Sydney, 1880 (Blocks 1, 2, 3 & 4) – subject property indicated	81
Figure 182 – Photograph of Treasury building c.1880 after addition of Portico	82
Figure 183 – Extract of 1884 Map of subject site, showing the Treasury Building and outbuildings, along with the new Tram-way at the rear (corner of Bridge and Phillip Streets)	83
Figure 184 – Photograph of tramway into subject site (view looking west along Bridge Street near corner of Phillip Street, with the corner of Bridge and Phillip Streets at right), 1882	84
Figure 185 – Extract of Birdseye View of Sydney, 1888 (view facing south)	84
Figure 186 – The City of Sydney, NSW 1890 (view facing west)	84
Figure 187 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	85
Figure 188 – Photograph of Treasury Building, c.1895	85
Figure 189 – Site Plan showing buildings, dated 1897 (original Treasury Building shown heavily outlined)	86
Figure 190 – Extract of Architectural Plan for Proposed Additions to Treasury (proposed north wing including a Strong Room and Link Building)	87
Figure 191 – Extract of Architectural Plan for Proposed Additions to Treasury (proposed north wing including a Strong Room and Link Building with Colonnade)	88
Figure 192 – Extract of Architectural Plan for Proposed Additions to Treasury (showing proposed reconfiguration of existing Treasury Building which did not proceed)	88
Figure 193 – Elevation to Macquarie Street of Strong Room	89
Figure 194 – Northern (side) elevation of Strong Room	89

Figure 195 – Western (rear) elevation of Strong Room (now obscured by 1980s' hotel development)	89
Figure 196 – Southern (side) boundary of Strong Room (to be adjoining Link Building after Link Building constructed)	89
Figure 197 – Section C-D of Strong Room (internal section facing towards inner face of western wall – showing the double narrow-u staircase, now removed)	90
Figure 198 – Section A-B of Strong Room (internal facing towards inner face of southern wall)	90
Figure 199 – Strong Room Treasury: Detail of stone façade similar to as constructed	90
Figure 200 – Strong Room Treasury: Detail of internal double narrow-u stair (now removed)	90
Figure 201 – Strong Room Section C-D (internal facing towards inner face of western wall)	91
Figure 202 – Strong Room Section A-B (internal facing towards inner face of southern wall)	91
Figure 203 – Photograph showing recently completed Strong Room building c.1896 (Strong Room building shown shaded)	91
Figure 204 – Circular Quay and the North Shore in 1896 (Strong Room building shown shaded)	92
Figure 205 – Eastern elevation to Macquarie Street of Link Building (generally as constructed)	92
Figure 206 – Back (western) elevation of Link Building (generally as constructed)	92
Figure 207 – Section G-H of Link Building (generally as constructed) showing the internal face of the eastern facade	93
Figure 208 – Section C-D of Link Building (generally as constructed) showing the eastern façade of the Link Building behind the front portico	93
Figure 209 – Section J-K of Link Building (generally as constructed) showing the exterior face of the arcade	93
Figure 210 – Section G-H of Link Building (generally as constructed) showing the internal face of the eastern facade	93
Figure 211 – Section A-B (generally as constructed) showing view south, through the centre of the Link Building (features visible include spiral staircase in rear arcade which is now removed and timber counter on ground floor, also removed)	94
Figure 212 – Section E-F (generally as constructed) showing view north, through the centre of the Link Building (features visible include detail of plaster frieze, timber panelling and carved door pediments in the Premier's Room on the first floor, and wrought iron gates to portico – now removed)	94
Figure 213 – Basement Floor Plan, by Vernon, December 1897	95
Figure 214 – Ground Floor Plan, by Vernon, December 1897	95
Figure 215 – First Floor Plan, by Vernon, December 1897	96
Figure 216 – Treasury Building – Detail of Cortile (arcade) to rear of Link Building, dated 1898	97
Figure 217 – Photograph of Treasury buildings along Macquarie Street as the Link Building is being completed, c.1899	98
Figure 218 – Photograph of Treasury buildings along Macquarie Street as the Link Building is being completed, c.1899	98
Figure 219 – Old tramway waiting room on the corner of Bridge Street and Phillip Street (undated but c. 1898) showing Treasury buildings and arcade behind (refer to Figure 216)	99
Figure 220 - Photograph of new Premier's Room in Link Building c.1899	100
Figure 221 - Photograph of new Premier's Room in Link Building c.1899	100
Figure 222 – Premier's Room Treasury, Hon J. Carruthers Banquet (c.1904)	101
Figure 223 – Photograph of former Treasurer's Room in original Treasury Building, c.1899	102
Figure 224 – View of Macquarie Street, undated but c.1900	103
Figure 225 – Photograph of Treasury Building for Federation celebrations, 1901	103
Figure 226 – The Quay in June 1905 (north and west facades of Strong Room visible and shown shaded hereunder)	103
Figure 227 – Birds eye view of the site in 1906	104
Figure 228 – Undated postcard illustration of Treasury Buildings along Macquarie Street, c.1910 (?)	104
Figure 229 – Undated postcard illustration of Treasury Buildings along Macquarie Street, c.1910 (?)	104
Figure 230 – Extract of City of Sydney Map, 1910	105

Figure 231 – Photograph of The Chief Secretary’s Office on Bridge Street, opposite the Treasury Building; the vacant south western portion of the subject site being used as a Tramway is visible in the bottom left corner. 1911.	105
Figure 232 – Photograph of Bridge Street with Treasury on right, c.1910	106
Figure 233 – Photograph of Treasury buildings along Macquarie Street (Treasury, Link and Strong Room), c.1914	106
Figure 234 – New addition to Strong Room roof, 1914	106
Figure 235 – AIF Troops marching along Macquarie Street, c.1915	107
Figure 236 – Panoramic view of Sydney, looking south from Circular Quay, by Frank Walker, showing the subject site occupied by a tram depot. Undated (but certainly between 1900-1916 because of the development of adjoining Treasury buildings)	107
Figure 237 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red	108
Figure 238 – Additions to Treasury by George McRae in 1916 (Proposed elevation to Bridge Street – domed ends were never constructed)	108
Figure 239 - Additions to Treasury by George McRae in 1916 (proposed elevation of internal Cortile, following the architectural style of Vernon’s .1899 Cortile).....	109
Figure 240 - Additions to Treasury by George McRae in 1916 (Proposed elevation to corner of Bridge & Phillip St – not constructed)	109
Figure 241 – Artist’s impression of proposed McRea alterations (Phillip Street wing and domed ends never constructed)	110
Figure 242 - Additions to Treasury by George McRae in 1916 (Half inch detail of front – Bridge Street elevation) showing elevation as constructed	111
Figure 243 - Additions to Treasury by George McRae in 1916 (Half inch detail of interior).....	112
Figure 244 – Decorative joinery around doors	113
Figure 245 – Fireplace.....	113
Figure 246 - 1916 George McRae proposed Plans – Elevation of temporary end (western façade)	114
Figure 247 – Extract of Building Journal from July 1919 showing the subject property elliptical staircase and steel caged lift in an advertisement.....	115
Figure 248 – 1916 George McRae proposed Plans – Elevation of temporary gangway looking south.....	116
Figure 249 – 1916 George McRae proposed Plans – Elevation of temporary gangway	116
Figure 250 - Additions to Treasury by George McRae in 1916 (Half inch detail of cortile)	117
Figure 251 – Photograph of the inside of the arcade return along the northern façade of the combined original Treasury Building and 1916 west wing addition, 1932	118
Figure 252 – Photograph of the southern return of the Cortile, 2016.....	119
Figure 253 – The Quay in the late 1920s (view of the southern return of the colonnaded arcade visible (outlined) indicating that the remainder of the southern return was constructed in the 1920s.....	119
Figure 254 – J.C. Holliman, Under Secretary, Treasury. Photograph taken in May 1923 in The Premier’s Room. Note the imposing marble fireplace on the right (still extant) and the lack of entry door to The Premier’s Office on the left (western wall) which was added later. 1923.	120
Figure 255 – Photograph of the Premier’s Room, 1930.....	121
Figure 256 – Photograph of the Treasury buildings along Macquarie Street from the Botanical Gardens, c. 1916-1947 (probably closer to c.1930). This photo illustrates the composition of the Treasury Building group’s form and roofscape within the Macquarie Street streetscape. The Phoenix Palms visible to the eastern alignment of Macquarie Street are typical of the interwar period and are still extant. The broader landscaped setting has changed with large areas of cleared and manicured gardens.	122
Figure 257 – Bridge Street yard tramway siding, 1930 (showing elliptical staircase tower in background shaded)	122
Figure 258 – Photograph of Treasury Building, 1935 (showing both the Macquarie Street northern wing and Bridge Street western wing)	122
Figure 259 – 1931 Accommodation Survey – Basement Floor	123
Figure 260 – 1931 Accommodation Survey – Ground Floor	124
Figure 261 – 1931 Accommodation Survey – First Floor	125

Figure 262 – Photograph of men carrying a box to waiting car outside the Treasury Building, 18 May 1933	126
Figure 263 – Photograph of four men holding bogs of coins from the Treasury Building, 18 May 1933	126
Figure 264 – Photograph of the Treasury buildings and Transport House along Macquarie Street by Sam Hood, 1925-57.....	127
Figure 265 – Extract of 1943 aerial	128
Figure 266 – Dissolution of the Stevens Government. Photograph taken in front of Original Treasury Building Macquarie Street portico, August 1938	128
Figure 267 – Dissolution of the Stevens Government. Photograph taken in front of Original Treasury Building Macquarie Street portico, August 1938	128
Figure 268 – Showing Treasury on the right and Chief Secretary's Building on the left, 1944.....	129
Figure 269 – Showing Treasury on the right and Chief Secretary's Building on the left, 1947	129
Figure 270 – Extract of Civic Survey of Circular Quay Dawes Point, 1948.....	129
Figure 271 – Extract of 1949 Aerial	130
Figure 272 – Extract of plan showing proposed new Treasury Building Wing along Phillip Street (1947) ...	131
Figure 273 – Extract of City Building Surveyors' Detail Sheets, c.1956 (Sheet 2).....	131
Figure 274 – View south east from AMP Building, 14 April 1961 (showing view of internal Cortile and roof of Treasury buildings)	132
Figure 275 – View south east from AMP Building, 14 April 1961 (showing view of internal Cortile and roof of Treasury buildings)	132
Figure 276 – Photograph of Treasury Building, 17 September 1963	132
Figure 277 – Photograph of Treasury Building and adjoining Transport House, 17 September 1963	132
Figure 278 – Extract of diagrams showing the existing buildings and proposed redevelopment of the site, extracted from the Feasibility Study for a New Conservatorium of Music, July 1978.....	133
Figure 279 – Extract of diagrams showing the existing buildings and proposed redevelopment of the site, extracted from the Feasibility Study for a New Conservatorium of Music, July 1978.....	133
Figure 280 – Pictures of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978	133
Figure 281 – Pictures of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978	133
Figure 282 - Picture of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978	134
Figure 283 – Photograph of the subject property in March 1982, before hotel development. The memorial statue visible was erected in 1922.....	135
Figure 284 – Extract proposed plans from 1983: Basement Floor (Treasury section)	138
Figure 285 – Extract proposed plans from 1983: Ground Floor (Treasury section).....	139
Figure 286 – Extract proposed plans from 1983: First Floor (Treasury section).....	140
Figure 287 – Extract proposed plans from 1983: Roof plan.....	141
Figure 288 – Extract proposed plans from 1983: Phillip Street facade	141
Figure 289 – Extract proposed plans from 1983: Tower western elevation	142
Figure 290 – Photograph of Treasury buildings, 21 August 1987	143
Figure 291 – Photograph of Treasury buildings, c.1989. The memorial pole visible was temporary and is no longer extant – its original purpose is unknown and is unlikely to have been associated with the Treasury.....	143
Figure 292 – Photograph of the subject property after hotel development, ca.1985-2000	143
Figure 293 – Extracts of plans showing Level 9 conversion works	144
Figure 294 – Extracts of plans showing Level 9 conversion works	144
Figure 295 – Extract of accommodation survey from 2004: Basement Plan	145
Figure 296 – Extract of accommodation survey from 2004: Ground Floor Plan	146
Figure 297 – Extract of accommodation survey from 2004: First Floor Plan	147
Figure 298 – Current aerial overlayed with c.1855 Smith and Gardiners Map of Sydney	148
Figure 299 – Current aerial overlayed with c.1855-1865 Trigonometrical Survey of Sydney	149

Figure 300 – Current aerial overlayed with c.1880 Doves Plan of Sydney	149
Figure 301 – Old tramway waiting room on the corner of Bridge Street and Phillip Street (undated but c. 1898) showing Treasury buildings and arcade behind	150
Figure 302 – Birds eye view of the site in 1906.....	150
Figure 303 – Current aerial overlayed with c. 1910 City of Sydney Survey	151
Figure 304 – Extract of the 1980s' hotel redevelopment plans for the Basement Floor, showing the approximate location of the largest sub-basement floor (Hotel Basement Level 4) shown in dotted green, as an approximate indication of the extent of excavation undertaken to provide basement space. The approximate area of the Link Building which was excavated and replaced with a new concrete floor is outlined in dotted blue. The broader InterContinental Hotel site boundary is shown in a solid red outline, and the Former Treasury Buildings SHR curtilage (the subject site) is shown shaded red.....	152
Figure 305 – Extract of Higginbotham report.....	154
Figure 306 – Area of archaeological potential.....	156
Figure 307 – Grading Diagrams – Grading of Visible Fabric (Macquarie Street Façade)	167
Figure 308 – Grading Diagrams – Grading of Visible Fabric (Bridge Street Façade)	168
Figure 309 – Grading Diagrams – Grading of Visible Fabric (Basement Level)	169
Figure 310 – Grading Diagrams – Grading of Visible Fabric (Ground Floor)	170
Figure 311 – Grading Diagrams – Grading of Visible Fabric (First Floor)	171
Figure 312 – Grading Diagrams – Grading of Visible Fabric (Roof Plan)	172
Figure 313 – Grading Diagrams – Grading of Building Form and Spaces (Macquarie Street Façade)	174
Figure 314 – Grading Diagrams – Grading of Building Form and Spaces (Bridge Street Façade)	175
Figure 315 – Grading Diagrams – Grading of Building Form and Spaces (Basement Level)	176
Figure 316 – Grading Diagrams – Grading of Building Form and Spaces (Ground Floor)	177
Figure 317 – Grading Diagrams – Grading of Building Form and Spaces (First Floor)	178
Figure 318 – Grading Diagrams – Grading of Building Form and Spaces (Roof Plan)	179
Figure 319 Extract of proposed plans – demolition plan level 05 (basement level)	187
Figure 320 Extract of proposed plans – proposed plan level 05 (basement level)	187
Figure 321 Extract of proposed plans – demolition plan level 06 (ground floor)	188
Figure 322 Extract of proposed plans – proposed plan level 06 (ground floor)	188
Figure 323 Extract of proposed plans – demolition plan level 07 (first floor)	189
Figure 324 Extract of proposed plans – proposed plan level 07 (first floor)	189
Figure 325 Extract of proposed plans – demolition plan level 32.....	190
Figure 326 Extract of proposed plans – proposed plan level 32	190
Figure 327 Extract of proposed plans – cortile floor plan	191
Figure 328 Extract of proposed plans – internal cortile elevation showing proposed BCA compliant balustrades	192
Figure 329 Extract of proposed plans – internal cortile elevation showing proposed BCA compliant handrail to stair	193
Figure 330 Extract of proposed plans – proposed internal cortile render	194
Figure 331 Extract of proposed plans – proposed render of new streamlined bronze balustrades to cortile arcade at level 07 (first floor)	194

TABLES

Table 1 SEARs Responses	3
Table 2 – Heritage Listings.....	7
Table 3 Vicinity heritage items.....	9
Table 4 – Views to and from the Former Treasury Buildings (subject site).....	20
Table 5 – Physical Analysis: Original Treasury Building	29
Table 6 – Physical Analysis: Northern Wing Extension.....	40

Table 7 – Physical Analysis: Western Wing Extension	52
Table 8 – Physical Analysis: Hotel building	60
Table 9 – Proposed assessment of heritage significance	158
Table 10 – Gradings of significance definitions	165
Table 11 – Definitions of time periods	165
Table 12 – Gradings of condition definitions	166
Table 13 Assessment against the Sydney Local Environmental Plan 2012	195
Table 14 Assessment against the Sydney Development Control Plan 2012	197
Table 15 Heritage NSW Guidelines.....	205
Table 16 Conservation Management Plan Policy	210

EXECUTIVE SUMMARY

Urbis has been engaged by Mulpha to prepare the following Heritage Impact Statement for a State Significant Development (SSD) application (SSD-10454). This Heritage Impact Statement has been prepared in response to Requirement 6 of the Secretary's Environmental Assessment Requirements (SEARs) to assist the consent authority in their determination of the proposal and to assess the potential heritage impacts of the proposal. 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:

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. The proposed works are outlined in detail at Section 6 of this report.

A detailed heritage impact assessment is included at Section 7 of this report.

The proposed works are almost entirely located within the existing building envelope and are essentially limited to internal refurbishment of the later 1980s' hotel spaces. The proposal seeks to refurbish the interior hotel spaces of the 1980s' building, thereby enhancing the amenity of the hotel and future proofing its tourism operations. These works will in turn help to conserve the Former Treasury Buildings by facilitating an ongoing sympathetic use.

There are no changes proposed that will have an adverse heritage impact on significant fabric of the Former Treasury Buildings. The only proposed works which will have any physical impact on the Former Treasury Buildings are outlined below. These works are minor and will have no adverse heritage impacts for the reasons outlined below.

- The existing metal balustrades at Level 07 (first floor) of the cortile arcade will be replaced with new balustrades. These new balustrade elements have been designed by Woods Bagot to be minimal in appearance and respond to the overall design intent of the refurbishment works by utilising a dark bronze material finish. No intervention to significant fabric is proposed, with the new balustrade elements to be fixed to the sandstone coping utilising the existing fixing points for the existing balustrade elements. No further penetrations will occur. These elements are entirely reversible and replaceable and will allow the building to continue to operate as a hotel whilst also meeting code compliance. The proposed elements are beautifully restrained in their detailing and are readily apparent as new work. They will not detract from the traditional character of the masonry arcades. This proposed change is minimal and will have no adverse or material impact on the significance of the place.
- Within the existing group entrance space at Level 05 (basement) of the Strong Room fronting Macquarie Street, the later retail partitions will be removed. This removal will recapture some sense of the original space and provide an enhanced amenity for the hotel's group entrance. This also provides the opportunity to refurbish the later internal finishes like the 1980s' floor covering and decoration, to provide a more defined connection of this space with the remainder of the hotel and internal cortile space. This proposed change is minimal and will have no adverse or material impact on the significance of the place.

- The proposed refurbishment of the cortile is located outside of the SHR curtilage for the Former Treasury Buildings and the proposed changes to this space will not have any adverse heritage impacts to any fabric of heritage significance. These works are minor and will enhance the amenity of the place and facilitate the ongoing use and appreciation of the hotel and the Former Treasury Buildings.

External proposed works are limited to the minor extension of the level 32 club lounge on the 1980s' hotel tower and the refurbishment of the modern Bridge/Phillip corner pedestrian entrance to the hotel.

There are no significant views towards or from the Former Treasury Buildings which will be affected by the subject proposal. The only visible change will be in southward views towards the 1980s' tower, where the minor Level 32 extension will be visible amongst the urban skyline of the city. However, significant views towards the Former Treasury Building are from the west (eastward) and south (northward), and the proposed works, including external works, will have no material impact on these existing significant views. The proposal will also have no material or adverse impact on any significant views towards or from any of the heritage items in the vicinity.

The proposed works to the corner entrance at Phillip and Bridge Street will only impact later 1980s' fabric and will have no impact on significant or early fabric. These works are located outside of the State Heritage Register (SHR) curtilage for the Former Treasury Buildings. These proposed entrance works will enhance the overall amenity of this pedestrian entry and provide for equitable access to the property.

None of the proposed works will affect the existing heritage curtilages of the Former Treasury Building or any of the heritage items in the vicinity. The proposal works in this application are minor and have limited physical intervention to the place. The works will enhance the place and its use which will facilitate its ongoing conservation.

The significance of the place will be interpreted through the careful retention and conservation of significant fabric, the sympathetic introduction of new elements where required, and the application of an interpretation strategy which is being prepared separately for this application in accordance with the SEARs.

The proposed works are consistent with the intent and policy of the current CMP, and an assessment against this policy is outlined below at Section 7.4 of this report.

Overall the proposed works are considered to have an acceptable heritage impact and are recommended for approval.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Mulpha to prepare the following Heritage Impact Statement for a State Significant Development (SSD) application (SSD-10454). This Heritage Impact Statement has been prepared in response to Requirement 6 of the Secretary's Environmental Assessment Requirements (SEARs) to assist the consent authority in their determination of the proposal and to assess the potential heritage impacts of the proposal. 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:

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. The proposed works are outlined in detail at Section 6 of this report.

A detailed heritage impact assessment is included at Section 7 of this report.

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 1 SEARs Responses

SEAR	Discussion
Provide a Heritage Impact Assessment which assesses: o Any impacts on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes and views, and recommend mitigation and management measures where required.	A detailed impact assessment is included at Section 7 of this report, and considers and assesses the potential impacts of the proposal on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes and views.
o Compliance with the current Conservation Management Plan (CMP) and/or any amendments to the CMP, noting that any amendments to the CMP for the former Treasury Buildings must first be endorsed by the Heritage Council and the CMP for Transport House must be accepted by Council.	At Section 7.4 of this report, we have assessed the proposal against the policy in the Conservation Management Plan (CMP) prepared for the Former Treasury Buildings by Urbis and dated 21.07.2020 (amended for endorsement re-lodgement following Heritage NSW second review). This CMP is currently

SEAR	Discussion
<p>o Demonstrate attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items and heritage conservation areas, and provide an evaluation of the effectiveness of the proposed mitigation measures.</p>	<p>with Heritage NSW and the Heritage Council of NSW for review and endorsement.</p>
<p>o Demonstrate the integration of the interpretation of the site's heritage significance, archaeology and historical association within the development proposal.</p>	<p>A detailed impact assessment is included at Section 7 of this report, and considers and assesses the potential impacts of the proposal on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes and views.</p>
<p>o Outline pedestrian and circulation impacts on the heritage building and how the design addresses and mitigates any adverse impacts.</p>	<p>A separate Heritage Interpretation Strategy has been prepared for this place in accordance with the SEARs for SSD-10454 and in accordance with the recommendations of the current CMP (awaiting endorsement). This separate Heritage Interpretation Strategy has been prepared by Urbis and is included in this SSD application package.</p>
<p>o If the SOHI identifies impact on potential historical archaeology, an historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines, Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage program.</p>	<p>A detailed impact assessment is included at Section 7 of this report, and considers the proposed pedestrian and access changes, such as providing enhanced disabled access to the place.</p>
<p>o Provide a detailed Schedule of Conservation Works that outlines all works that are proposed to the former Treasury Building, accompanied by a set of detailed drawings indicating the extent of works.</p>	<p>A high level assessment of historical archaeological potential, drawn from the current CMP, has been included at Section 4 of this report. There are no excavation works proposed within the area of archaeological potential identified in this analysis. Accordingly, the proposal has an acceptable (nil) archaeological impact, and further analysis in a Historical Archaeological Assessment is not considered necessary, and therefore has not been included. The proposal works are generally internal refurbishment to later spaces and fabric, and do not include any excavation or intervention to significant spaces or fabric.</p>
<p>o Provide an Interpretation Strategy/Plan prepared in accordance with Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005). The</p>	<p>A separate Schedule of Conservation Works has been prepared for this place 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.</p>

SEAR	Discussion
<p>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. 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.</p>	<p>recommendations of the current CMP (awaiting endorsement). This separate Heritage Interpretation Strategy has been prepared by Urbis and is included in this SSD application package.</p>

1.3. METHODOLOGY

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

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Sydney Local Environmental Plan 2012, the Sydney Development Control Plan 2012 and the Heritage NSW guidelines for assessing. We have also assessed the works against the policy in the Conservation Management Plan (CMP) prepared for the Former Treasury Buildings by Urbis and dated 21.07.2020 (amended for endorsement re-lodgement following Heritage NSW second review). This CMP is currently with Heritage NSW and the Heritage Council of NSW for review and endorsement.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian, Senior Heritage Consultant. 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.

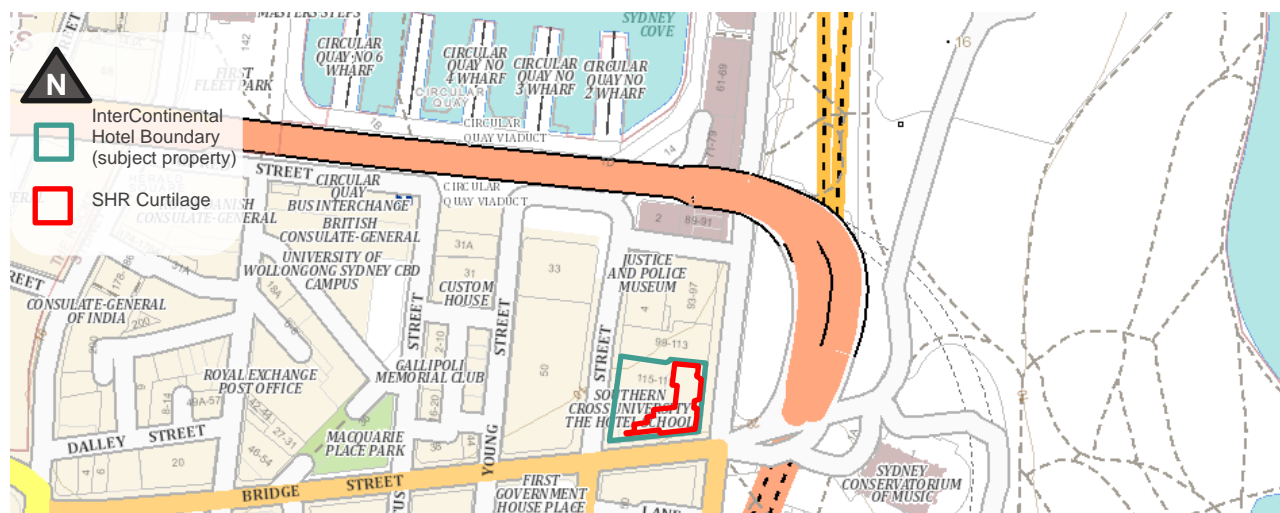


Figure 1 – Locality map

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.

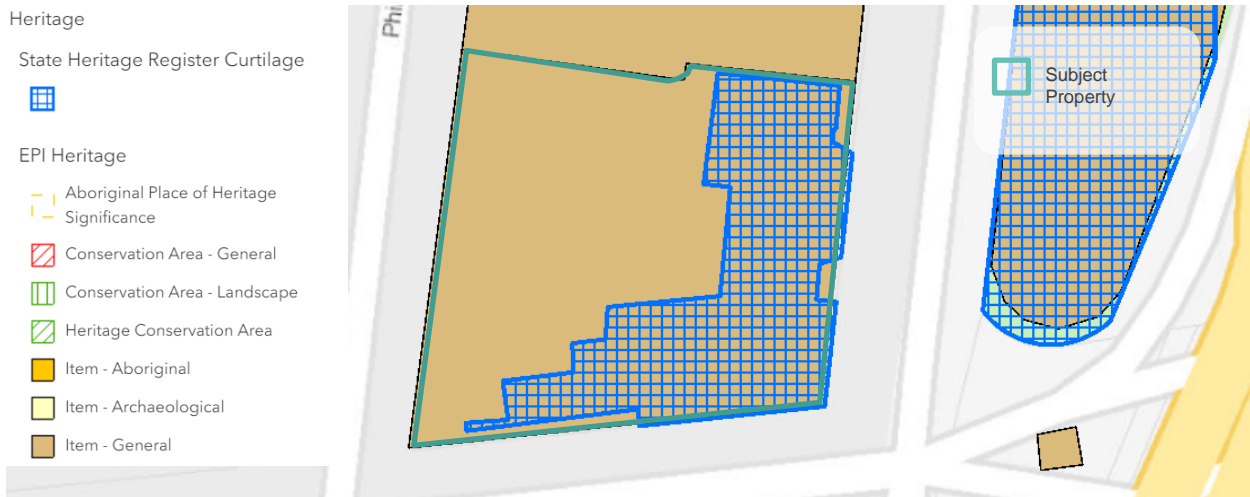


Figure 2 – Extract of the NSW Planning Portal showing heritage listings at the property

Source: NSW Planning Portal 2020

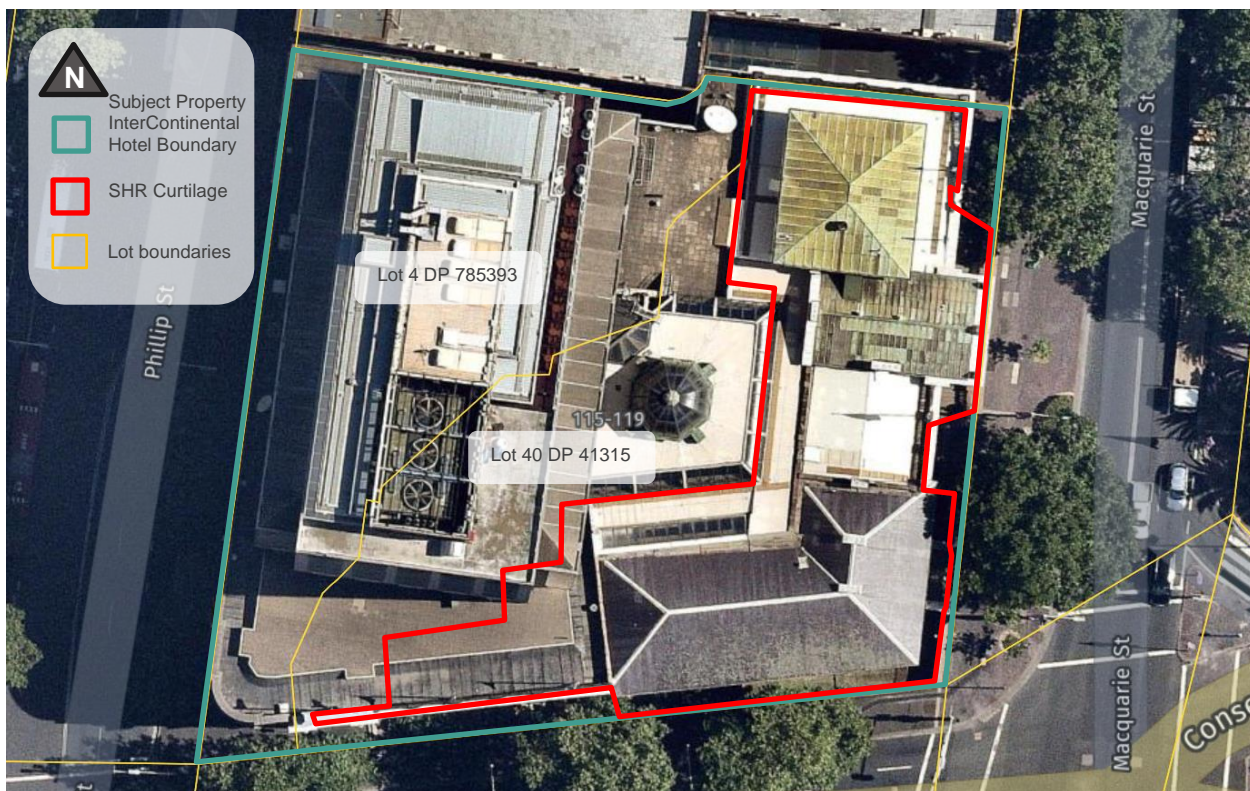


Figure 3 – Site Plan, showing the extent of SHR curtilage for Item No. 00355 on an aerial

Source: Nearmap 2019 with Urbis annotations

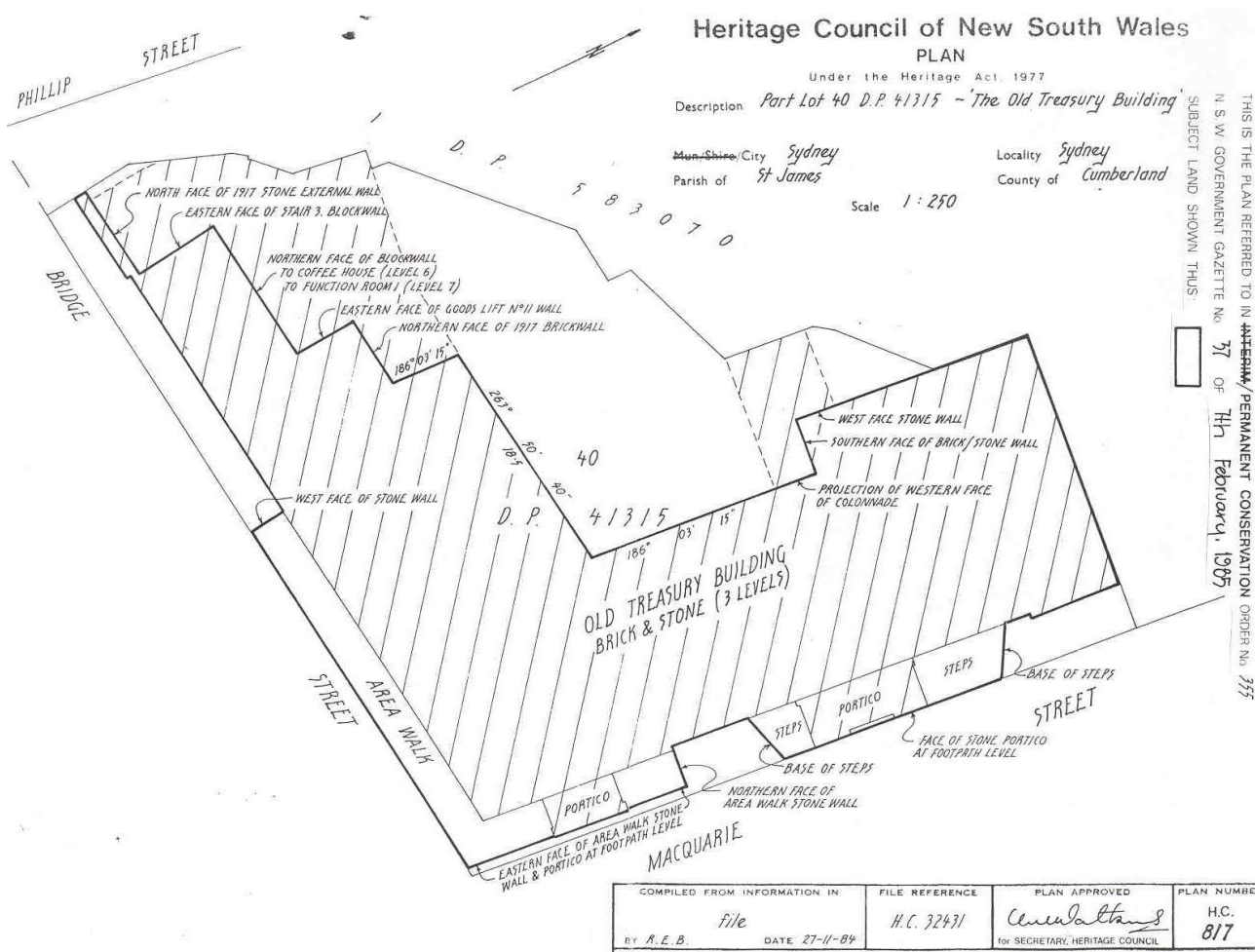


Figure 4 – Existing State Heritage Register NSW Curtilage – only part of Lot 40 Deposited Plan 41315 is listed as a state heritage item

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 2 – 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	

Type of Listing	Name of Item	Assessed Level of Significance
Indigenous Heritage under the Aboriginal Cultural Heritage Act 2003 (places that hold great meaning and significance to Indigenous people)	N/A	
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 3 Vicinity heritage items

Heritage Item	Listing	Statement of Significance
Transport House	Item 1870 under Schedule 5, Sydney LEP 2012	<p>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.</p>
Chief Secretary's Building	<p>SHR Item 00766</p> <p>Item 1872 under Schedule 5, Sydney LEP 2012</p>	<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</p>

Heritage Item	Listing	Statement of Significance
		<p>government offices through to the twentieth century make it possible to 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 Barnett 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

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

material identified under this criterion relates to archaeological zones identified within NSW and City of Sydney planning instruments only.

(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>

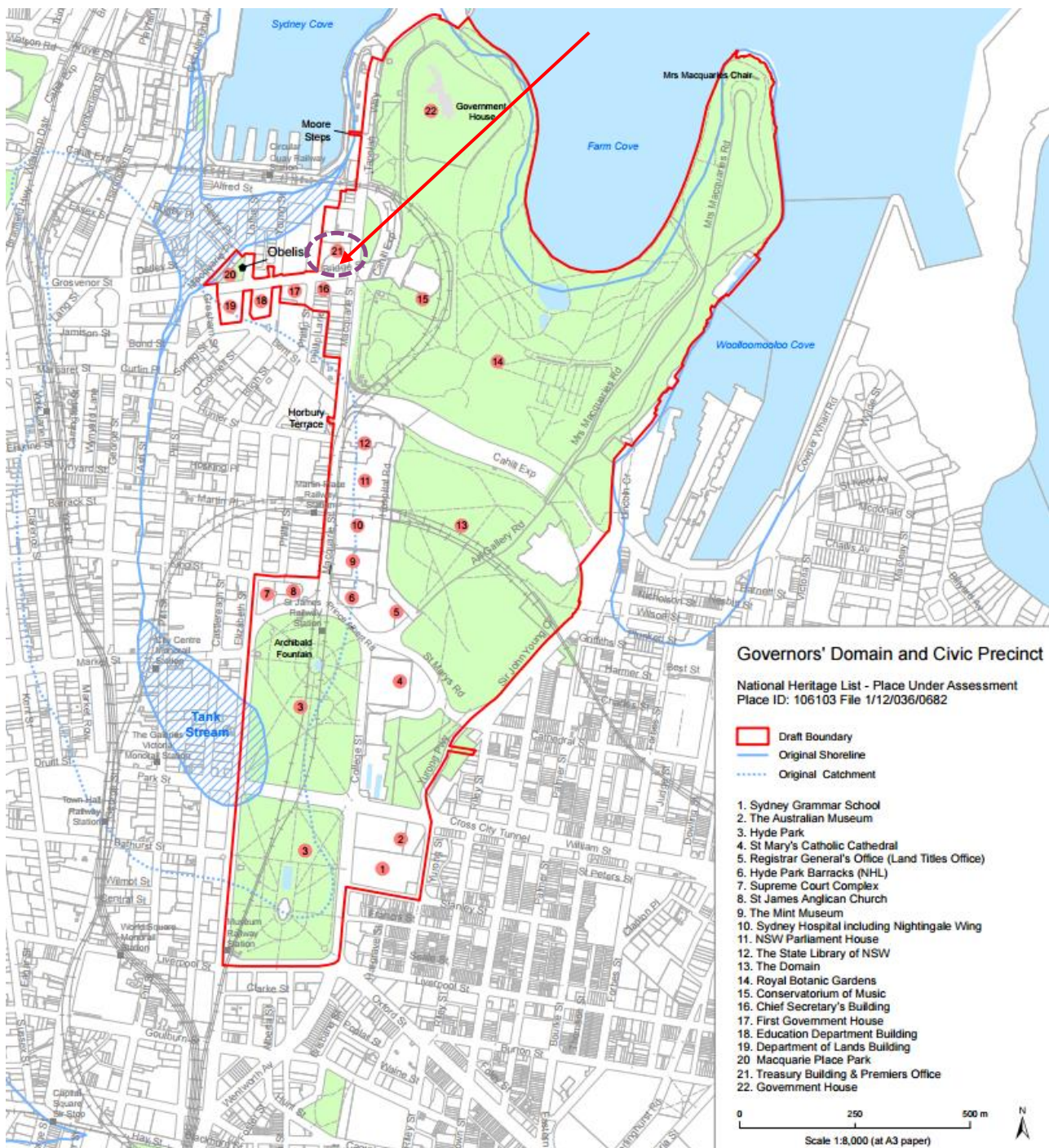


Figure 5 - Extract of the boundary of the proposed "Governors' Domain and Civic Precinct" National Heritage Listing (subject property circled)

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

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

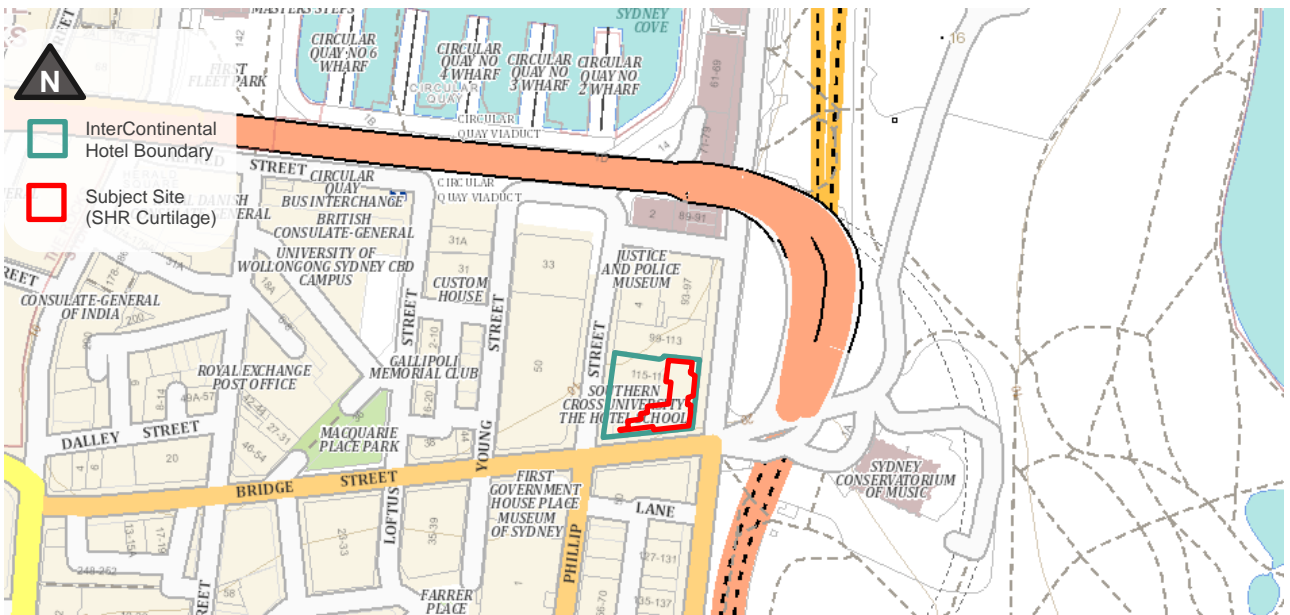


Figure 7 – Locality map showing the subject site outlined in red and the broader InterContinental Hotel Sydney site

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.

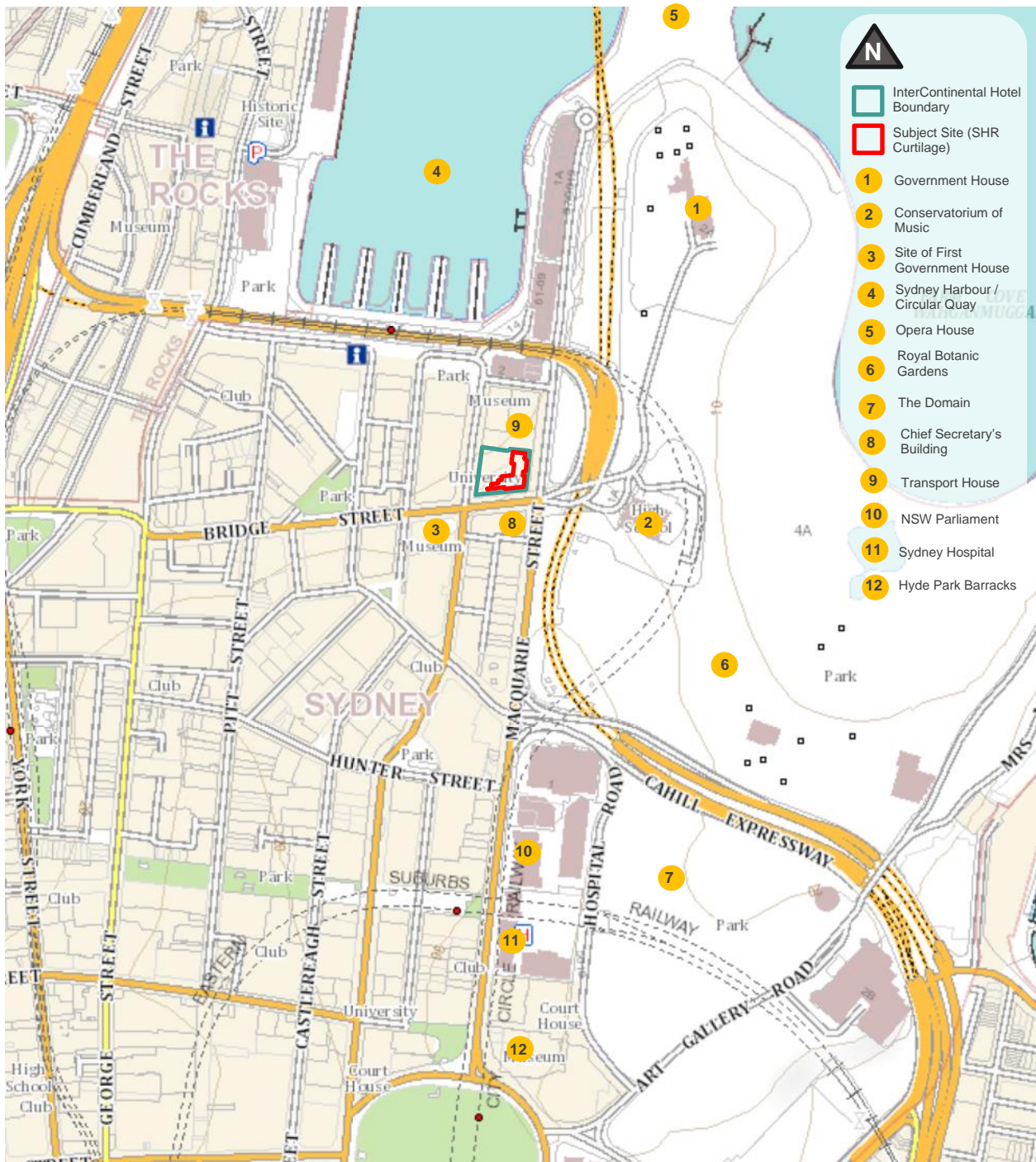


Figure 16 – Diagram identifying the subject site in relation to historically significant buildings and other prominent landmarks in the vicinity

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 4 – 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	

View	Description	Significance	Image
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	
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	

View	Description	Significance	Image
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

The existing configuration of the improvements is shown in the phase of development diagrams below, noting the general period for spaces and overall built form. While elements shown may have been reconstructed or altered at later dates, these diagrams are meant to provide a high level holistic indication of the period to which each building dates. The following sections of this report (Sections 2.4.2 to 2.4.5) provide a brief overview of the form, materiality and condition of the buildings.

2.4.1. Phase of Development Diagrams

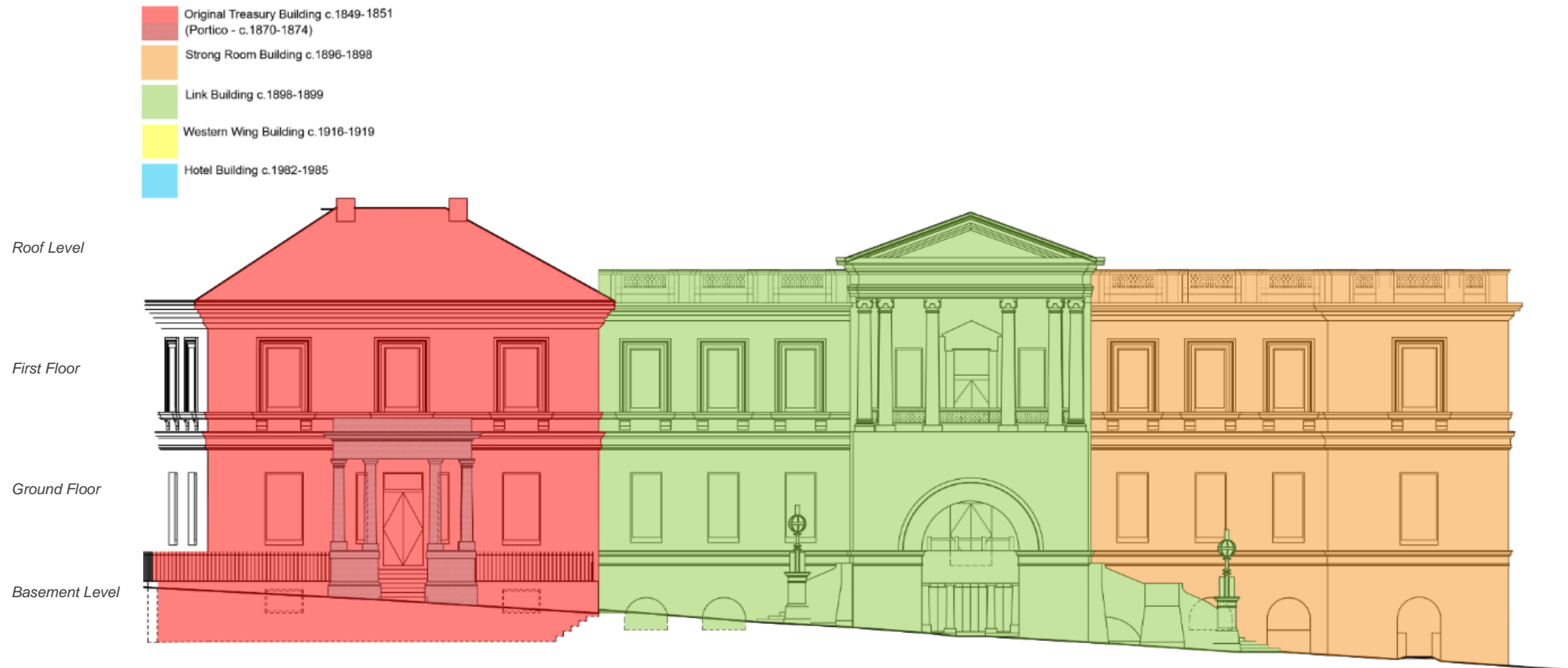


Figure 19 – Extract of 'as built' plans showing period of construction – Macquarie Street elevation

Source: Hassell Architects with Urbis annotations and overlay

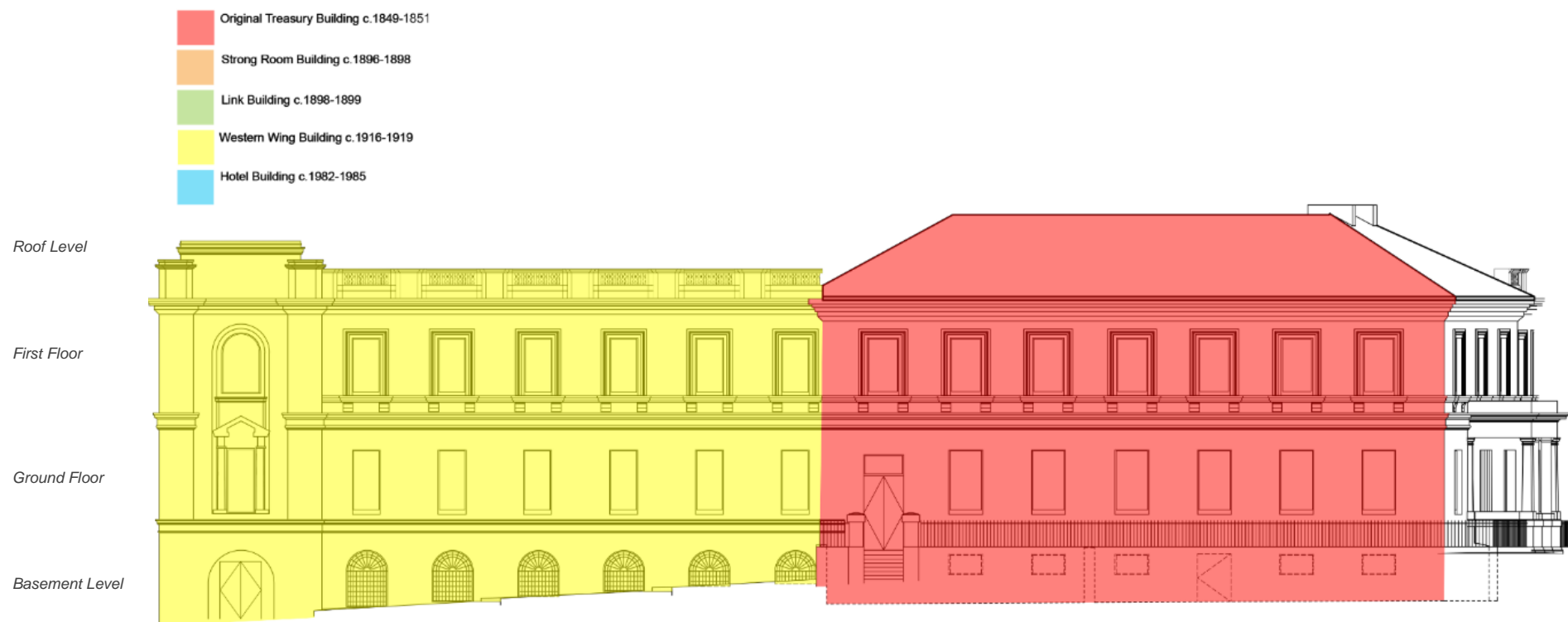


Figure 20 – Extract of ‘as built’ plans showing period of construction – Bridge Street elevation. Note that the entrance steps to the Bridge Street elevation of the Original Treasury Building were reconstructed in the 1980s, however they are shown in ‘red’ above, to indicate that they were an original element to the building.

Source: Hassell Architects with Urbis annotations and overlay

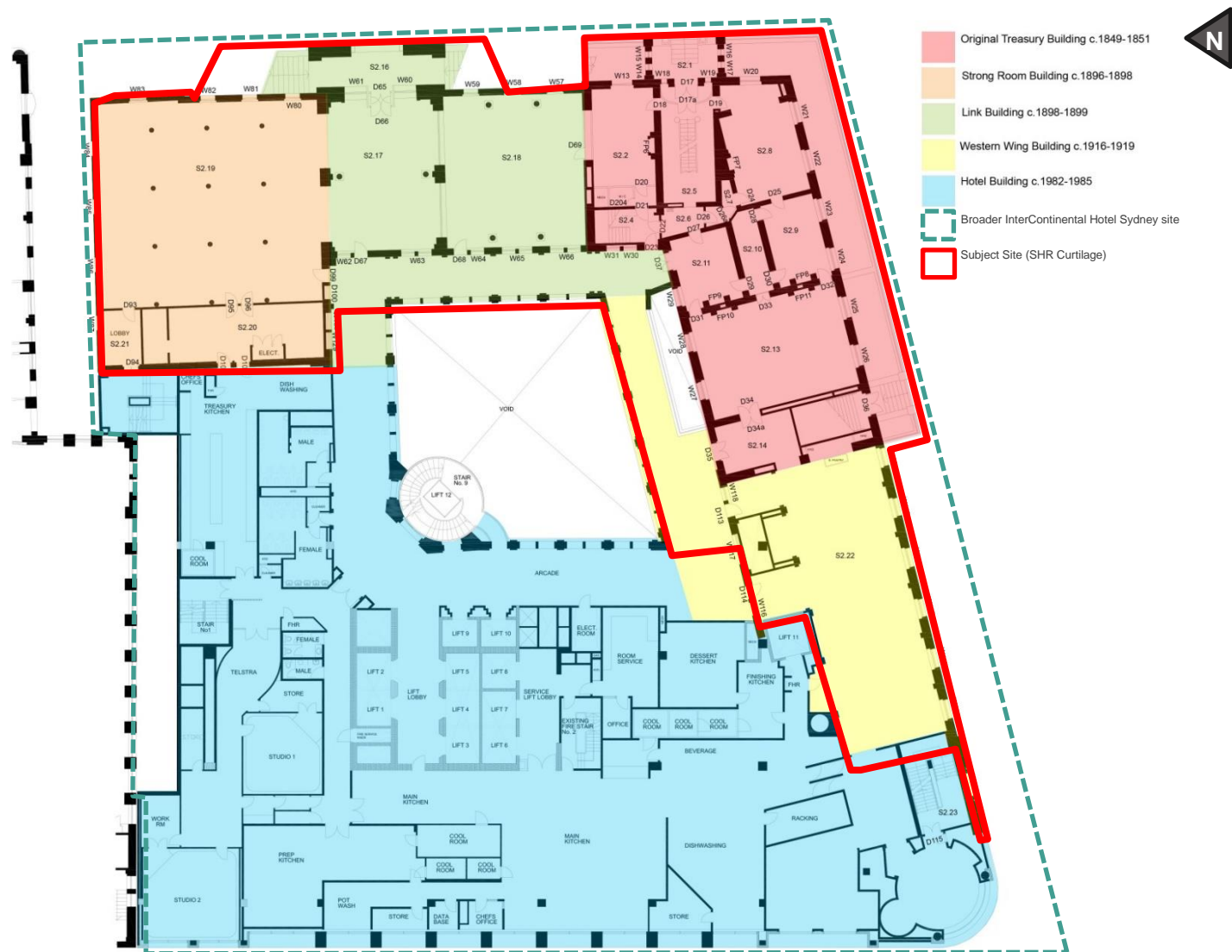


Figure 22 – Extract of 'as built' plans showing period of construction – Ground Floor

Source: Hassell Architects with Urbis annotations and overlay

2.4.2. Original Treasury Building

This section relates to the following building stage:



Figure 24 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red

Source: Urbis



Figure 25 Photograph of the Original Treasury Building, 2016

Source: Urbis

The form, materiality and condition of the original Treasury Building, designed by the Colonial Architect Lewis Mortimer, and constructed c.1849-1851, is described hereunder.

Table 5 – Physical Analysis: Original Treasury Building

Item	Detail
Architect:	Colonial Architect Mortimer Lewis
Constructed:	c.1849-1851. First occupied for business on 17 October 1851.
Architectural Style:	Victorian Italian Palazzo

Item	Detail
General Description:	<p>The building is an irregular 'L' shaped building over three storeys. The building has its principal frontage to Macquarie Street with a sandstone portico (c.1874) and a secondary frontage to Bridge Street. The building was constructed for the dual occupation of the Department of Treasury and the Auditor-General Department.</p> <p>The basement level (set below street level to Macquarie and Bridge Streets, but exposed internally due to the topography of the site) comprises the original Colonial vault, associated ante-chambers, former administration areas and a number of modernised bathrooms. Part of the basement level has been converted into a restaurant.</p> <p>The ground floor level comprises a number of small office areas and one large function room. The first floor level also comprises a number of smaller offices and one large function space.</p> <p>A central imperial timber staircase and hall connects the three levels. It has been blocked from being used between all levels at present. The rooms within this building are either used for private commercial tenants or associated with the InterContinental Hotel.</p>
Materiality:	<p>The basement level of the building is set below the Macquarie Street level with sandstone foundations. A light well / subterranean walkway extending along the Macquarie Street and Bridge Street frontages provides light to the basement level and provides for ventilation.</p> <p>The building has external exposed sandstone walls and a combination of sandstone and brick internal walls. External sandstone walls are ashlar styled and comprise detailed cornices and entablatures.</p> <p>Walls are rendered internally and painted or wall-papered.</p> <p>Internal flooring is of timber floorboard materiality with later carpet coverings in rooms.</p> <p>The building has a timber roof structure with later slate tiles and lead flashing.</p> <p>Generally Australian cedar joinery throughout, in particular on the street facing Georgian 12 pane double hung sash windows. A number of original door cases and doors remain intact throughout.</p> <p>Some original light fixtures are extant in the principal stair-hall facing Macquarie Street.</p> <p>A number of internal ceilings have been replaced or lowered to provide for modern service installation. Some lathe and plaster ceiling evident above false ceiling on basement level.</p>
Distinctive Features:	<ul style="list-style-type: none"> • Exposed sandstone façades including vermiculated sandstone face detailing. • Vaulted sandstone vault in basement level at the corner of Macquarie and Bridge Street. Original iron doors are missing. • Composition of original stair hall including stair configuration, original light fixtures and later air-lock screen. • Proportion and detailing of original windows to the façades, including original window furniture. • Original joinery throughout. • Portico and public steps.
General Condition:	<p>Given the age and continued occupation of the building, overall it presents in a good condition. The original cedar sash windows are in good condition except where later double glazing has resulted in some weathering from overexposure to heat. Signs of rising damp are evident in the basement level rooms along the Macquarie Street frontage associated with later cement renders.</p>

Item	Detail
	<p>A number of original features including decoration (wallpaper and stencilling), ceilings, cornices, architraves, fireplaces and surrounds and joinery (skirting boards) have been removed or replaced with later reproductions. This is particularly evident in the following spaces:</p> <ul style="list-style-type: none"> • S1.7 – basement vault with original iron doors missing. • S2.2 & S3.1 – original offices reconfigured with later bathrooms and partitions, new ceilings. All cornicing and original fireplaces removed. Patching of skirting evident. • S2.8, S2.9, S2.11 and S2.13 – all new reproduction fireplace surrounds. • S2.13 – reproduction decorative ceiling below original, deteriorated ceiling. • S3.9 – raised floor level to accommodate services above the decorative ceiling of S2.13 <p>A number of structural changes and interventions have occurred as a result of the 1982-1985 hotel development to provide upgraded services and fire compliance. These changes have resulted in the loss of original fabric or reproduction of features. This is particularly evident in the following spaces:</p> <ul style="list-style-type: none"> • S1.11 & 1.12 – converted to bathrooms for the basement level restaurant. • S1.8, S2.4, S3.3, S3.11 & S2.14 – modified to a concrete fire stairwell and exit in conjunction with 1980s' hotel development. • D2, D4, D21, D22, D23, D43, D44, D55, D36 & D53 – new doors for fire exit.



Figure 26 – Eastern façade (Macquarie Street)

Source: Urbis



Figure 27 – Southern façade (Bridge Street)

Source: Urbis



Figure 28 – Eastern façade (Macquarie Street) portico steps

Source: Urbis



Figure 29 – Eastern façade (Macquarie Street) showing fence

Source: Urbis



Figure 30 – Eastern façade (Macquarie Street) front door

Source: Urbis



Figure 31 – Eastern façade (Macquarie Street) basement level light well

Source: Urbis



Figure 32 – Eastern façade (Macquarie Street) sandstone quoins

Source: Urbis



Figure 33 – Looking down Bridge Street return of sunken basement level light well)

Source: Urbis



Figure 34 – Bridge Street entrance sandstone bridge (reconstructed)

Source: Urbis

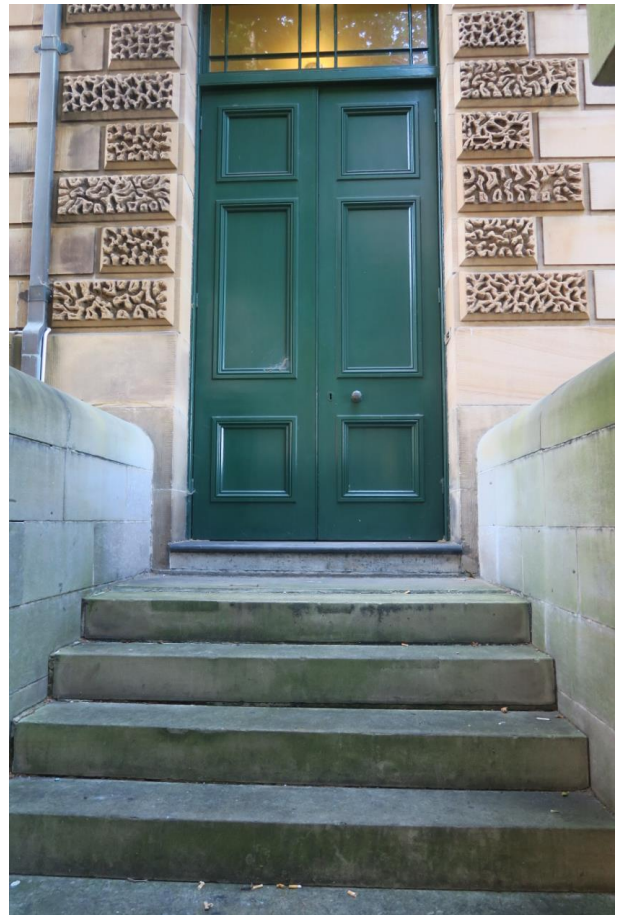


Figure 35 – Bridge Street entrance steeps and bridge (reconstructed).

Source: Urbis



Figure 36 – S2.9 – ground floor office

Source: Urbis

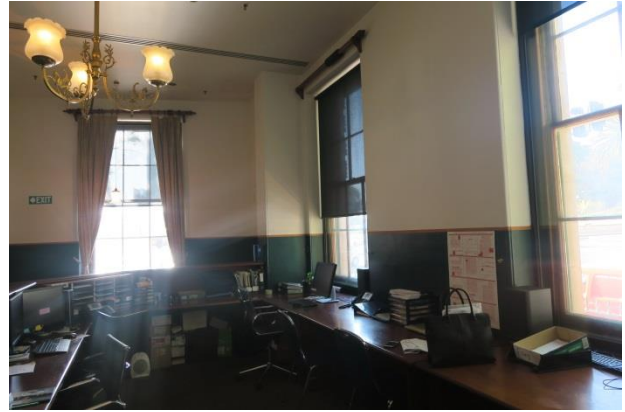


Figure 37 – S2.8 – ground floor office

Source: Urbis



Figure 38 – S2.2 – ground floor office

Source: Urbis



Figure 39– S2.13 – the Bridge Room

Source: Urbis



Figure 40 – S2.5 – stair hall

Source: Urbis



Figure 41 – D17A – later air-lock enclosure in stair hall

Source: Urbis



Figure 42 – S2.5 – original light fitting

Source: Urbis



Figure 43 – S2.5 – mid landing of main imperial staircase

Source: Urbis

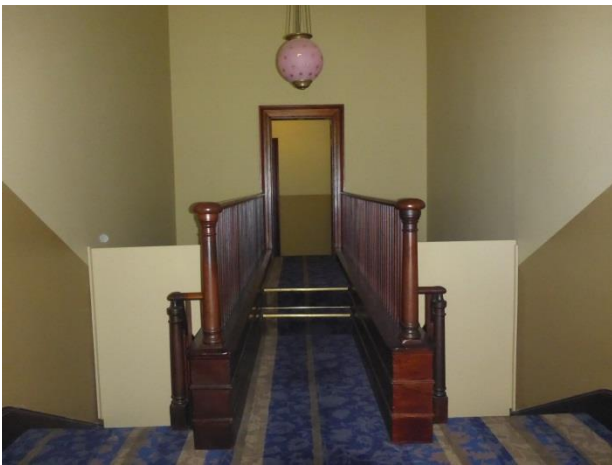


Figure 44 – S3.4 – first floor landing

Source: Urbis

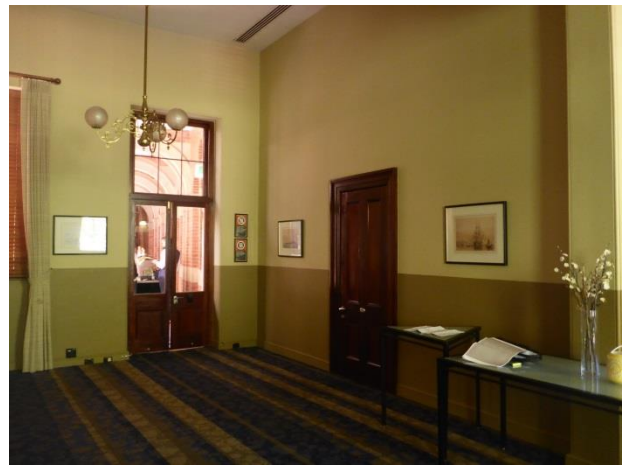


Figure 45 – S3.8 – first floor function room ante chamber

Source: Urbis



Figure 46 – S3.9 – first floor function room

Source: Urbis



Figure 47 – S3.8 – first floor function room ante chamber

Source: Urbis



Figure 48 – S3.5 – first floor office

Source: Urbis



Figure 49 – S3.1 – first floor office (original Treasurer's Room)

Source: Urbis



Figure 50 – D39 – original door case (ground floor to S2.2)

Source: Urbis



Figure 51 – ground floor S2.2 – fireplace

Source: Urbis



Figure 52 – S2.11 – office

Source: Urbis



Figure 53 – S1.7 – original basement vault (doors missing)

Source: Urbis

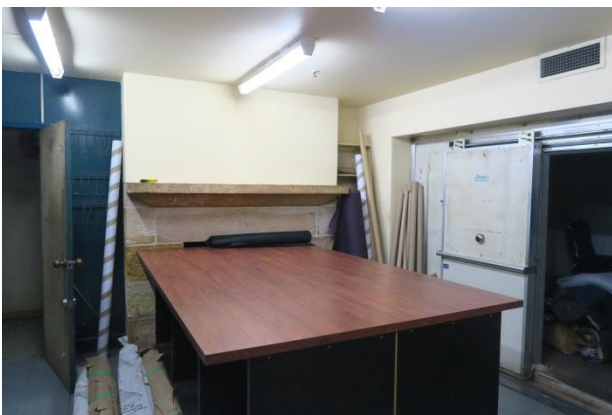


Figure 54 – S1.1 – basement rooms (cool room inserted to right)

Source: Urbis



Figure 55 – S1.2 – hallway

Source: Urbis

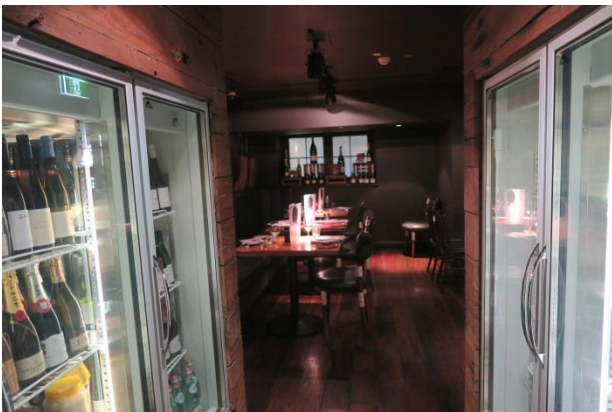


Figure 56 – S1.16, now part of basement level restaurant tenancy

Source: Urbis



Figure 57 – S1.15, now part of basement level restaurant tenancy

Source: Urbis



Figure 58 – S1.17, now part of basement level restaurant tenancy

Source: Urbis



Figure 59 – S1.14, now part of basement level restaurant tenancy

Source: Urbis



Figure 60 – S1.8 – fire escape passage way and stairwell

Source: Urbis



Figure 61 – S1.12 – now part of basement level restaurant tenancy, converted to bathroom

Source: Urbis

2.4.3. Northern Wing Extension: Strong Room & Link Building

This section relates to the following building stage:

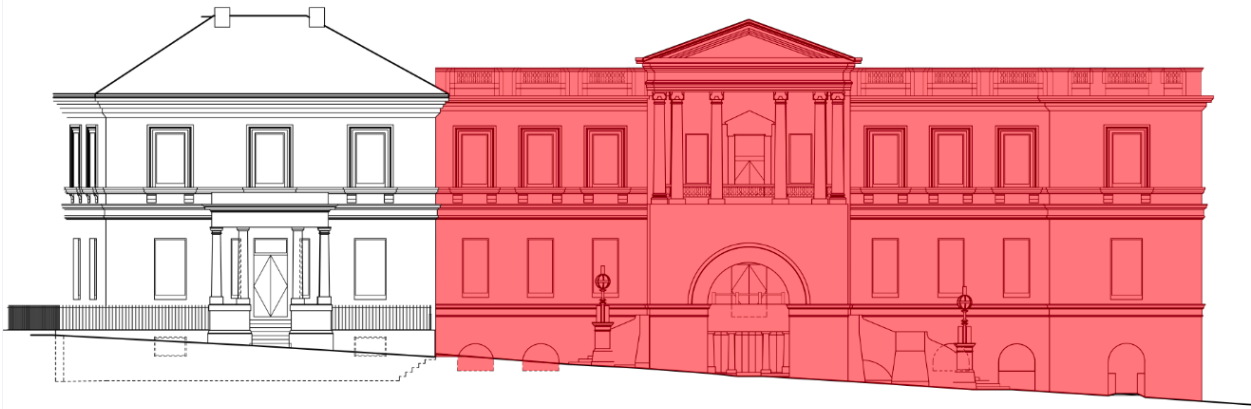


Figure 62 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red

Source: Urbis



Figure 63 – Photograph of the Northern Wing Extension, 2016

Source: Urbis

The form, materiality and condition of the Link Building and Strong Room, designed by the Government Architect Walter Liberty Vernon, and constructed c.1896-1899, are described hereunder.

Table 6 – Physical Analysis: Northern Wing Extension

Item	Detail
Architect:	Government Architect Walter Liberty Vernon
Constructed:	Strong Room c.1896-1898 and Link Building c.1898-1899
Architectural Style:	Late Victorian Classical
General Description:	<p>The northern wing extension comprised two parts; the first being a three-storey square strong room fronting Macquarie Street to house important documents within a fireproof shell, and the second being an administration building to link between the original Treasury Building and the new Strong Room.</p> <p>The Strong Room was designed to complement the original Treasury Building with an extension of the principal two / three storey form of the original building and a single projecting breakfront, reproducing the exposed sandstone face of smooth and vermiculated detailing. The Link building continued this design, but added a prominent three storey portico with entablature and classical tympanum pediment to the Macquarie Street façade. Both buildings were surmounted by a decorative sandstone parapet.</p> <p>A small rooftop addition (c.1914) is located above the Strong Room.</p>
Materiality:	<p>External brick walls with sandstone face to Macquarie Street (eastern façade) comprising smooth faced and vermiculated sandstone. Internal brick walls with plaster and painted finishes.</p> <p>Strong room has concrete floors to the basement and ground levels. Part concrete and part remnant parquet floors. Link building has timber flooring with parquet detailing. The Strong Room building has a combination of remnant parquet and concrete flooring with carpet finish.</p> <p>Steel and timber framed roof structured with metal and copper roof cladding.</p> <p>Romanesque arched brick and sandstone arcade adjoining the western façade of the Link Building. Detailing of the arcade varies on each of the three levels as described below, and is surmounted by a sandstone entablature.</p> <ul style="list-style-type: none"> • The basement level return of the arched arcade comprises rough-faced sandstone clad arches and columns. • The ground level return of the arched arcade comprises a series of brick columns with sandstone entablature and sandstone clad semi-circular arch with recessed sandstone soffit. Between each arch is located a carved cartouche. • The first level (highest) return of the arched arcade comprises a series of Codrington arches, of which each comprise two brick and sandstone arches, surmounted by a circular sandstone opening, united under a single brick and sandstone arch. The arches are framed by ionic relief sandstone pilasters. <p>Generally Australian cedar joinery throughout, in particular on the street facing 12-pane double hung sash windows. A number of original door cases and doors remain intact throughout. A small number of the windows on the southern façade of the Strong Room (adjoining the Link Building arcade) are steel framed.</p> <p>A number of internal ceilings have been replaced or lowered to provide for modern service installation.</p>

Item	Detail
Distinctive Features:	<ul style="list-style-type: none"> • The brick and sandstone arcade adjoining the western façade of the Link Building. • The classical portico and pediment to Macquarie Street with sandstone and Gabo granite columns³. • The Premier's Room on the first floor of the Link Building is a highly intact internal space with distinct wood panelling, decorative carved door pediments, decorative plaster ceiling, original light fixings and an imposing early Federation marble and tiled fireplace.
General Condition:	<p>Given the age and continued occupation of the building, overall it presents in a good condition. The original cedar sash windows are in good condition except where later double glazing has resulted in some decay from overexposure to heat. Signs of rising damp are evident in the basement level rooms along the Macquarie Street frontage.</p> <p>A number of original features including decoration (wallpaper and stencilling), ceilings, cornices, architraves, fireplaces and surrounds and joinery (skirting boards) have been removed or replaced with later reproductions. This is particularly evident in the following spaces:</p> <ul style="list-style-type: none"> • S2.19 & S3.17 where the entire space has been reproduced with new columns, ceilings and cornices. • S.2.18 has a false ceiling to hide services installed. • S3.13 being a highly modified space. <p>A number of structural changes and interventions have occurred as a result of the 1982-1985 hotel development to provide upgraded services and fire compliance. These changes have resulted in the loss of original fabric or reproduction of features. This is particularly evident in the following spaces:</p> <ul style="list-style-type: none"> • S1.26, S1.27, S1.23, S1.24, S1.25, S1.21, S1.20, S1.29, S1.30, S1.32 – basement spaces across the northern wing have been modified to fit in fire stairs, retail spaces and partitioned areas. • The western façade of the Strong Room building has been amalgamated into the contemporary hotel building, resulting in a number of windows and doors being bricked up or removed, and intervention into the original rear wall for fire stair construction.

³ 1915 'No title', Construction and Local Government Journal (Sydney, NSW : 1913 - 1930), 11 October, p. 10. , viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article109635409>



Figure 64 – Link Building eastern façade
Source: Urbis



Figure 65 – Link Building portico
Source: Urbis



Figure 66 – Strong Room Building eastern façade
Source: Urbis

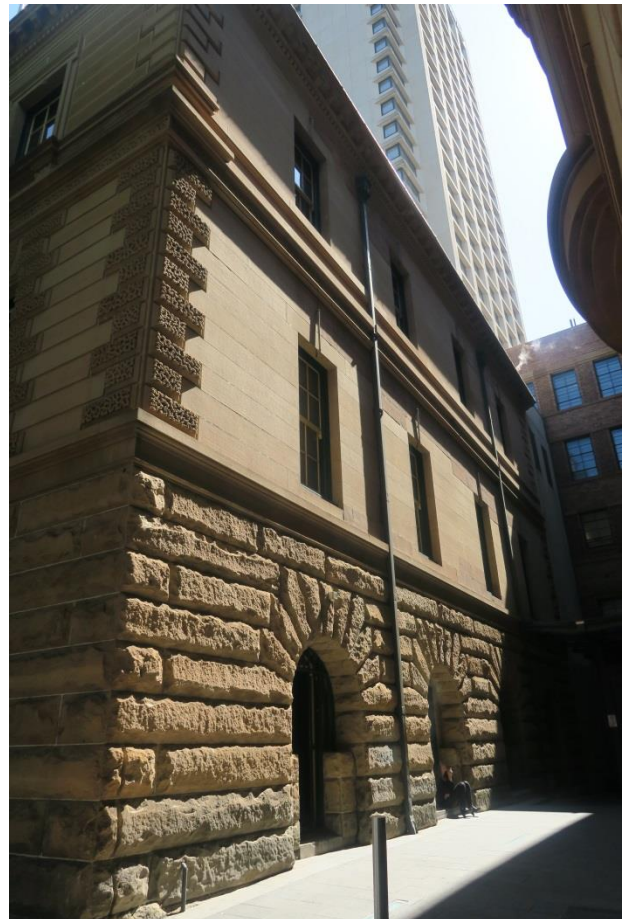


Figure 67 – Strong Room Building northern façade
Source: Urbis



Figure 68 – Rear arcade of the Link Building
Source: Urbis

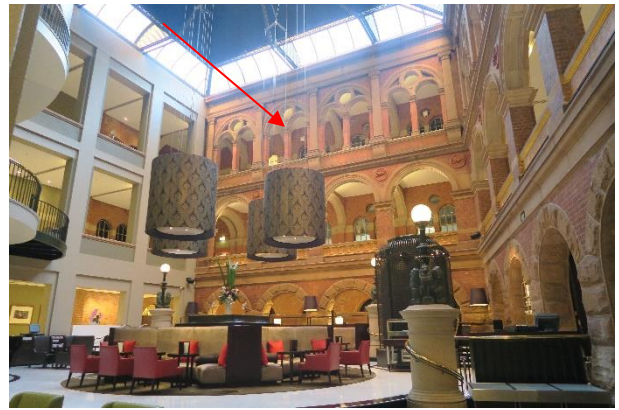


Figure 69 – Rear arcade of the Link Building
Source: Urbis



Figure 70 – S2.17 – lobby
Source: Urbis



Figure 71 – S2.17 – lobby
Source: Urbis



Figure 72 – D65 & D66 (entrance doors from Macquarie Street)
Source: Urbis



Figure 73 – S2.17 – later timber partitions between S2.17 and S2.18
Source: Urbis



Figure 74 – D66 – lobby timber doors with “Paymaster” and “Receiver” etched glass

Source: Urbis



Figure 75 – S2.17 – lobby view of pilaster, column and cornice detail

Source: Urbis



Figure 76 – S2.18 – the Heritage Room (function space)

Source: Urbis



Figure 77 – S2.18 – the Heritage Room (function space)

Source: Urbis



Figure 78 – S.3.14 – the Premier's Room (function space)

Source: Urbis



Figure 79 – S.3.14 – the Premier's Room (function space)

Source: Urbis



Figure 80 – Original marble fireplace with bevelled blue tiles in S.3.14 – the Premier's Room (function space)

Source: Urbis



Figure 81 – S.3.14 – the Premier's Room (function space)

Source: Urbis

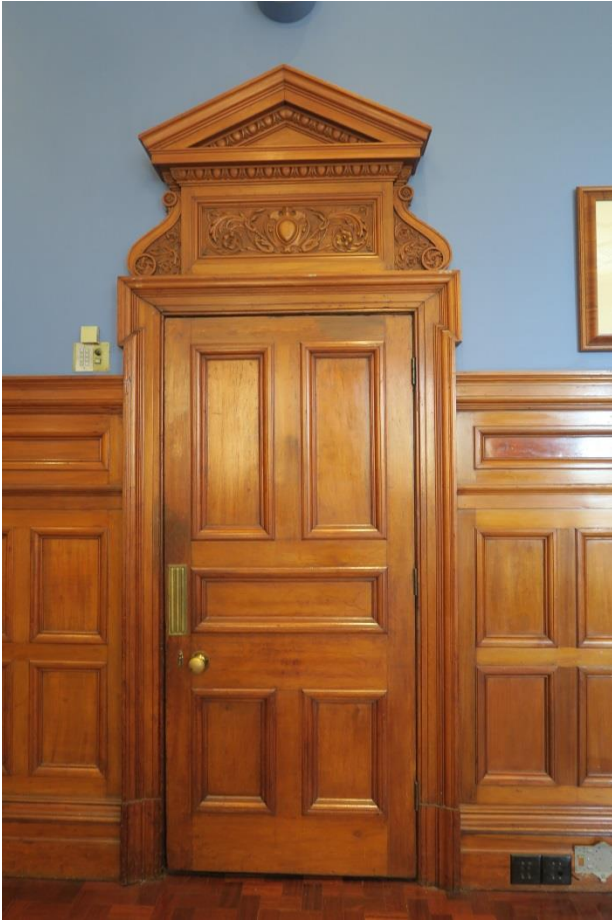


Figure 82 – D84 original door in S.3.14 – the Premier's Room (function space)

Source: Urbis

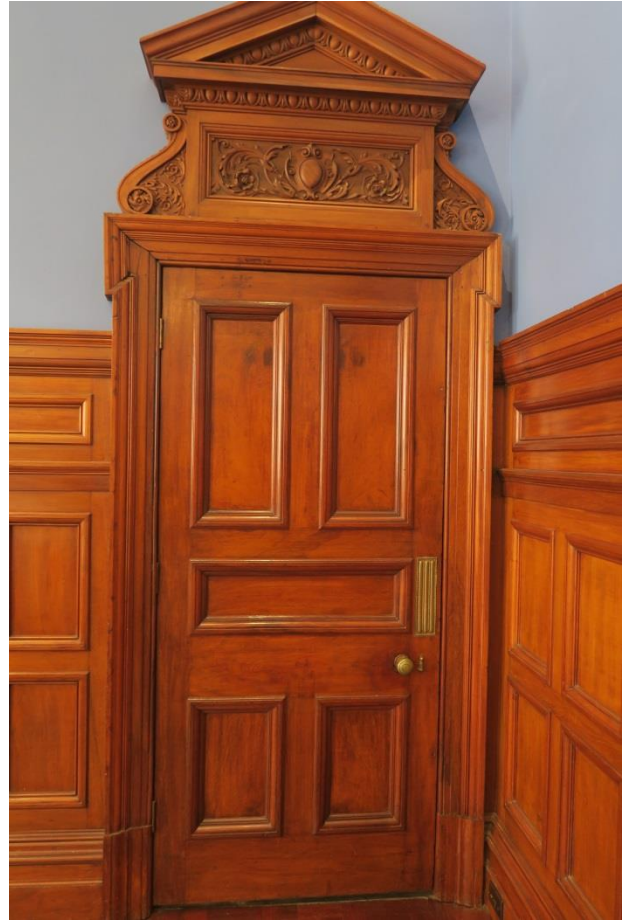


Figure 83 – D79 later door in S.3.14 – the Premier's Room (function space)

Source: Urbis



Figure 84 – Decorative carved pediments added in c.1904, in S.3.14 – the Premier's Room (function space)

Source: Urbis



Figure 85 – Decorative plaster cornice in S.3.14 – the Premier's Room (function space)

Source: Urbis

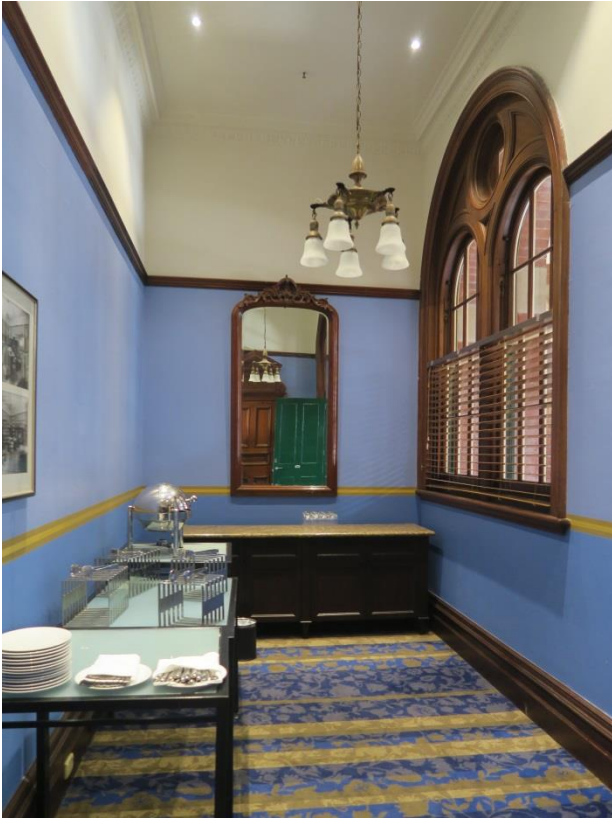


Figure 86 – S3.5 – The Premier's Room ante-chamber
Source: Urbis



Figure 87 – D84 (timber door to The Premier's Room) & D85 (Baize Door) in S3.16 (panty to The Premier's Room, now storage)
Source: Urbis



Figure 88 – Refurbished baize doors (D74 & D75) in S3.13
Source: Urbis



Figure 89 – Chamber within S3.13, location of former bathroom for the Premier
Source: Urbis

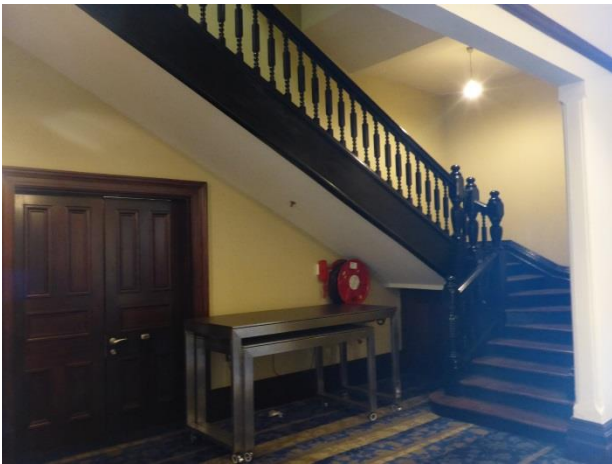


Figure 90 – Staircase (not original) in S3.13 and later D72
Source: Urbis



Figure 91 – View to S3.12, balcony fronting Macquarie Street
Source: Urbis

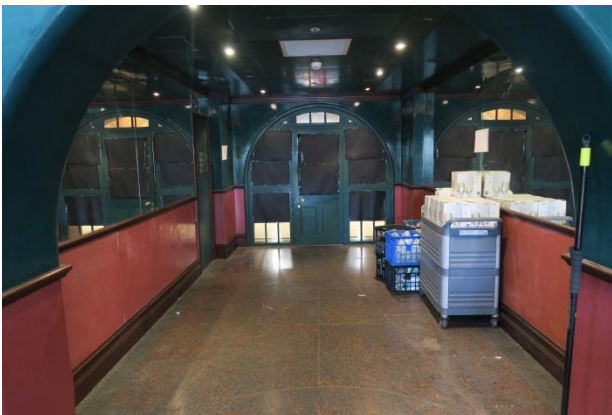


Figure 92 – S1.21 basement area
Source: Urbis



Figure 93 – S1.20 basement area
Source: Urbis



Figure 94 – S1.26 basement retail
Source: Urbis



Figure 95– S1.27 basement retail
Source: Urbis



Figure 96 – S3.17 function space

Source: Urbis



Figure 97 – S3.17 function space, southern wall

Source: Urbis



Figure 98 – S2.19 function space

Source: Urbis



Figure 99 – S2.19 function space

Source: Urbis



Figure 100 – S2.21, lobby adjoining S2.19 and leading into fire stairwell

Source: Urbis



Figure 101 – S2.21, lobby adjoining S2.19 and leading into fire stairwell

Source: Urbis



Figure 102 – S2.20, later kitchen / storage insertion into rear of Strong Room

Source: Urbis



Figure 103 – S2.20, later kitchen / storage insertion into rear of Strong Room

Source: Urbis



Figure 104 – S1.29 – group check in area and later arch (c.1982)

Source: Urbis

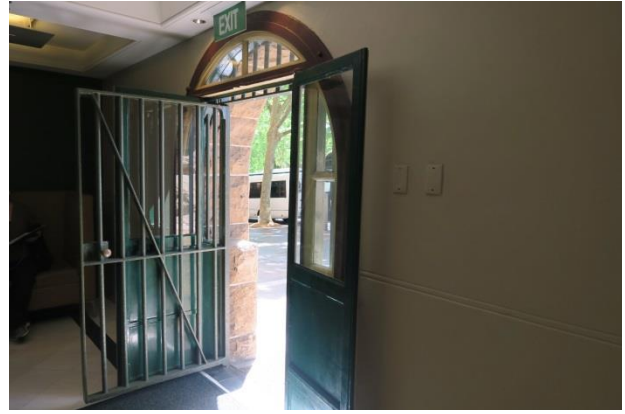


Figure 105 – D88 in S1.30, group check in arrival door (steel framed)

Source: Urbis



Figure 106 – View from within S1.30 looking towards S1.29

Source: Urbis



Figure 107 – C.1982 retail insertions into Strong Room – S.1.31

Source: Urbis

2.4.4. Western Wing Extension

This section relates to the following building stage:



Figure 108 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red
Source: Urbis



Figure 109 – Photograph of the Western Wing Extension, 2016
Source: Urbis

The form, materiality and condition of the western wing of the Treasury building, designed by the Government Architect George McRae, and constructed c.1916-1919, is described hereunder.

Table 7 – Physical Analysis: Western Wing Extension

Item	Detail
Architect:	Government Architect George McRae.
Constructed:	c.1916-1919

Item	Detail
Architectural Style:	Follows the architectural proportioning of the original Treasury Building to Bridge Street, including the exposed smooth and vermiculated sandstone face detailing, entablature and fenestration.
General Description:	<p>The building along Bridge Street is an extension of the original Treasury Building. Externally it presents a similar architectural style to the original Treasury Building and the Strong Room along the northern wing.</p> <p>The building has three levels, with the basement level cut into the natural topography of the site and emerging at ground level at the corner of Bridge and Phillip Streets. The 'basement' level comprises a large restaurant tenancy throughout being The Meat & Wine Co.</p> <p>The ground level above comprises a large 'all day dining' area associated with the InterContinental Hotel operations, known as Opera Café. The uppermost level (first floor) comprises two large function rooms, ante-chambers, and back-of-house areas associated with InterContinental Hotel operations.</p>
Materiality:	<p>External brick walls with sandstone face to Bridge Street (eastern façade) comprising smooth faced and vermiculated sandstone detailing. Internal brick walls with plaster and paint.</p> <p>All floors are concrete with reinforced steel.</p> <p>Flat concrete roof behind sandstone parapet, with a malthoid-type roof sheeting.</p> <p>Romanesque arched brick and sandstone arcade adjoining the northern façade of the building, constructed in the same detailing as the original arcade.</p> <p>Generally, maple and Oregon joinery throughout. A number of original door cases and doors remain intact throughout.</p> <p>A number of internal ceilings have been replaced or lowered to provide for modern service installation.</p>
Distinctive Features:	<ul style="list-style-type: none"> • The original elliptical staircase surrounding caged lift and lift well, now relocated to north west corner of existing cortile from its original position within a brick tower near the corner of Phillip and Bridge Streets. • Marble fireplaces on the first floor with surmounted decorative carved timber panels.
General Condition:	<p>Given the age and continued occupation of the building, overall it presents in a good condition. The original sash windows are in good condition except where later double glazing has resulted in some decay from overexposure to heat.</p> <p>The end of the building towards the corner of Bridge and Phillip Streets is highly modified as a result of integration with the contemporary hotel building in c.1982-1985.</p> <p>A number of structural changes and interventions have occurred as a result of the 1982-1985 hotel development to provide upgraded services and fire compliance. The western end of this building was substantially demolished and integrated with the new hotel development along Phillip Street at this time. These changes have resulted in the loss of original fabric or reproduction of features.</p> <p>The basement level spaces have been substantially altered for a conversion to a restaurant. A service lift and fire stairwell installation have resulted in significant fabric intervention through all three levels.</p>



Figure 110 – Southern façade

Source: Urbis



Figure 111 – Bridge Street terrace area

Source: Urbis



Figure 112 – S1.33, now a restaurant tenancy

Source: Urbis



Figure 113 – S1.33, now a restaurant tenancy

Source: Urbis

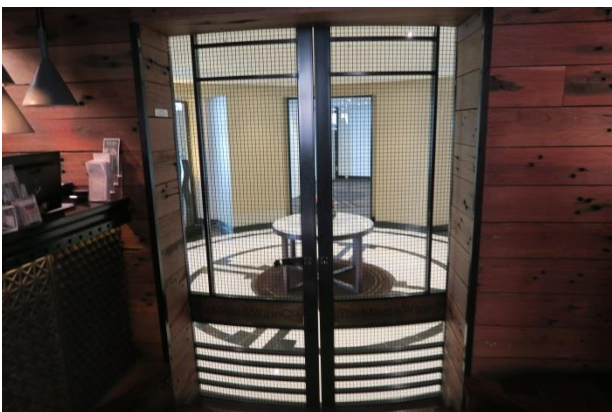


Figure 114 – Later doors (D112) to restaurant

Source: Urbis



Figure 115 – Bar within restaurant

Source: Urbis



Figure 116 – S1.35, room within restaurant
Source: Urbis



Figure 117 – S1.34, restaurant kitchen
Source: Urbis



Figure 118 – S2.22 now a café / all day dining area
Source: Urbis



Figure 119 – S2.22 now a café / all day dining area
Source: Urbis



Figure 120 – S2.22 now a café / all day dining area

Source: Urbis



Figure 121 – S2.22 now a café / all day dining area

Source: Urbis



Figure 122 – S2.22, south western corner, used for storage

Source: Urbis



Figure 123 – S2.22 now a café / all day dining area

Source: Urbis



Figure 124 – S3.21, function room / former office

Source: Urbis



Figure 125 – S3.21, function room / former office

Source: Urbis



Figure 126 – D127 in S3.21, function room / former office
Source: Urbis



Figure 127 – Original marble fireplace in S3.21, function room / former office
Source: Urbis



Figure 128 – S3.20, function room, former office
Source: Urbis



Figure 129 – S3.20, function room, former office
Source: Urbis



Figure 130 – Original marble fireplace in S3.20, function room / former office

Source: Urbis



Figure 131 – Ceiling in S3.20 showing insertion of services around corning

Source: Urbis



Figure 132 – S3.19 lobby / ante-chamber

Source: Urbis



Figure 133 – S3.18 lobby / ante-chamber

Source: Urbis

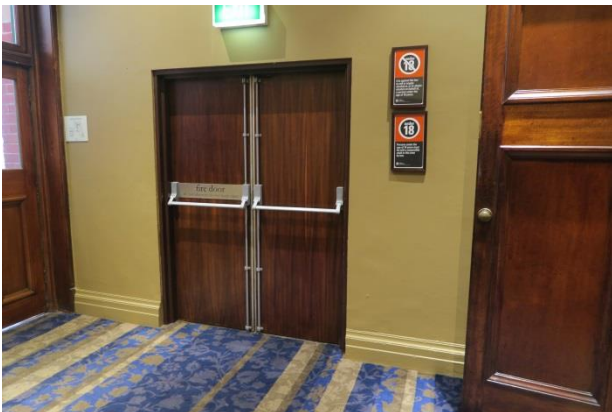


Figure 134 – D53 fire doors in S3.18 lobby / ante-chamber

Source: Urbis

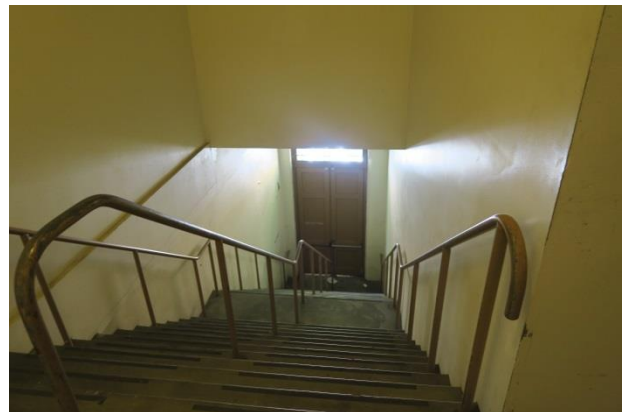


Figure 135 – S3.11 fire stair

Source: Urbis



Figure 136 – S3.22 south western portion of first floor
 Source: Urbis



Figure 137 – Internal face of W125 in S3.23, a new fire stairwell
 Source: Urbis

2.4.5. Adjoining Hotel Development



Figure 138 – Photograph of the Hotel Building, 2016

Source: Urbis

The form, materiality and condition of the contemporary hotel addition, designed by Kann Finch & Partners Pty Ltd, and constructed c.1982-1985, is described hereunder.

Table 8 – Physical Analysis: Hotel building

Item	Detail
Architect:	Kann Finch & Partners Pty Ltd (in association with Fisher Hudson Pty Limited and Clive Lucas Pty Limited)
Constructed:	1982-1985
Architectural Style:	Contemporary late twentieth century

Item	Detail
General Description:	<p>The 1980s' hotel development comprised the following additions to the site:</p> <ul style="list-style-type: none"> • Excavation of the site to provide three levels of basement car parking. Excavation does not extend below the Treasury buildings. • Two 'basement' floors providing back of house and services areas, built into the natural slope of the site (that is, below the original Treasury basement level, but above subterranean car park levels). • Construction of an 'L' shaped building of three levels aligning with the basement, ground and first floor levels of the original Treasury buildings. This 'L' shaped building is located along the western Phillip Street boundary and the northern boundary adjoining Transport House and adjoins with the original buildings to form a central 'Cortile' space with a glazed roof structure. This contemporary space provides hotel specific areas including reception, administration, lift wells, commercial kitchens, plant room space and the existing ballroom. • The central Cortile space is formed over three levels, with a colonnaded arcade extending the internal perimeter of all buildings, connecting both the historic arcade sections and contemporary 1980s' arcade sections. • 27 floor hotel tower in pre-cast concrete • This hotel fabric directly interfaces with the SHR curtilage of the heritage item, demonstrated in Figure 18 above.
Materiality:	<ul style="list-style-type: none"> • Reinforced and pre-cast concrete panels. • Aluminium framed windows.
Distinctive Features:	<ul style="list-style-type: none"> • The c.1916-1919 elliptical staircase and central caged lift, re-used and re-located to be a feature in the north-west corner of the Cortile (non-original location).
General Condition:	<p>The hotel portion of the property is in good practical condition but presents as out-dated in its context as a five star Sydney hotel. The configuration of hotel spaces, particularly on the three levels interlacing with the historic buildings, are poorly arranged with limited amenity.</p>



Figure 139 – Phillip Street façade

Source: Urbis



Figure 140 – Hotel tower

Source: Urbis



Figure 141 – Porte cohere

Source: Urbis



Figure 142 – Internal face of Phillip Street façade

Source: Urbis

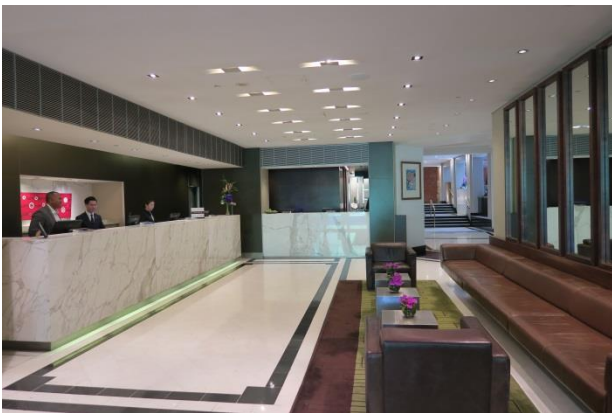


Figure 143 – Reception

Source: Urbis



Figure 144 – Concierge desk

Source: Urbis



Figure 145 – Passenger lift lobby

Source: Urbis



Figure 146 – Typical hotel room floor hallway

Source: Urbis



Figure 147 – Typical hotel room

Source: Urbis



Figure 148 – Typical hotel room

Source: Urbis



Figure 149 – Typical hotel room

Source: Urbis



Figure 150 – Typical hotel room

Source: Urbis

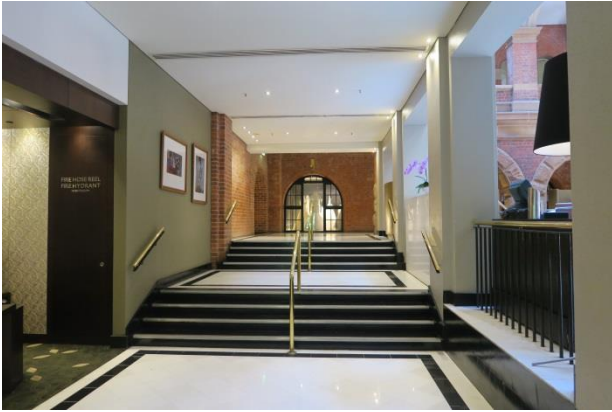


Figure 151 – Basement level public spaces around Cortile
Source: Urbis



Figure 152 – Passenger lift lobby
Source: Urbis



Figure 153 – Internal face of new western Cortile return, showing the c.1916-1919 elliptical staircase and lift on the right (not original location)
Source: Urbis



Figure 154 – Internal face of new northern Cortile return
Source: Urbis



Figure 155 – View of the Cortile
Source: Urbis



Figure 156 – Cortile fittings
Source: Urbis



Figure 157 – Cortile roof structure c.1982-1985

Source: Urbis



Figure 158 – Cortile roof structure c.1982-1985

Source: Urbis



Figure 159 – Cortile decorations that seek to replicate significant fabric to the Macquarie Street frontage of the Link building (1980s' replica fabric)

Source: Urbis



Figure 160 – Decorative vent cage referential to the caged lift (1980s' replica fabric)

Source: Urbis



Figure 161– Caged lift and elliptical staircase (not original location)

Source: Urbis



Figure 162 – Caged lift and elliptical staircase (not original location)

Source: Urbis

3. HISTORICAL OVERVIEW

A detailed historical overview of the site is included in the Conservation Management Plan (CMP) prepared for the Former Treasury Buildings by Urbis and dated 21.07.2020 (amended for endorsement re-lodgement following Heritage NSW second review). This CMP is currently with Heritage NSW and the Heritage Council of NSW for review and endorsement. A summary historical overview has been included hereunder. Reference should be made to the CMP for a comprehensive historical overview.

3.1. PHASE 1: A NEW TREASURY BUILDING

This section of the Historical Overview relates to the following building stage:



Figure 163 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red

Source: Urbis

3.1.1. Selecting the Location

A site for a proposed new Treasury Building was selected on Macquarie Street, on the corner of Bridge Street (refer below Figure 164). 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.

Within the broader context of Sydney at the time, the preferred location for the new Treasury building is understood to be a calculated decision responding to the cultural landscape of the place, with consideration for the following critical elements which all contribute to the site's landmark qualities:

- 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.
- Views of the new Treasury building would have been available from numerous locations throughout the city, including from the opposite western ridge of the Tank Stream Valley, York Street. The Treasury Building therefore would have contributed to providing the eastern 'book end' of this northern portion of the city together with the existing development along York Street to the west. These two ridgelines framed this section of the city. The building and location would have been very visible from Circular Quay demonstrating its importance and authority over the city. Connections with the Harbour and ports were important for trade and administration of the city.
- 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 building were located in this location for their proximity to the original Government House and Governor's Domain. The location of the new 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 site provided for an already cleared and managed site, having previously formed part of the Governor's Domain and gardens. While the original vegetation community is not known, it is known that the site of the Original Treasury Building was altered and cultivated following first contact by the

Europeans and construction of the Governor's Domain. Plans included in the following sections of the report suggest that the location of the site was potentially located within an area of remnant bushland prior to clearing, however analysis to definitively identify the former vegetation has not been undertaken.

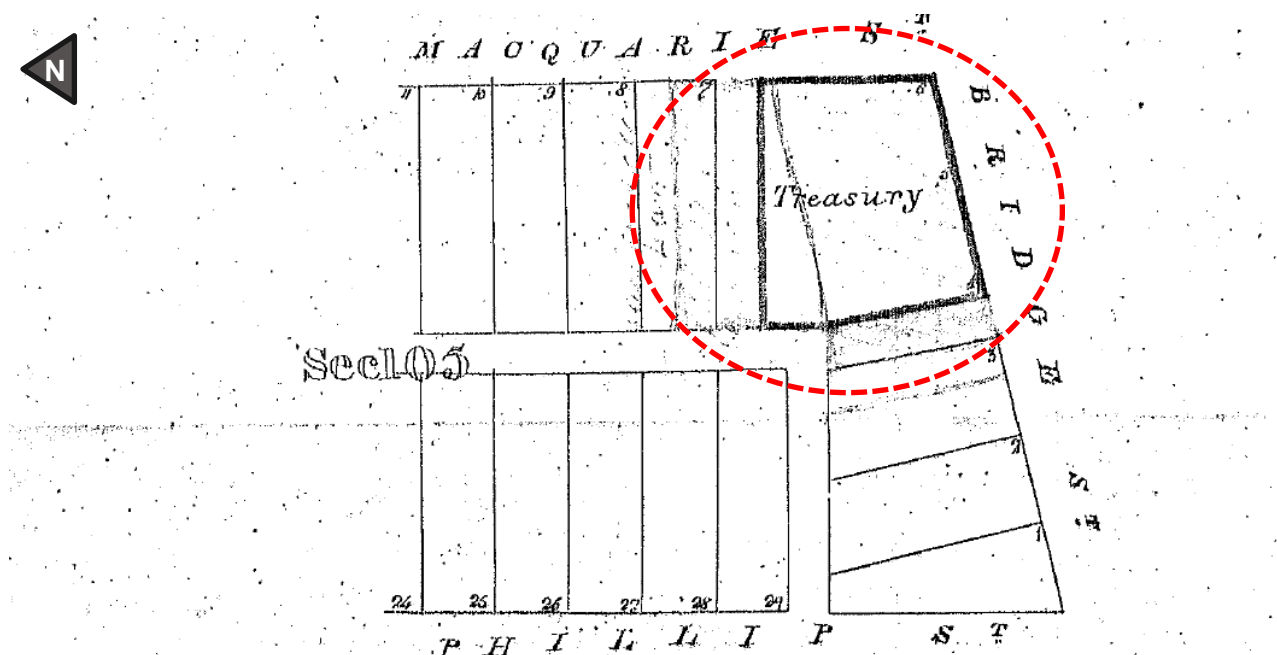


Figure 164 – Extract of survey showing land delineated for Treasury, c.1850

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

3.1.2. The New Building

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.⁴

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). Extracts of these plans are included overleaf at Figure 165 and Figure 166.

Notwithstanding that the design came from Mortimer Lewis, his tenure as Colonial Architect also ended in 1849 and he was succeeded by Edmund Blacket. Edmund Blacket'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",⁵ as it was under construction.

⁴ Clive Lucas Pty Ltd, *The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy*, August 1982

⁵ Herman, M 1963,p.27



Figure 165 – Elevation of Treasury Building, facing Macquarie Street, c. 1850

Source: State Library NSW, Mitchell Library Collections, V1/Pub/Treas/1



Figure 166 – 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

Calls for tenderers to undertake the construction of the new Treasury Building were advertised in March 1849.⁶ The construction of the building spanned two years, wherein additional monies were raised progressively to support the construction; in July 1850, a claim was raised that the expenditure for the building's ornamentation was too extravagant and all accounts should be reviewed.⁷ The new Treasury building was completed and ready for occupation by October 1851.⁸

The building was to be of dual purpose, housing both the Department of the Colonial Treasurer, and the Auditor-General. The rooms for use by the Department of the Colonial Treasurer were accessed from Macquarie Street and generally comprised the Treasurer's Room, a number of Clerk's rooms, and public receiving rooms. The Auditor-General occupied four rooms to the west of the new building, access separately from Bridge Street (refer below to likely room use as at c.1853 at Figure 167, Figure 168 and Figure 169).

Following the building's completion in 1851,⁹ further calls for tenders were issued for the construction of associated outbuildings.¹⁰ Outbuildings included a land sales office, stables, privies and watchman quarters. Soon thereafter, a new iron safe was required to be constructed in the vault of the new building to hold the Treasury stocks.¹¹

⁶ 1849 'TO BUILDERS AND OTHERS.', New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 20 March, p. 458. , viewed 24 Oct 2016, <http://nla.gov.au/nla.news-article230365103>

⁷ 1850 'Legislative Council.', The Maitland Mercury and Hunter River General Advertiser (NSW : 1843 - 1893), 20 July, p. 2. , viewed 24 Oct 2016, <http://nla.gov.au/nla.news-article691771>

⁸ 1851 'Advertising', The Sydney Morning Herald (NSW : 1842 - 1954), 17 October, p. 1. , viewed 26 Oct 2016, <http://nla.gov.au/nla.news-article12931307>

⁹ 1851 'Government Gazette Notices', New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 10 October, p. 1629. , viewed 24 Oct 2016, <http://nla.gov.au/nla.news-article230771533>

¹⁰ 1851 'TO BUILDERS AND OTHERS OUTBUILDINGS, NEW TREASURY AND AUDIT OFFICE.', New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 18 July, p. 1147. , viewed 24 Oct 2016, <http://nla.gov.au/nla.news-article230770227>

¹¹ 1851 'Government Gazette Tenders and Contracts', New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 8 August, p. 1307. , viewed 24 Oct 2016, <http://nla.gov.au/nla.news-article230770609>

The internal configuration was not impacted as a result of the building's splayed corner site location – internally all rooms provided were square, with thick walls, and small angled corridors used to enable square rooms and fill void space.

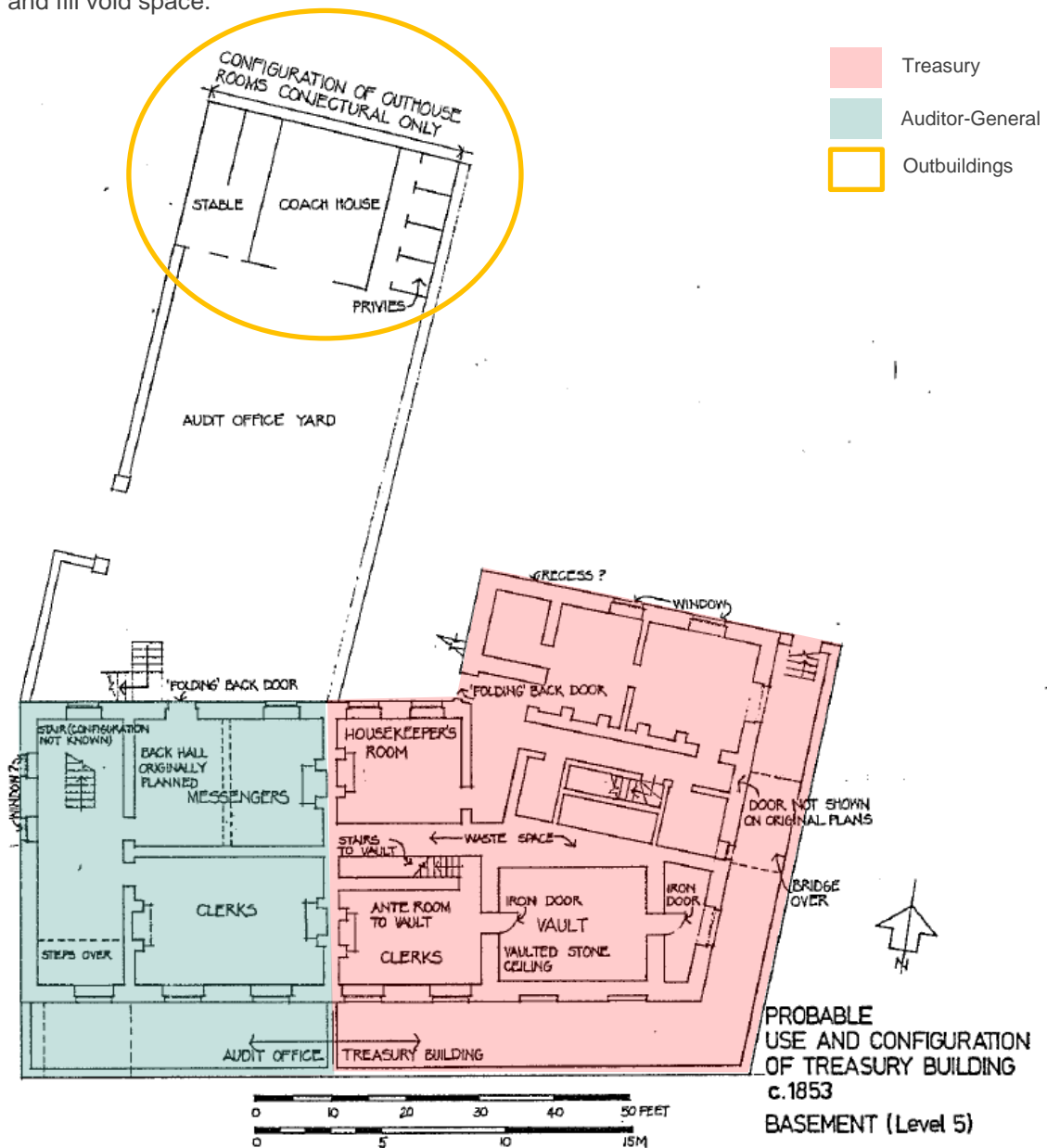


Figure 167 – Probable use and configuration of Treasury Building c.1853 (Basement Floor)

Source: Clive Lucas Pty Ltd 1982, *The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy*, p.125

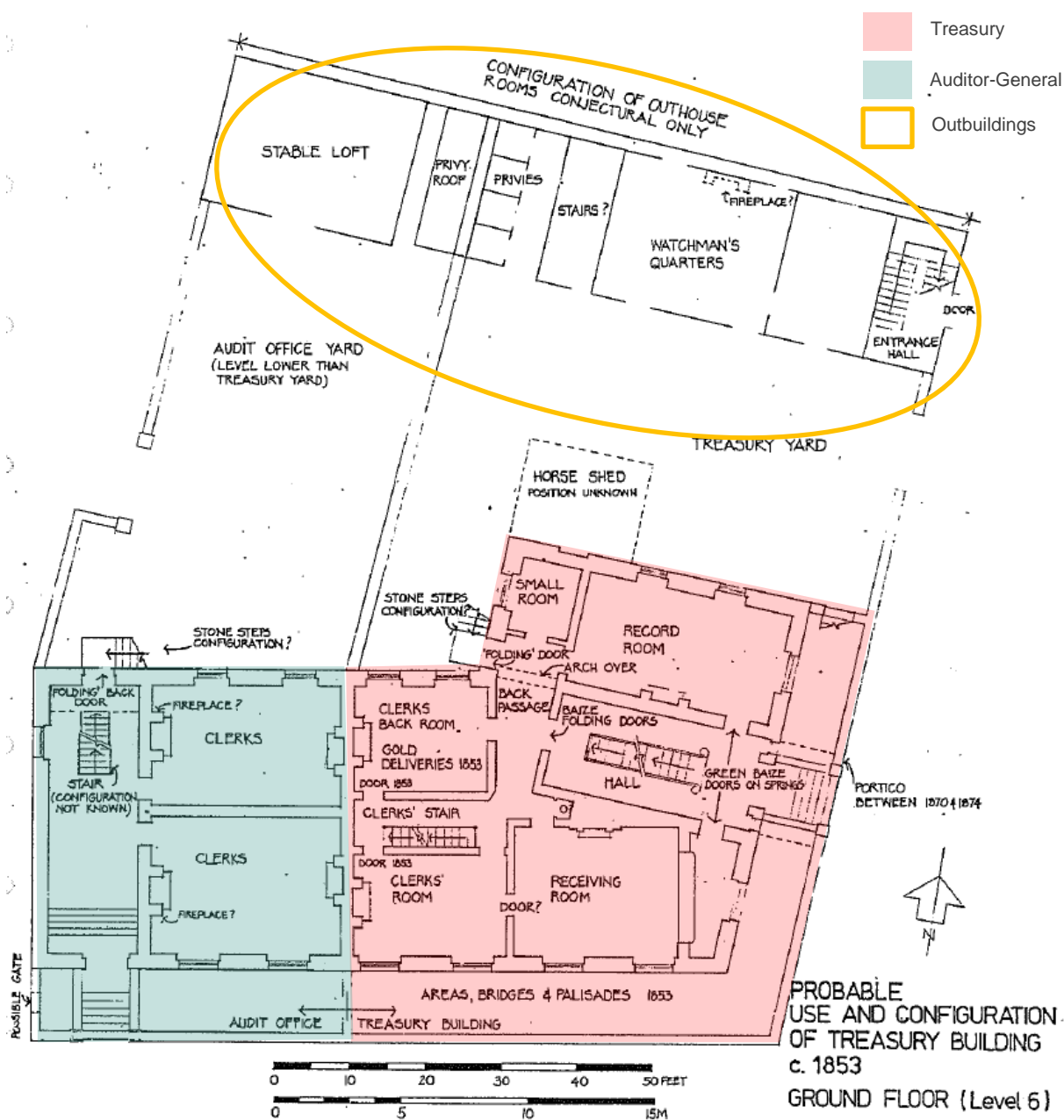


Figure 168 – Probable use and configuration of Treasury Building c.1853 (Ground Floor)

Source: Clive Lucas Pty Ltd 1982, *The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy*, p. 124

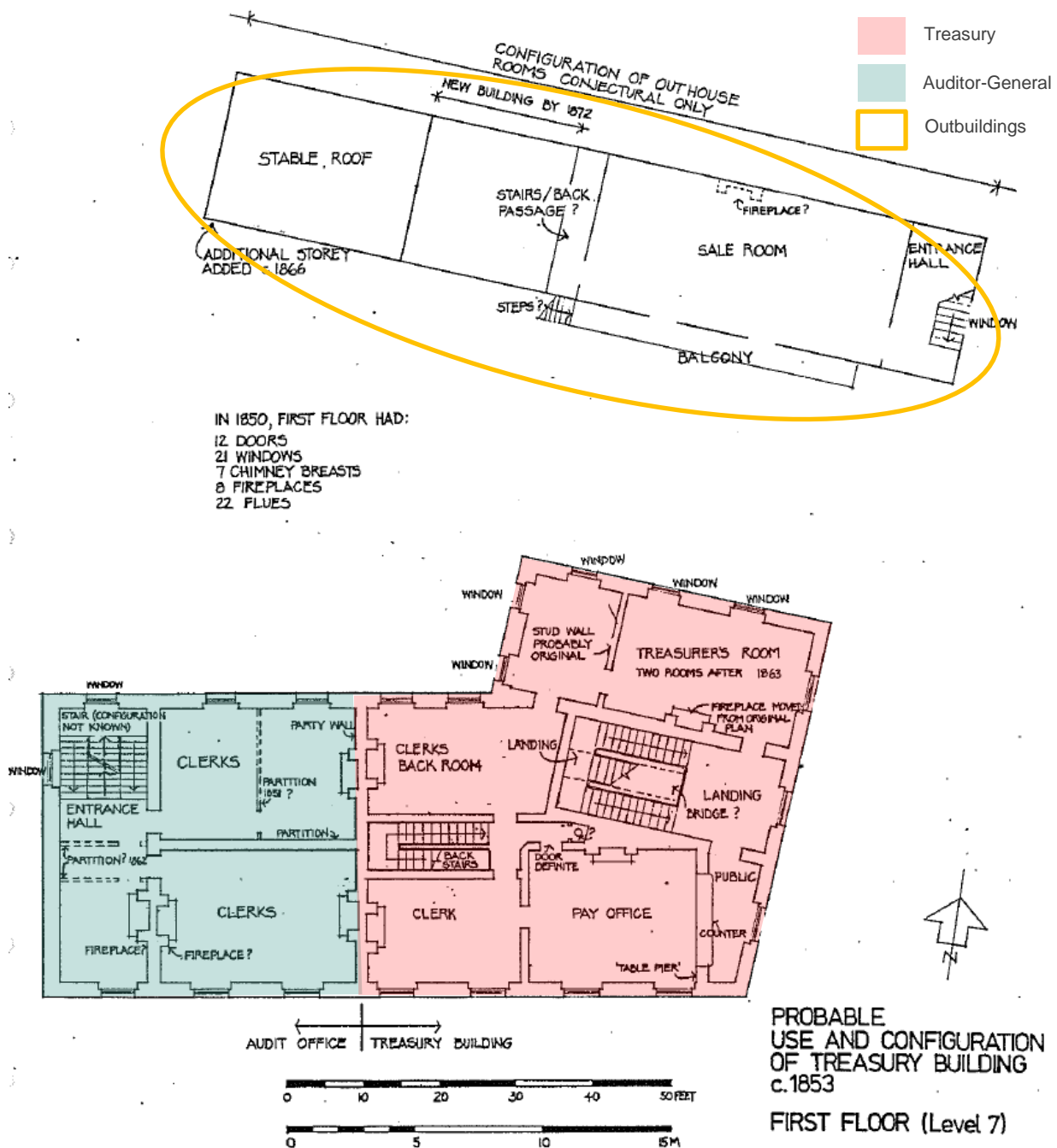


Figure 169 – Probable use and configuration of Treasury Building c. 1853 (Ground Floor)

Source: Clive Lucas Pty Ltd 1982, *The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy*, p.123



Figure 170 – Extract of Painting by Jacob Jansen in 1852, showing the new Treasury building once completed (Bridge Street elevation) and the landscape setting of the Treasury Building

Source: *Hotel Inter-continental Sydney, 'A History of the Treasury' 1993*

During the period immediately following the construction and opening of the new Treasury Building, the remainder of Macquarie Street was levelled out from the Treasury to the north towards Circular Quay.¹² Twelve years later in 1868, this portion of Macquarie Street was covered in blue metal.¹³ The 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. This was the culmination of the plan to consolidate the important Governance 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 City of Sydney Archives, 26/9/077, memorandum dated 24 January 1854

¹³ City of Sydney Archives, 23/21/65, Reports of the Improvement Committee, 1868



Figure 171 – Extract of Woolcott & Clarke's Map of the City of Sydney, 1854 (showing the new Colonial Treasury as the only building constructed on the block bounded by Macquarie St, Bridge St, Phillip St and Albert St at this time)

Source: City of Sydney Archives. *Historical Atlas of Sydney*

By 1856, the block bounded by Macquarie Street, Bridge Street, Phillip Street and Albert Street was further developed with a Water Police Court and Police Station on the corner of Albert and Phillip Streets. This building (now the Justice and Police Museum) was the first of numerous Government agency buildings that would be developed on this block after the original Treasury Building. Figure 172 below details the location, scale and materiality of the original Treasury Building (now developed with the adjacent Land Sales Office building) and the Water Police Court building. The detail of the Original Treasury Building shows the physical split in the building and rear yard between the Treasury department and Auditor-General department.

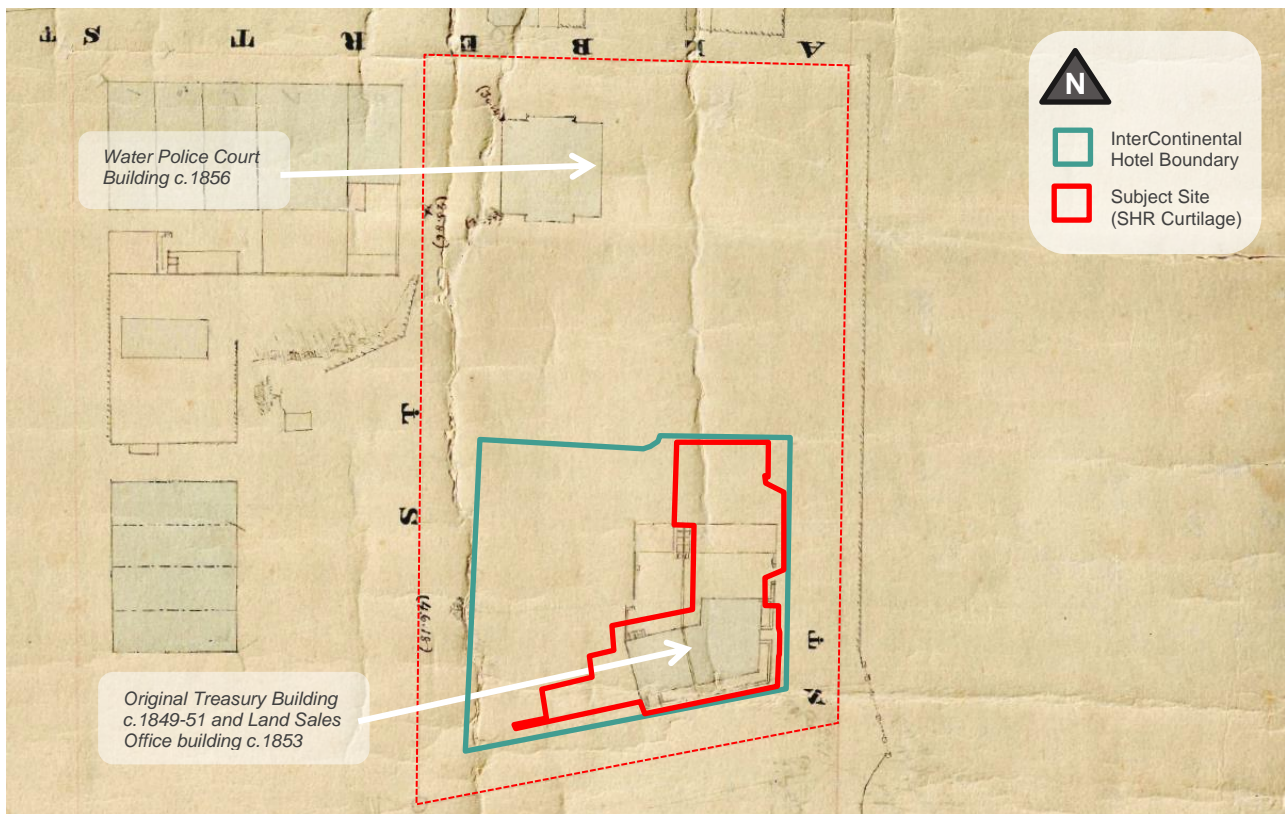


Figure 172 – Extract of City Detail Sheets, c.1856 (Sheet 28). The colour blue indicates stone construction.

Source: City of Sydney Archives. *Historical Atlas of Sydney*

Despite the important location of the Treasury to be within a broader context of Governance and administration along the Macquarie Street ridgeline, development of prominent residences along the western alignment of the street, to the south of the subject site, followed soon after the construction of the Treasury Building. This is a deviation from the administrative context of the locality and possibly suggests that the wealthier residents wanted to be located within an area of substantial Government influence, and close to important colony amenities such as Circular Quay and the Botanic Gardens. This is shown in the following photograph, which is potentially the earliest photograph of the building following completion in the 1850s.



Figure 173 –View of Macquarie Street from top of Government House. Macquarie Street in the 1850s was lined with stately terraces. (W. Blackwood, 1858) – Original Treasury Building shown shaded with smaller Land Sales Office building in front

Source: Barry Groom & Warren Wickman, *'Sydney – The 1850s – The Lost Collections'*, 1982

In 1861 the new Treasury Building was described as follows:

"The Treasury and Audit Office: This is a handsome and massive building. Both offices, it will be seen are under the same roof. The former entering from this street and the latter from Bridge Street. The Sale-room for Crown Lands adjoins the Treasury, a notice of which is affixed over the door. Opposite the Treasury we have the guard house and entrance to [Government House]"¹⁴

A more detailed 1865 Trigonometrical Survey (refer Figure 174 below) shows the full development of the site at this time, including the 'L' shaped Treasury Building to Macquarie and Bridge Streets, and the Land Sales Office to the north on Macquarie Street. The survey still confirms that there was a physical separation between the Treasury department and Auditor-General department at this time. Further Government based development adjoining and associated with the Water Police Court had been undertaken.

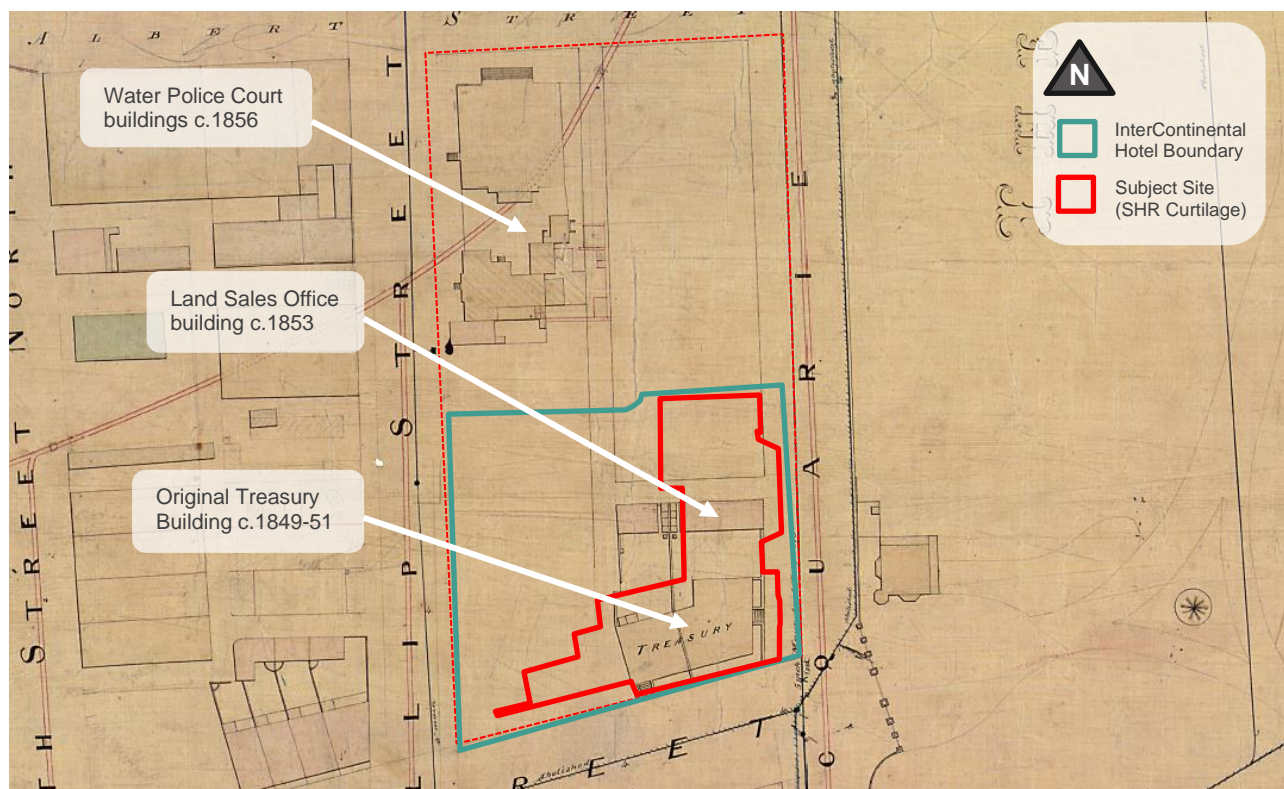


Figure 174 – Extract of the Trigonometrical Survey of Sydney, 1865 (Block B1)

Source: City of Sydney Archives. Historical Atlas of Sydney

The following photographs taken in c.1860 – 1870 show the completed Treasury Building and Land Sales Office building along Macquarie Street (refer below to Figure 175, and Figure 176). Note the sunken basement lightwell with iron palisade fence as currently exists, and the two rear chimneys which have been removed. The Macquarie Street sandstone portico was a later addition added in c.1870-1874 (refer Figure 177).

The Land sales Office is also evident in the following photographs. This building was a single storey rendered structure with lantern window top. A rendered wall extended along the perimeter in front of this building, continuing north from the Treasury palisade fence.

¹⁴ Waugh, James William 1861, The Stranger's Guide to Sydney, p.28



Figure 175 – The new Treasury Building completed c.1860-1870

Source: *State Library NSW, PXD 524*



Figure 176 – Photograph of Treasury Building, 1866, view from the Government House gardens. Entrance gates to Government House visible in the foreground, showing that the grounds were a separate, gated area and outside of the immediate setting of the Treasury building.

Source: *State Library VIC, Image No: H15178*



Figure 177 – Photograph of Treasury building c.1874 after addition of Portico

Source: *State Library NSW, Digital ID a2825030r*

It was around this time that the Colonial Secretary's Building (now known as Chief Secretary's Building) opposite the Treasury Building (on the corner of Macquarie Street and Bridge Street) was constructed (c.1873-1880). The new building, designed by Colonial Architect James Barnet, was to house the Colonial Secretary's Department as well as Public Works, and included a decorative arcaded façade to Bridge Street.¹⁵ The Colonial Secretary's Building was closely linked with the subject Treasury buildings, and many Treasurers and Premiers who occupied the subject building also occupied the Colonial Secretary's Building. The construction of this new building continued the tradition of centralising Government agencies in this precinct, around Government House.

¹⁵ Heritage Inventory Sheet <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045423>

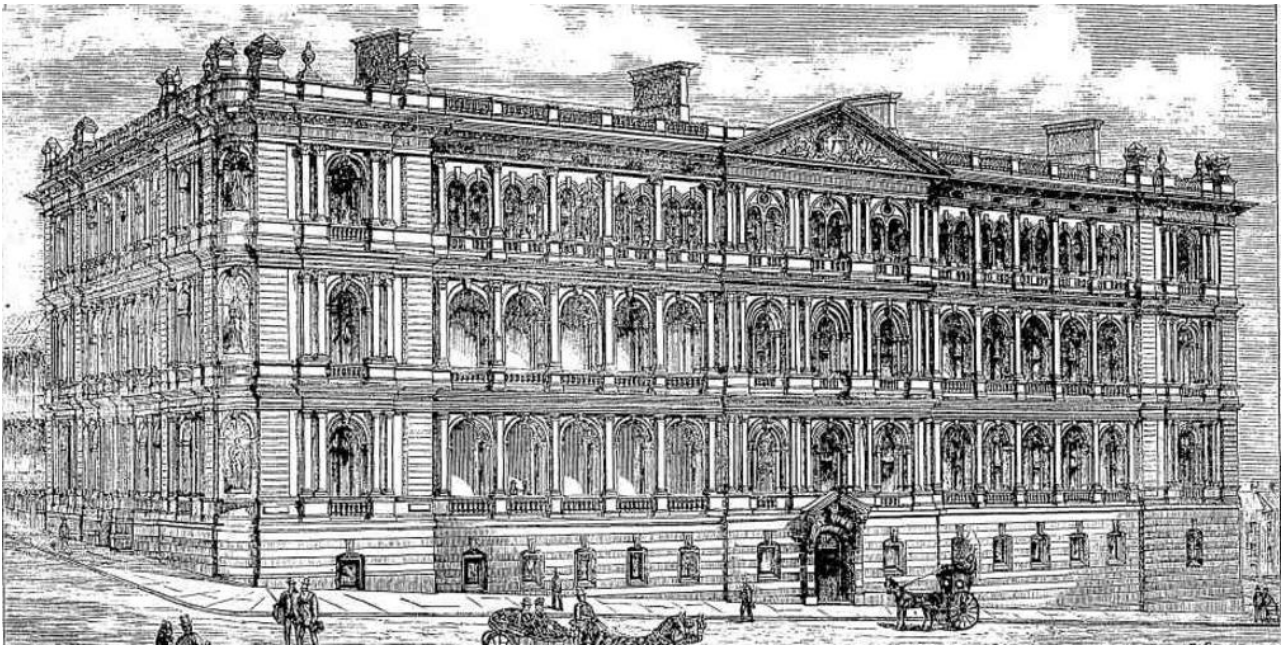


Figure 178 – Artist's impression of proposed Colonial Secretary's building opposite the subject property on corner of Macquarie and Bridge Streets, 1873

Source: 1873 'New Government Offices, Sydney', *Australian Town and Country Journal* (Sydney, NSW : 1870 - 1907), 13 September, p. 16. , viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article70480941>

Figure 179 shows a map of prominent buildings in Sydney in 1875 ("A Key to the View of Sydney") and identifies the Original Treasury Building (no. 22) as one of these contributory buildings.

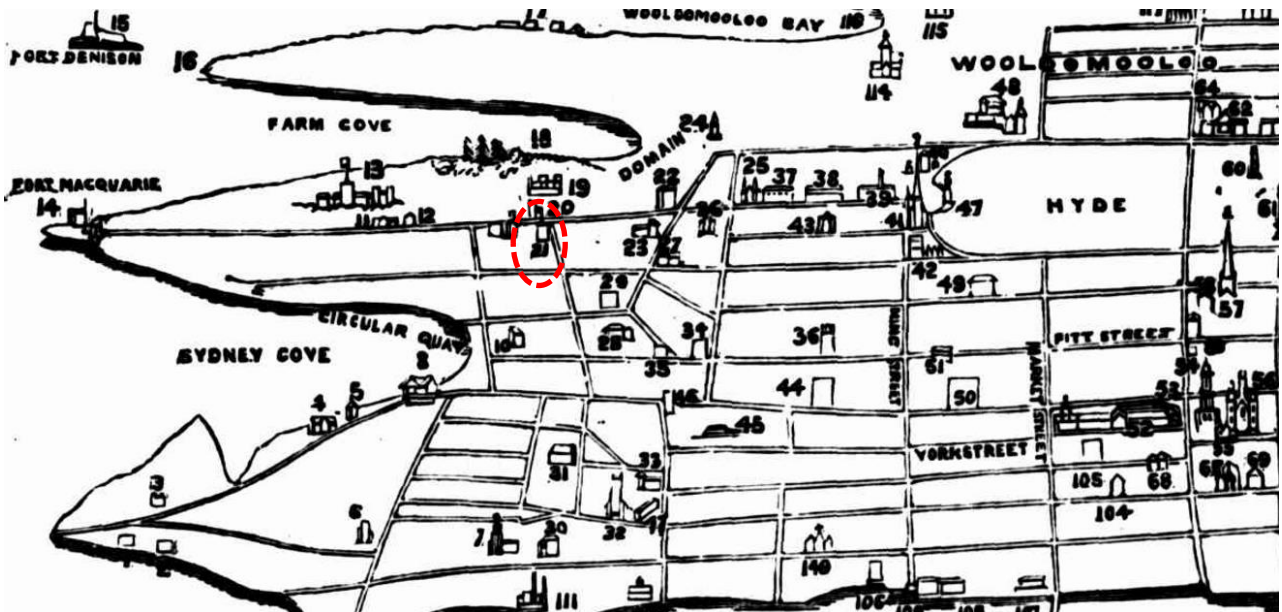


Figure 179 – A Key to the View of Sydney, 1875; the Treasury is identified as Number 21

Source: 1875 'KEY TO THE VIEW OF SYDNEY.', *Illustrated Sydney News and New South Wales Agriculturalist and Grazier* (NSW : 1872 - 1881), 10 February, p. 21. , viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article63106473>

During the mid to late 1800s, the city of Sydney developed rapidly, particularly along the northern end of Macquarie Street to Circular Quay. Figure 180 below shows a view of this precinct from The Rocks, with the northern elevation of the Original Treasury Building visible in the background. The immediate surrounds including Bridge Street and Phillip Street were heavily built-up with a mixture of store buildings, offices and residences (refer to detailed Dove's Plan below at Figure 181). However, the block bounded by Macquarie Street, Bridge Street, Phillip Street and Albert Street remained generally undeveloped until 1880 with the

Original Treasury Building, Land Sales Office, and Water Police complex being the only improvements (refer Figure 181 overleaf).

The cultural landscape surrounding the Original Treasury Building began to change in this period. Development along the Macquarie Street ridgeline was not restricted to Government uses, with numerous residences and warehouses/stores being developed to take advantage of the proximity to Circular Quay and the centre of commerce in the colony. The Botanic Gardens which were original part of the Governor's Domain, were located to the east of the subject site, and originally gated before being opened to the public.



Figure 180 – Panorama of Sydney Cove and the Quay, c. 1878 (Northern elevation of Original Treasury Building shown shaded in background)

Source: Harvey Shore, *From the Quay* 1981, p.26

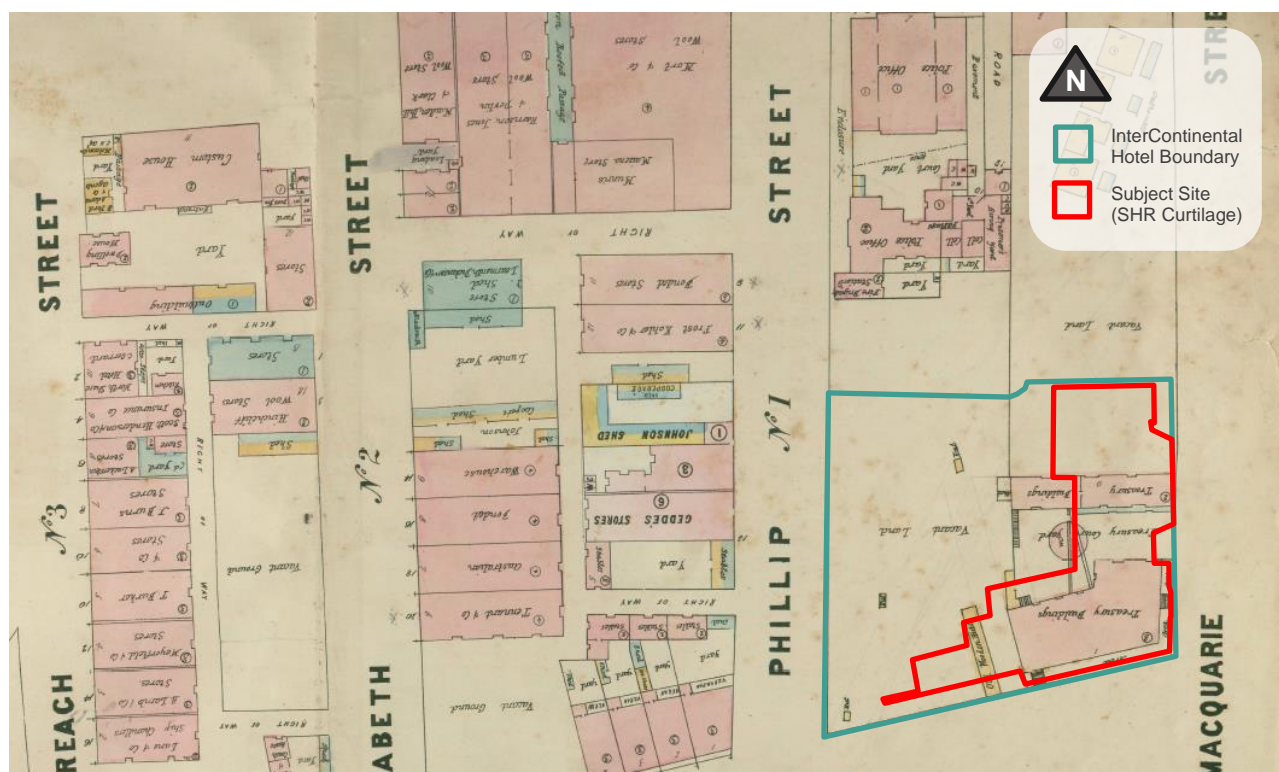


Figure 181 – Extract Dove's Plan of Sydney, 1880 (Blocks 1, 2, 3 & 4) – subject property indicated

Source: City of Sydney Archives. *Historical Atlas of Sydney*



Figure 182 – Photograph of Treasury building c.1880 after addition of Portico

Source: *National Library of Australia*, Bib ID 140657461-1

Sydney's first steam tramway was established in 1879. The first tram lines were laid from Redfern to the Hunter Street entrance of the Palace Gardens (Royal Botanic Gardens). Shortly thereafter, the lines were extended to a depot constructed at the rear of the Treasury Building, on the land at the corner of Bridge and Phillip Streets. This depot became known as the 'downtown terminus'.¹⁶

¹⁶ Hotel Inter-continental Sydney, 'A History of the Treasury' 1993 p.8

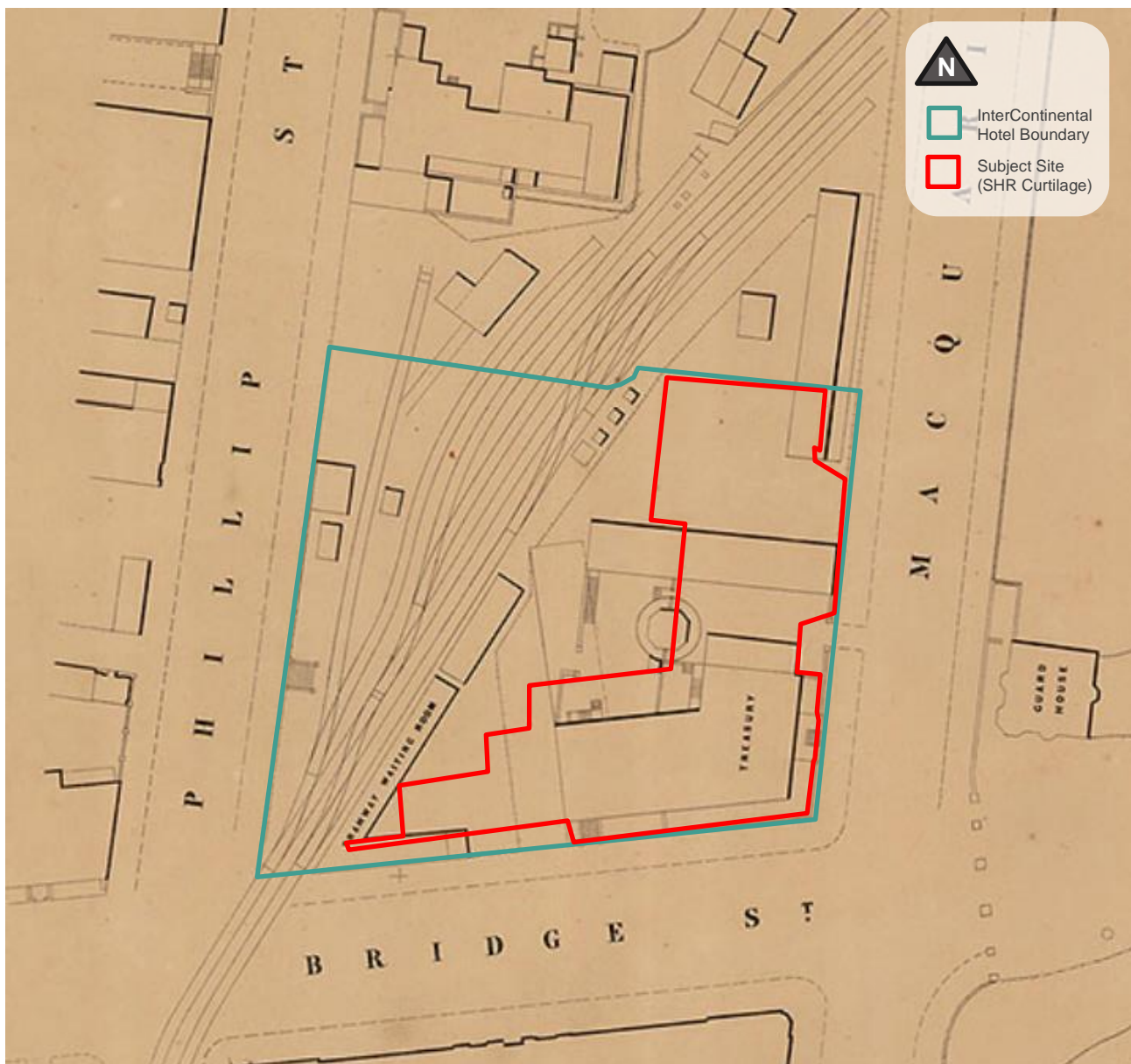


Figure 183 – Extract of 1884 Map of subject site, showing the Treasury Building and outbuildings, along with the new Tram-way at the rear (corner of Bridge and Phillip Streets)

Source: State Library NSW, Mitchell Library Map Collection, Metropolitan Series Detail Map, Map K4, M Ser 4 811.17/1

Photographs and maps in Figure 184 and Figure 185 below also identify the location of the new tramway at the rear of the Treasury Building site.

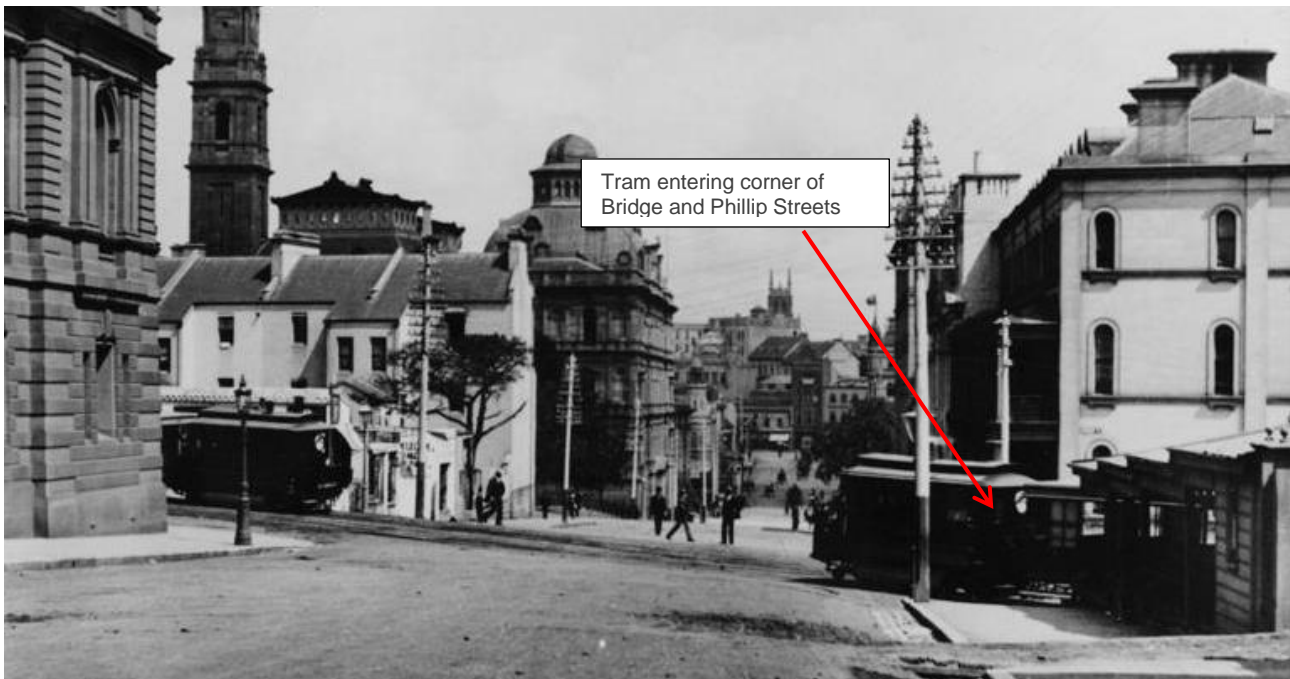


Figure 184 – Photograph of tramway into subject site (view looking west along Bridge Street near corner of Phillip Street, with the corner of Bridge and Phillip Streets at right), 1882

Source: City of Sydney Archives, ArchivePix, Len Stone / Vic Solomons Collection: 70

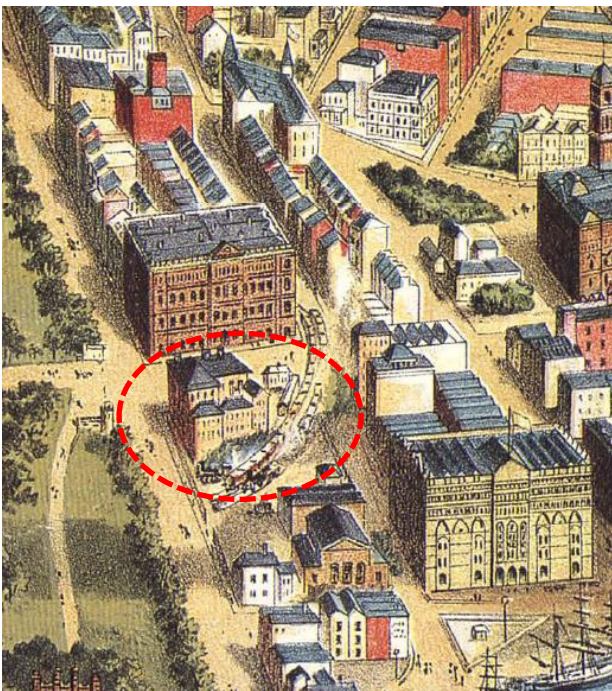


Figure 185 – Extract of Birdseye View of Sydney, 1888 (view facing south)

Source: City of Sydney Archives. Historical Atlas of Sydney

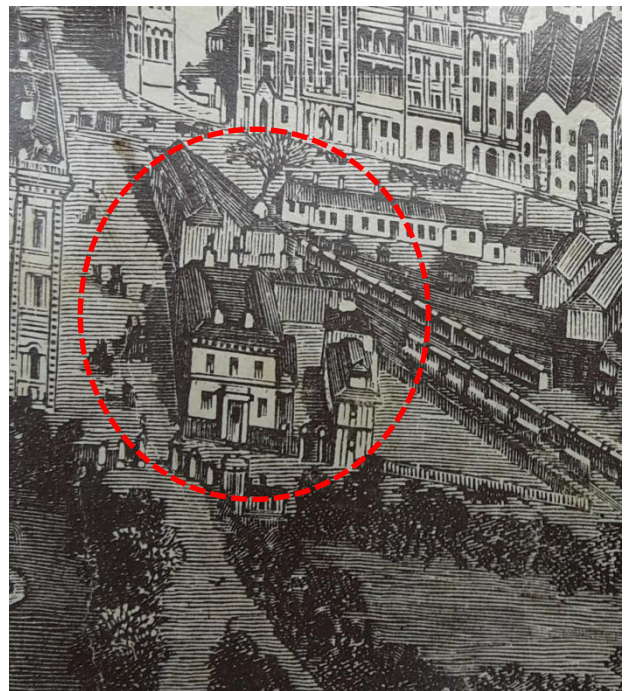


Figure 186 – The City of Sydney, NSW 1890 (view facing west)

Source: Kelly, M. & Crocker, R., Sydney Takes Shape, 1978 Cover

3.2. PHASE 2: ADDITIONS TO TREASURY (NORTH WING ADDITIONS – STRONG ROOM & LINK BUILDING)

This section of the Historical Overview relates to the following building stage:

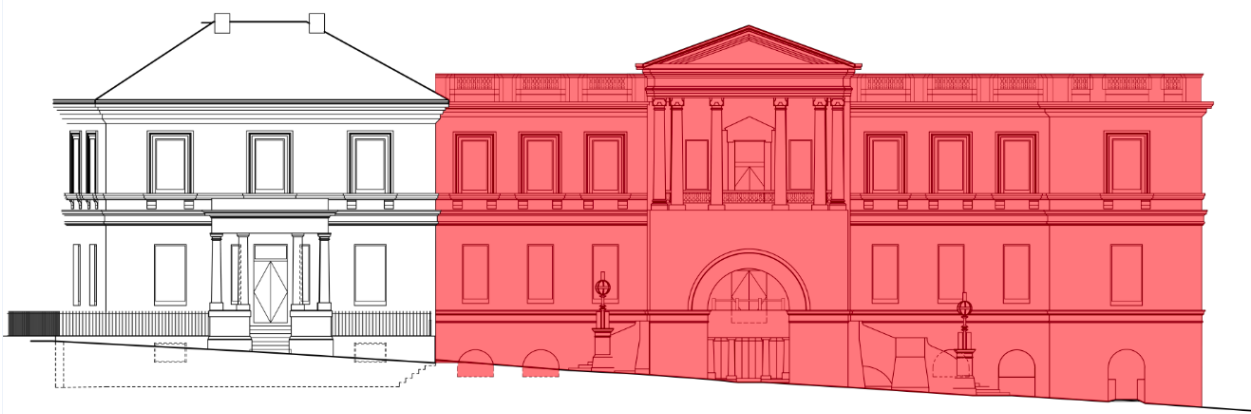


Figure 187 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red

Source: Urbis



Figure 188 – Photograph of Treasury Building, c.1895

Source: NSW State Records, Digital ID 4481_a026_000231

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.¹⁷ 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 1896.¹⁸ The department was also anxious for a fire-proof strong room as they had advised that the present vault was unusable.¹⁹

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

¹⁸ Clive Lucas Pty Ltd 1982, The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy, p.6

¹⁹ 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>

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.²⁰

At the time that Vernon was undertaking drawings for the proposed buildings, he also compiled a basic site plan showing the buildings then existing on the site (refer Figure 189 below).

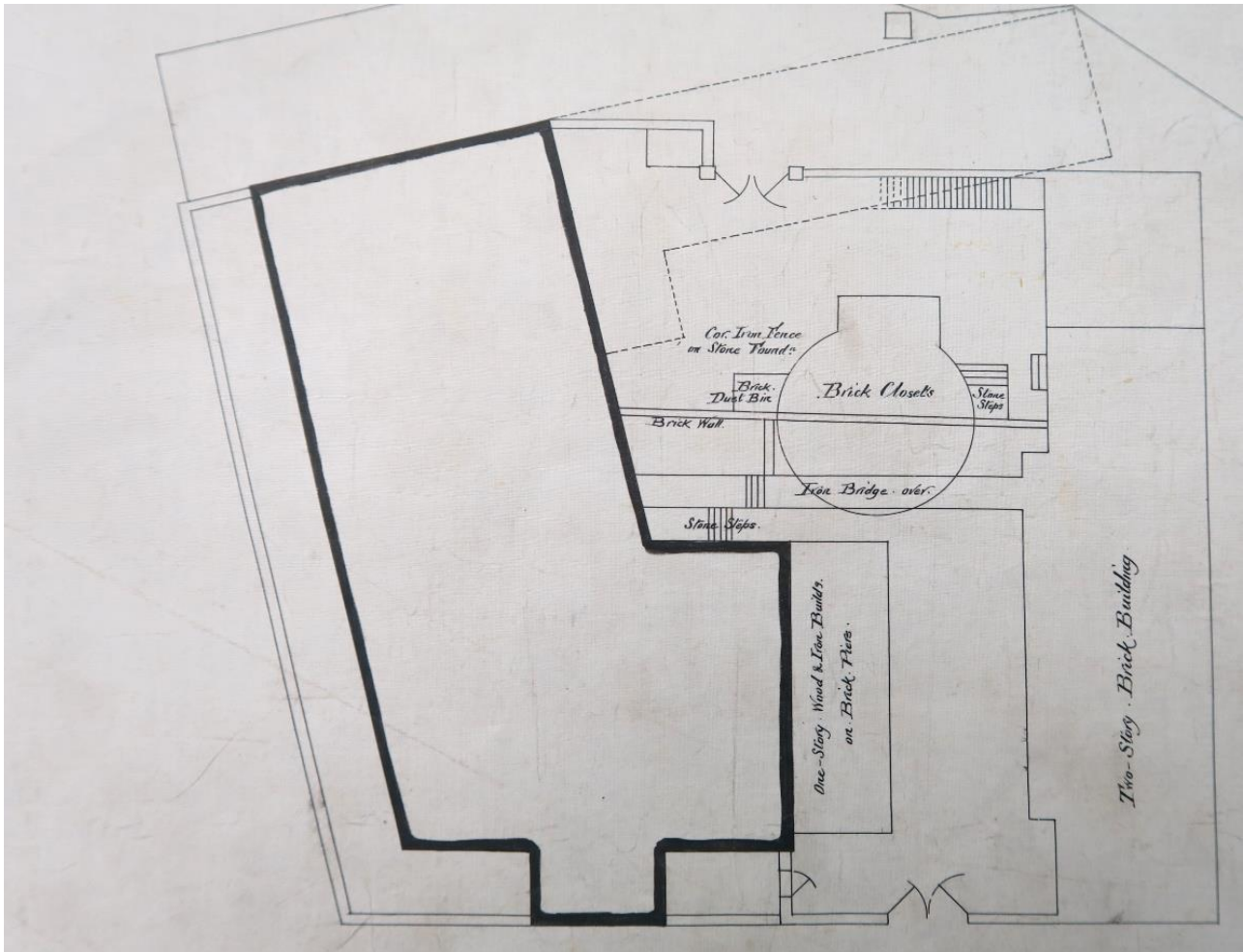


Figure 189 – Site Plan showing buildings, dated 1897 (original Treasury Building shown heavily outlined)

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

Vernon's new proposal included two additional buildings extending north along Macquarie Street from the Original Treasury Building, including a 2,000 square-foot Strong Room. These new additions extended further north than the existing Land Sales Office, which was required to be demolished to allow the development. The proposed Macquarie Street elevation and high-level floor plan for this proposal are included overleaf in and Figure 190 and Figure 192.

²⁰ 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>

Vernon estimated that this extension would cost £22,000.²¹ This exceeded the original authorised expenditure amount of £13,000 provided by the House, in the Committee of Ways and Means in December 1895.²² The proposed additions were sanctioned in September 1896 under the Public Works Act of 1888.²³

The works were to be undertaken in three stages, as follows:

- Stage 1: The Strong Room forming an isolated three level building fronting Macquarie Street, north of the existing Land Sales Office.
- Stage 2: Demolition of the Land Sales Office, and construction of a Link Building between the original Treasury Building and the new Strong Room building.
- Stage 3: Proposed reconfiguration of the original Treasury Building. This third stage did not proceed (refer Figure 192 for a high-level sketch of the proposed alterations).

The buildings were designed in a sympathetic classical free style design, replicating the rhythm and proportions of the Original Treasury Building fenestration. A large classical portico with expressed gable pediment and dual sweeping staircase, along with a colonnaded parapet, provided architectural features which deviated from the Original Treasury Building.

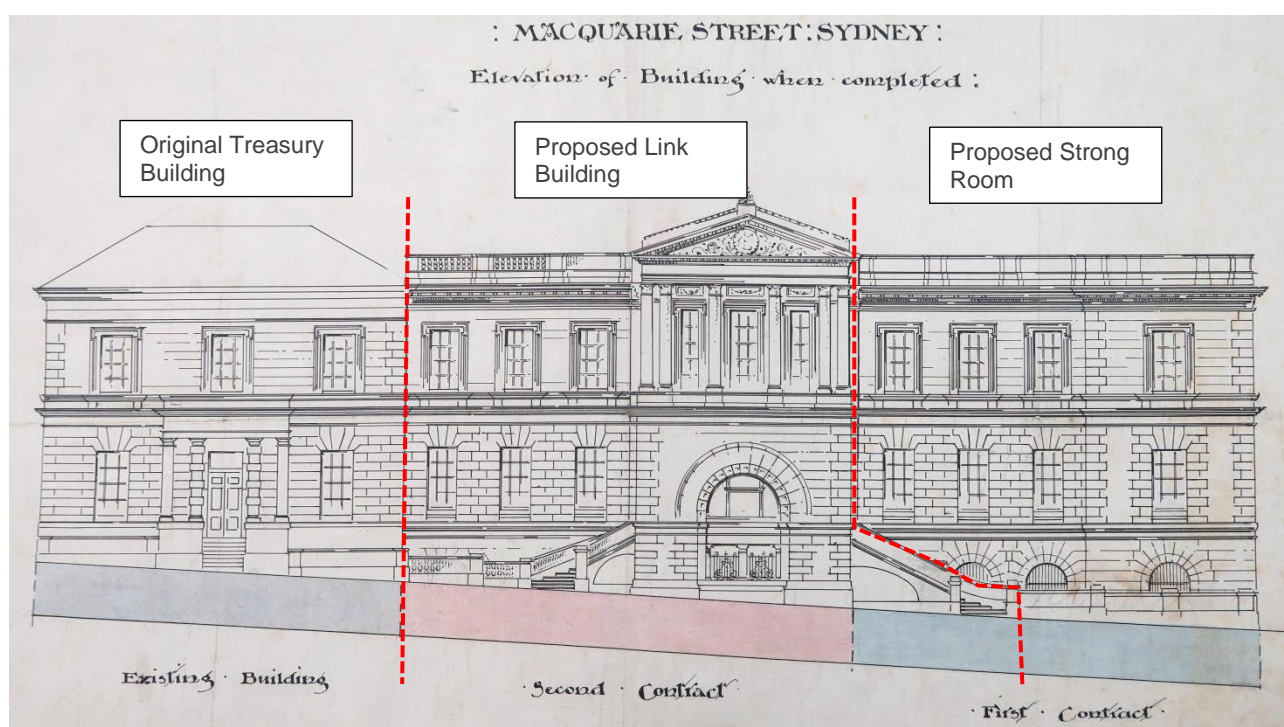


Figure 190 – Extract of Architectural Plan for Proposed Additions to Treasury (proposed north wing including a Strong Room and Link Building)

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

²¹ 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>

²² 1895 'Treasury Buildings Additions.', Barrier Miner (Broken Hill, NSW : 1888 - 1954), 19 December, p. 2. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article44140154>

²³ 1896 'No. XI. An Act to sanction the carrying out of Additions to the Treasury Building in Macquarie-street, Sydney. [Assented to, 22nd September, 1896.], New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 25 September, p. 6725. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article222367604>

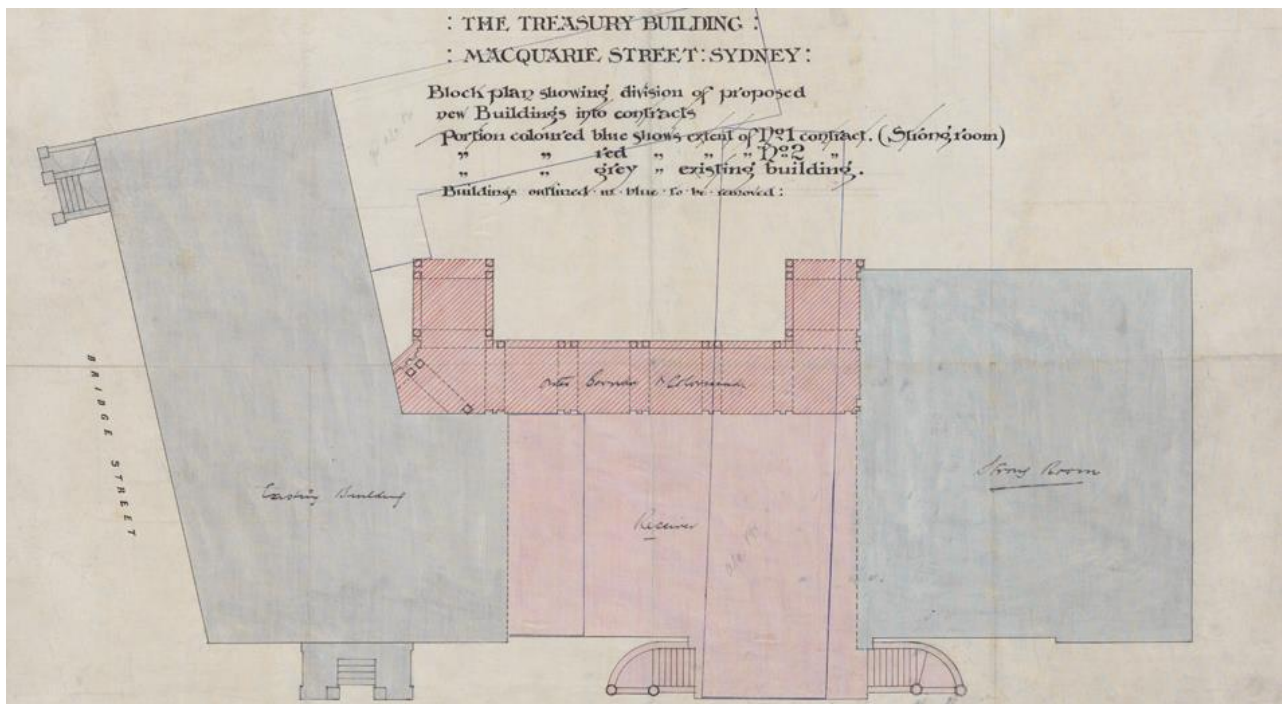


Figure 191 – Extract of Architectural Plan for Proposed Additions to Treasury (proposed north wing including a Strong Room and Link Building with Colonnade)

Source: State Records NSW, Item No. PB25/42 dated 1895

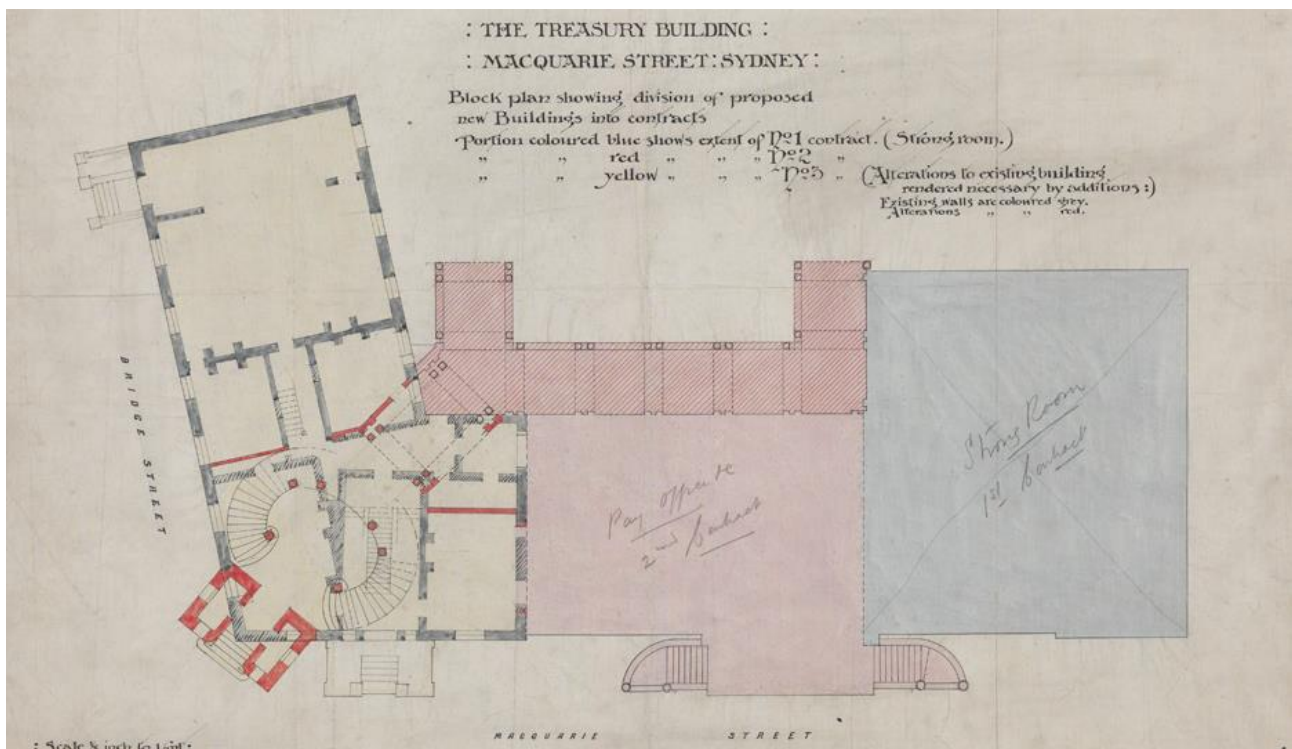


Figure 192 – Extract of Architectural Plan for Proposed Additions to Treasury (showing proposed reconfiguration of existing Treasury Building which did not proceed)

Source: State Records NSW, Item No. PB25/41

The proposed additions to the Treasury Building extending north along Macquarie Street were put to tender in 1898, with ten tenders received, including Messrs J. Steward and Co. for sandstone at £14,939 and Messrs Phippard Bros. for granite at £15,846.²⁴ The Strong Room was constructed first in 1896 with the Link Building constructed after in c.1899. Extracts of the detailed architectural plans for the Strong Room prepared by Vernon are included hereunder.

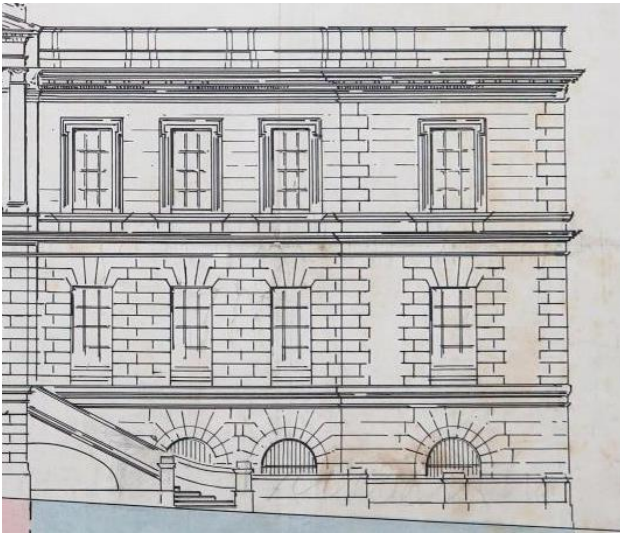


Figure 193 – Elevation to Macquarie Street of Strong Room

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

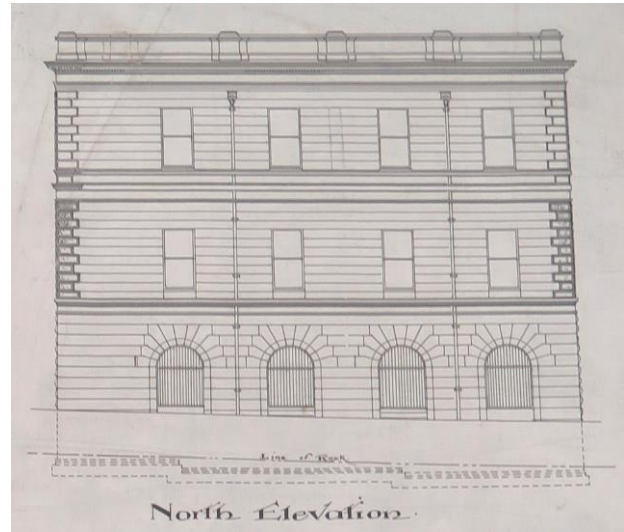


Figure 194 – Northern (side) elevation of Strong Room

Source: State Records NSW, Item No. PB25/4099 dated 27 June 1895

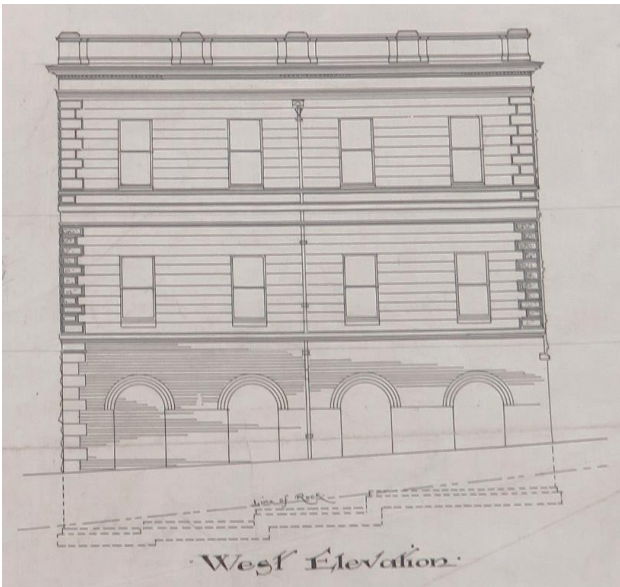


Figure 195 – Western (rear) elevation of Strong Room (now obscured by 1980s' hotel development)

Source: State Records NSW, Item No. PB25/4099 dated 27 June 1895

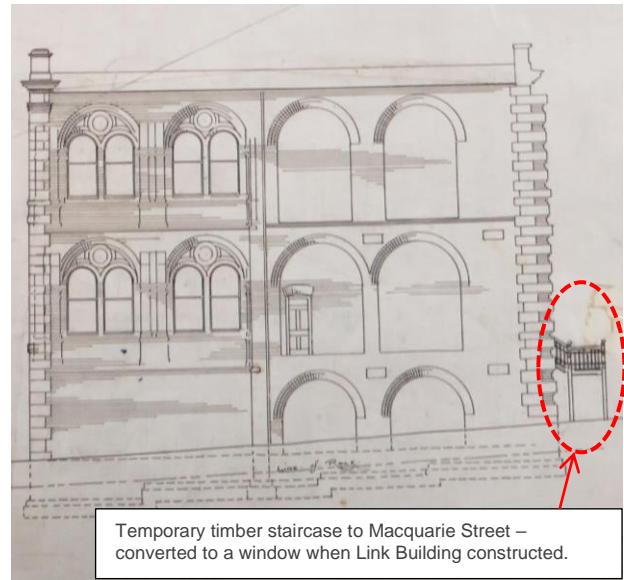


Figure 196 – Southern (side) boundary of Strong Room (to be adjoining Link Building after Link Building constructed)

Source: State Records NSW, Item No. PB25/4099 dated 27 June 1895

²⁴ 1898 'TREASURY BUILDINGS.', Evening News (Sydney, NSW : 1869 - 1931), 19 April, p. 5. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article109653633>

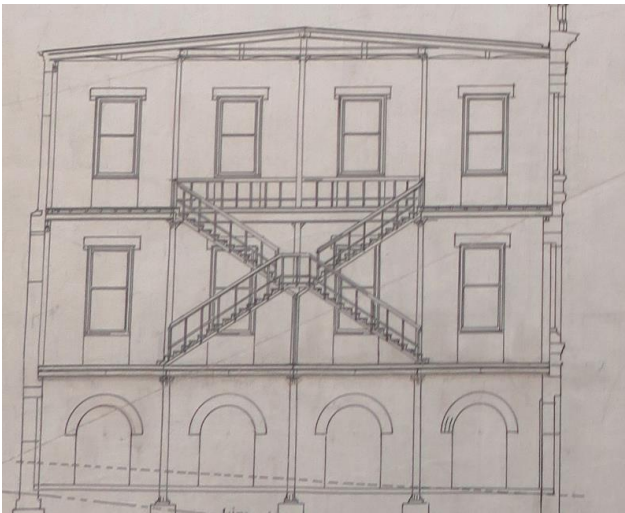


Figure 197 – Section C-D of Strong Room (internal section facing towards inner face of western wall – showing the double narrow-u staircase, now removed)

Source: State Records NSW, Item No. PB25/4099 dated 27 June 1895



Figure 198 – Section A-B of Strong Room (internal facing towards inner face of southern wall)

Source: State Records NSW, Item No. PB25/4099 dated 27 June 1895

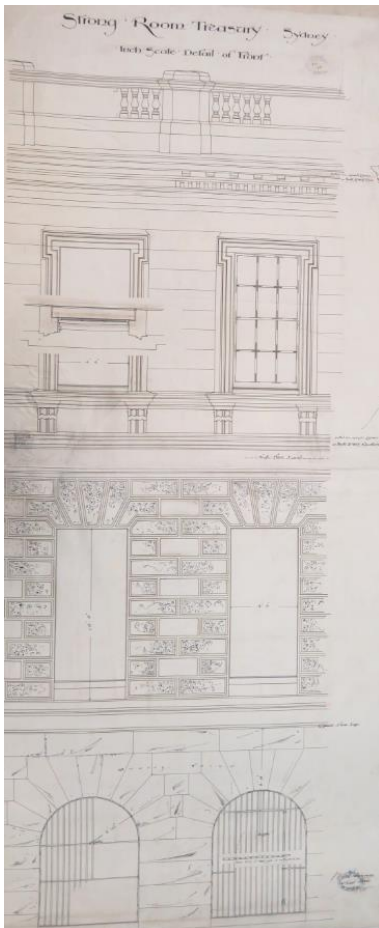


Figure 199 – Strong Room Treasury: Detail of stone façade similar to as constructed

Source: State Records NSW, Item No. PB25/13

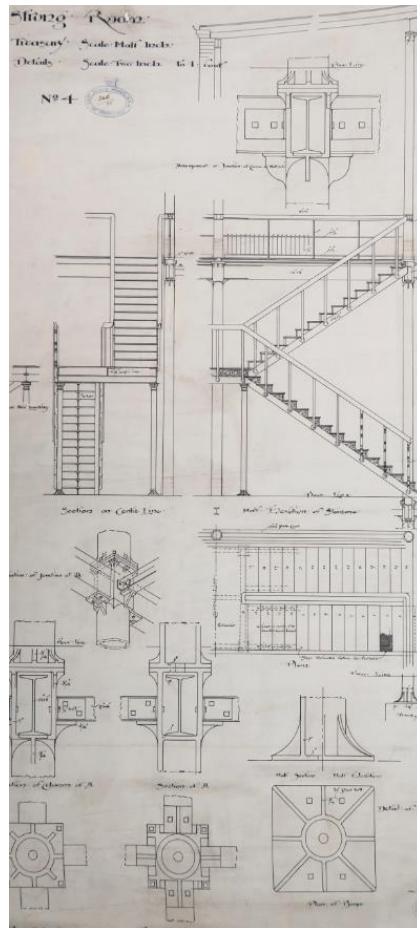


Figure 200 – Strong Room Treasury: Detail of internal double narrow-u stair (now removed)

Source: State Records NSW, Item No. PB25/9

The Strong Room comprised two levels of open plan floor area over a basement foundations level. The following floor plans show the open plan layout of the ground floor and the first floor gallery around the stair case.

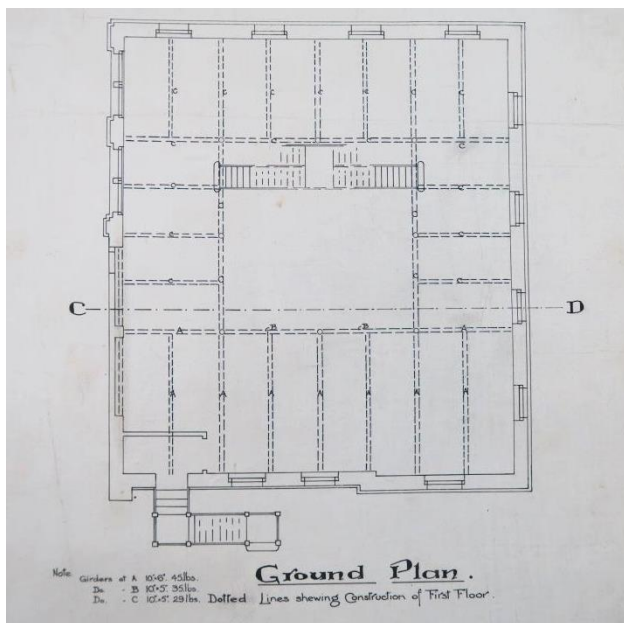


Figure 201 – Strong Room Section C-D (internal facing towards inner face of western wall)

Source: State Records NSW, Item No. PB25/4099 dated 27 June 1895

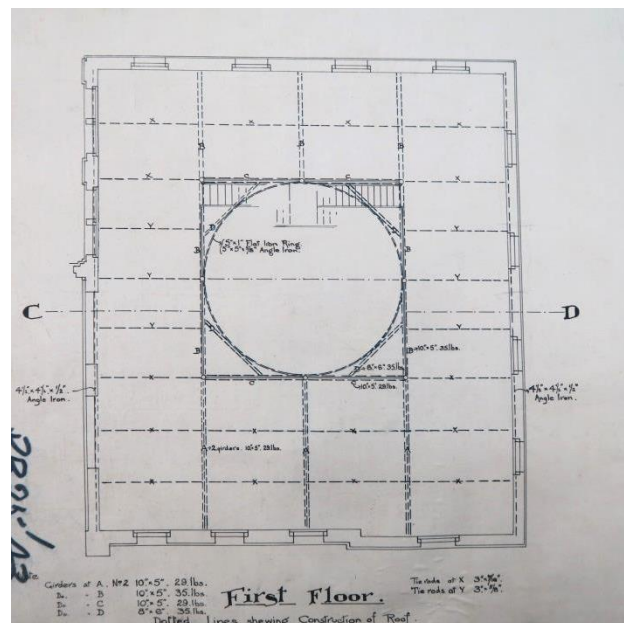


Figure 202 – Strong Room Section A-B (internal facing towards inner face of southern wall)

Source: State Records NSW, Item No. PB25/4099 dated 27 June 1895

Figure 203 and Figure 204 below show photographs from 1896, taken immediately after the completion of the Strong Room building, and prior to the construction of the Link Building.

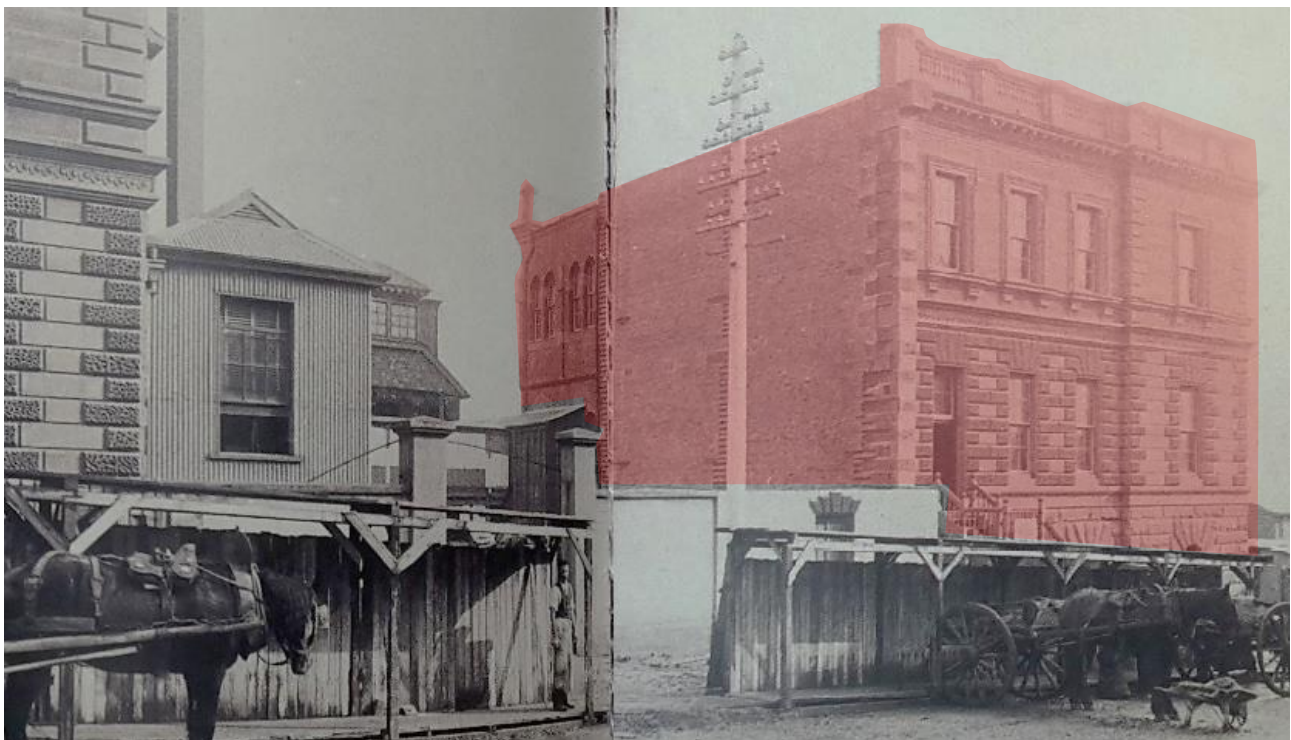


Figure 203 – Photograph showing recently completed Strong Room building c.1896 (Strong Room building shown shaded)

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

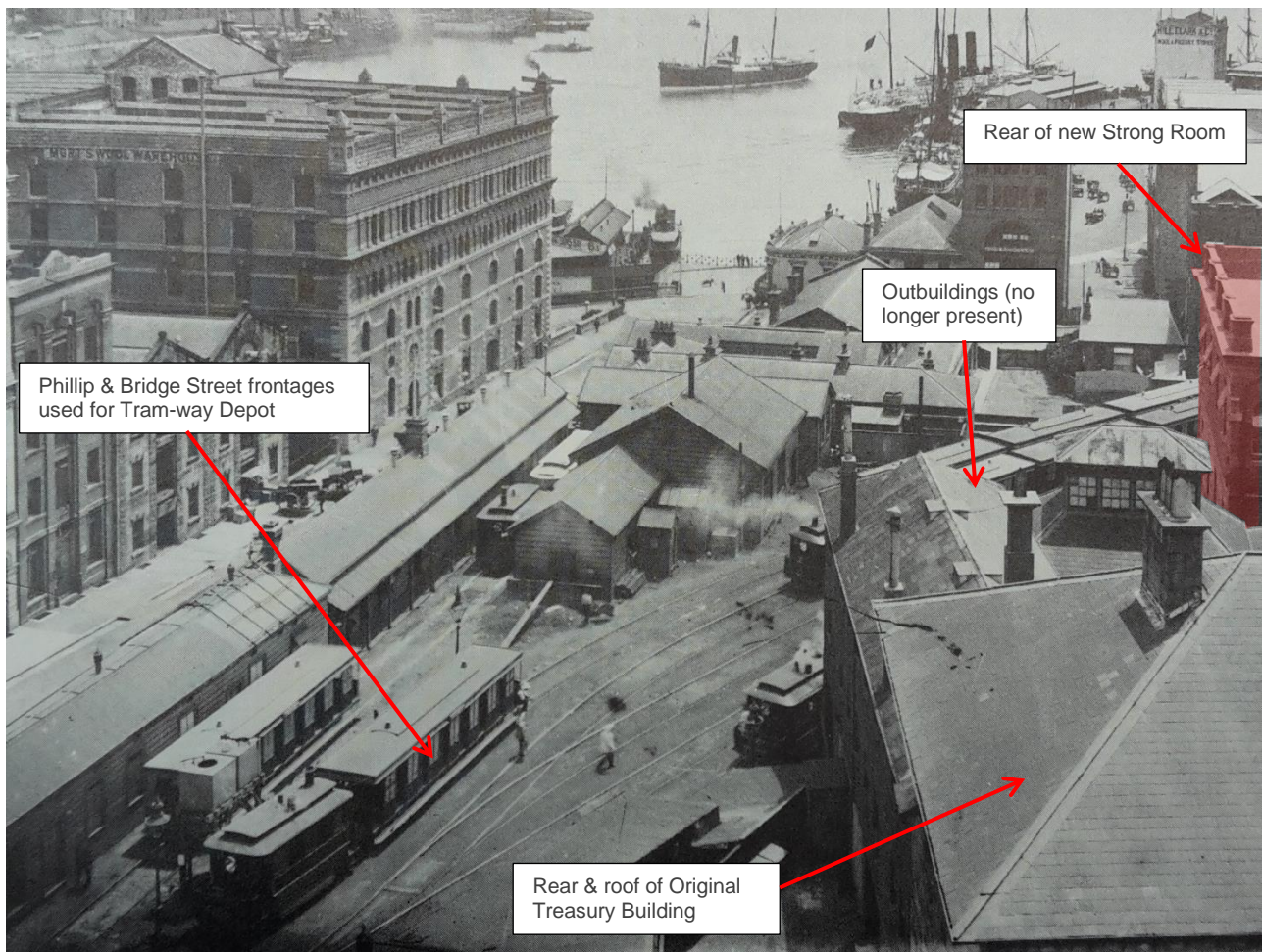


Figure 204 – Circular Quay and the North Shore in 1896 (Strong Room building shown shaded)

Source: Harvey Shore, *From the Quay* 1981, p.31

The next phase of the northern wing additions was the construction of the Link Building in c.1898-1899. The detailed Link Building architectural plans prepared by Vernon are included hereunder.

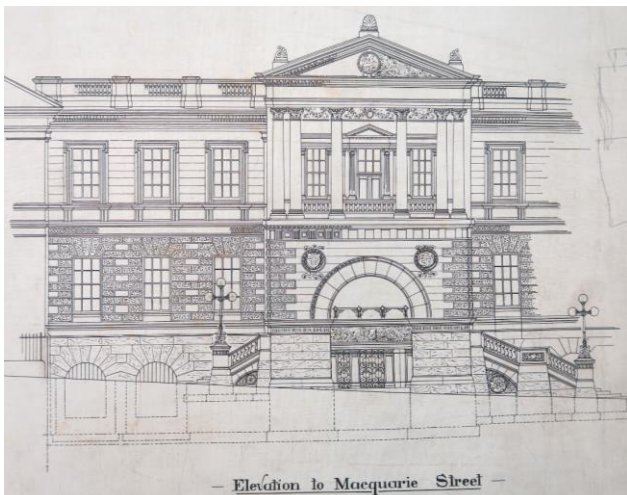


Figure 205 – Eastern elevation to Macquarie Street of Link Building (generally as constructed)

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

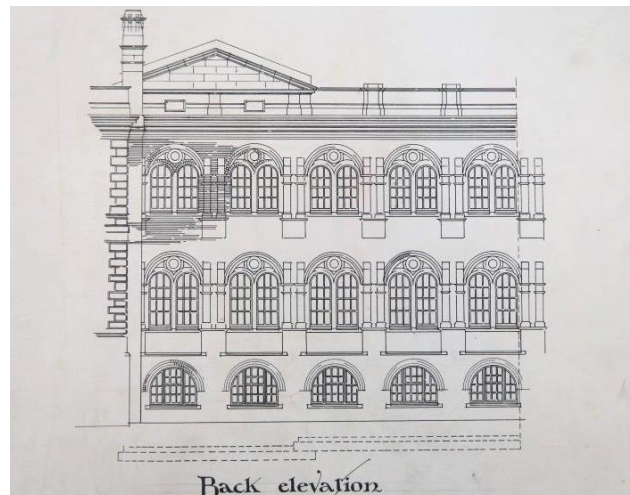


Figure 206 – Back (western) elevation of Link Building (generally as constructed)

Source: *State Records NSW*, Item No. PB25/45, dated 4 December 1895



Figure 207 – Section G-H of Link Building (generally as constructed) showing the internal face of the eastern facade

Source: State Records NSW, Item No. PB25/45, dated 4 December 1895



Figure 208 – 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

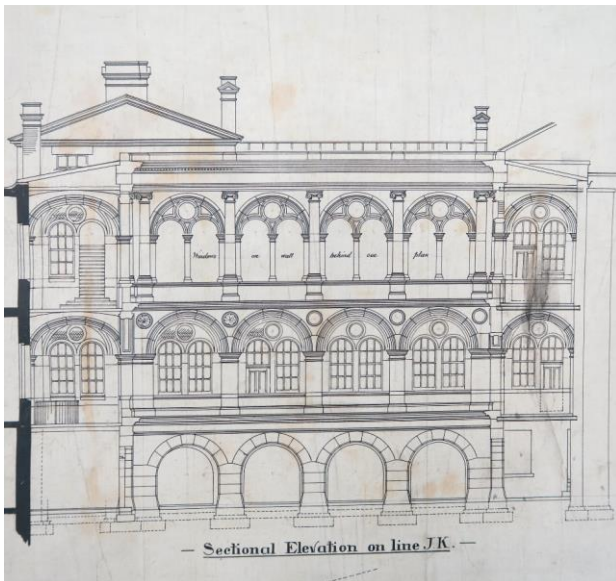


Figure 209 – Section J-K of Link Building (generally as constructed) showing the exterior face of the arcade

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



Figure 210 – Section G-H of Link Building (generally as constructed) showing the internal face of the eastern facade

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

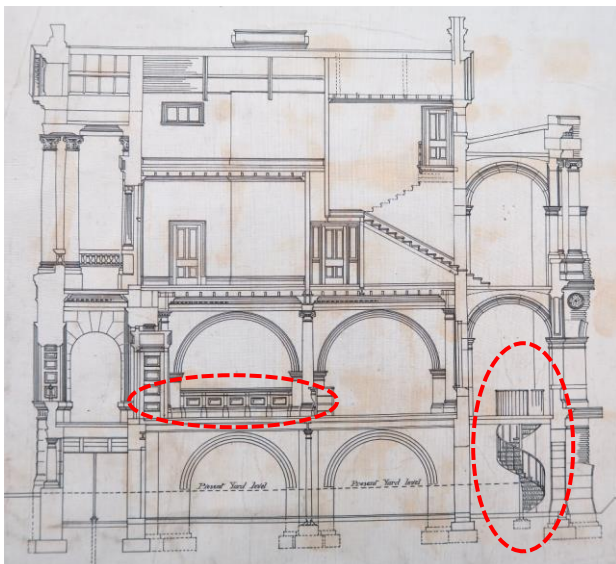


Figure 211 – Section A-B (generally as constructed) showing view south, through the centre of the Link Building (features visible include spiral staircase in rear arcade which is now removed and timber counter on ground floor, also removed)

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

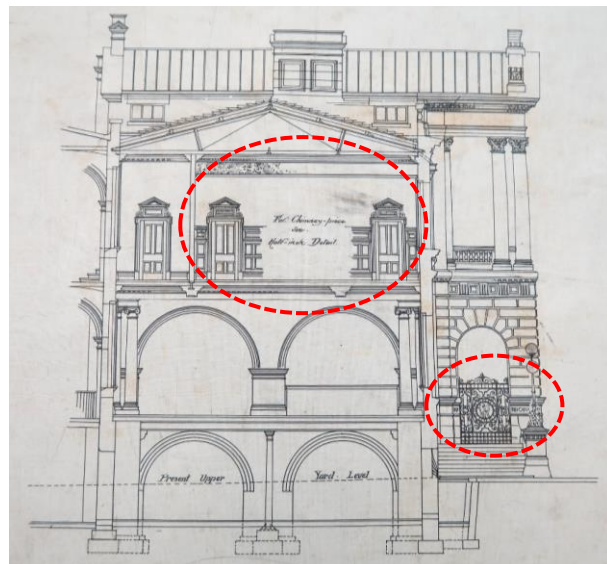


Figure 212 – Section E-F (generally as constructed) showing view north, through the centre of the Link Building (features visible include detail of plaster frieze, timber panelling and carved door pediments in the Premier's Room on the first floor, and wrought iron gates to portico – now removed)

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

The Link Building comprised two levels of offices and service rooms over a basement foundations level. There was a small mezzanine floor located within the roof space of the central hipped roof bay. The following floor plans show the room layout of each level.

The ground floor was dedicated to a public reception area (lobby) and office space. The first floor was dominated by the grand Treasurer's (later Premier's) Room and associated service rooms. A retiring room, bathroom and balcony were located off the Treasurer's/Premier's Room for the Treasurer's/Premier's exclusive use.

The Premier's Room terminology came about as a result of the evolution of the Treasury Department and the Office of the Premier. While these two offices are quite distinct, prior to 1908, the Treasurer often assumed the role of Premier (or Prime Minister of New South Wales) as well. It is possible that Premier and Treasurer, Sir George Reid occupied the Treasurer's Rooms in the Treasury building between August 1894 and July 1899 but tradition holds that the first Premier (or Prime Minister as sometimes titled) and Colonial Treasurer to occupy the Treasurer's Room in the Treasury building was Sir William Lyne from September 1899 to March 1901.²⁵

As part of the Link building additions, alterations were undertaken to the northern portion of the original Treasury Building to provide for connectivity with the new accommodation. In particular, the former Treasurer's Room on the first floor of the Treasury Building was partitioned into two spaces to provide a waiting room and corridor.

²⁵ NSW Government, 1999, Golden Heritage: A Joint Exhibition to Commemorate the 175th Anniversary of the New South Wales Treasury: 1824-1999, available here http://www.treasury.nsw.gov.au/Golden_Heritage/home

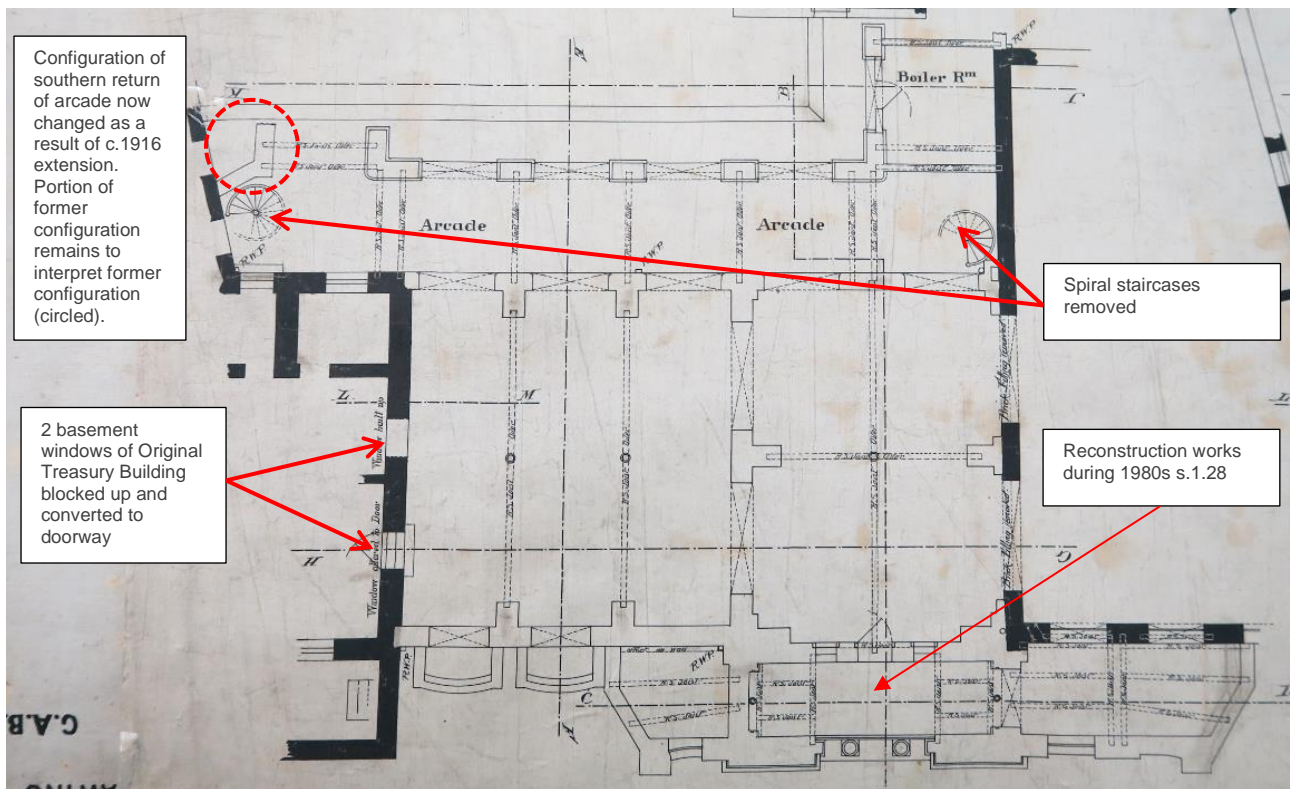


Figure 213 – Basement Floor Plan, by Vernon, December 1897

Source: State Records NSW, Item No. PB25/6 dated 28 December 1897

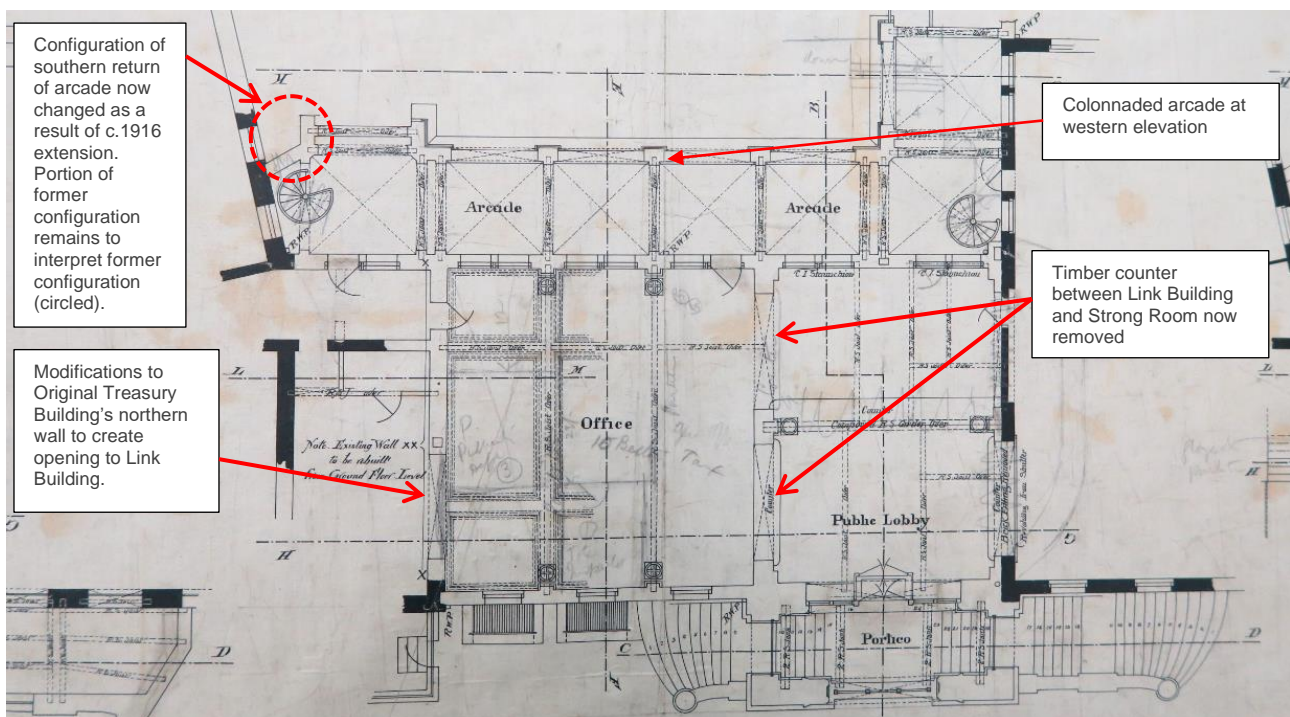


Figure 214 – Ground Floor Plan, by Vernon, December 1897

Source: State Records NSW, Item No. PB25/6 dated 28 December 1897

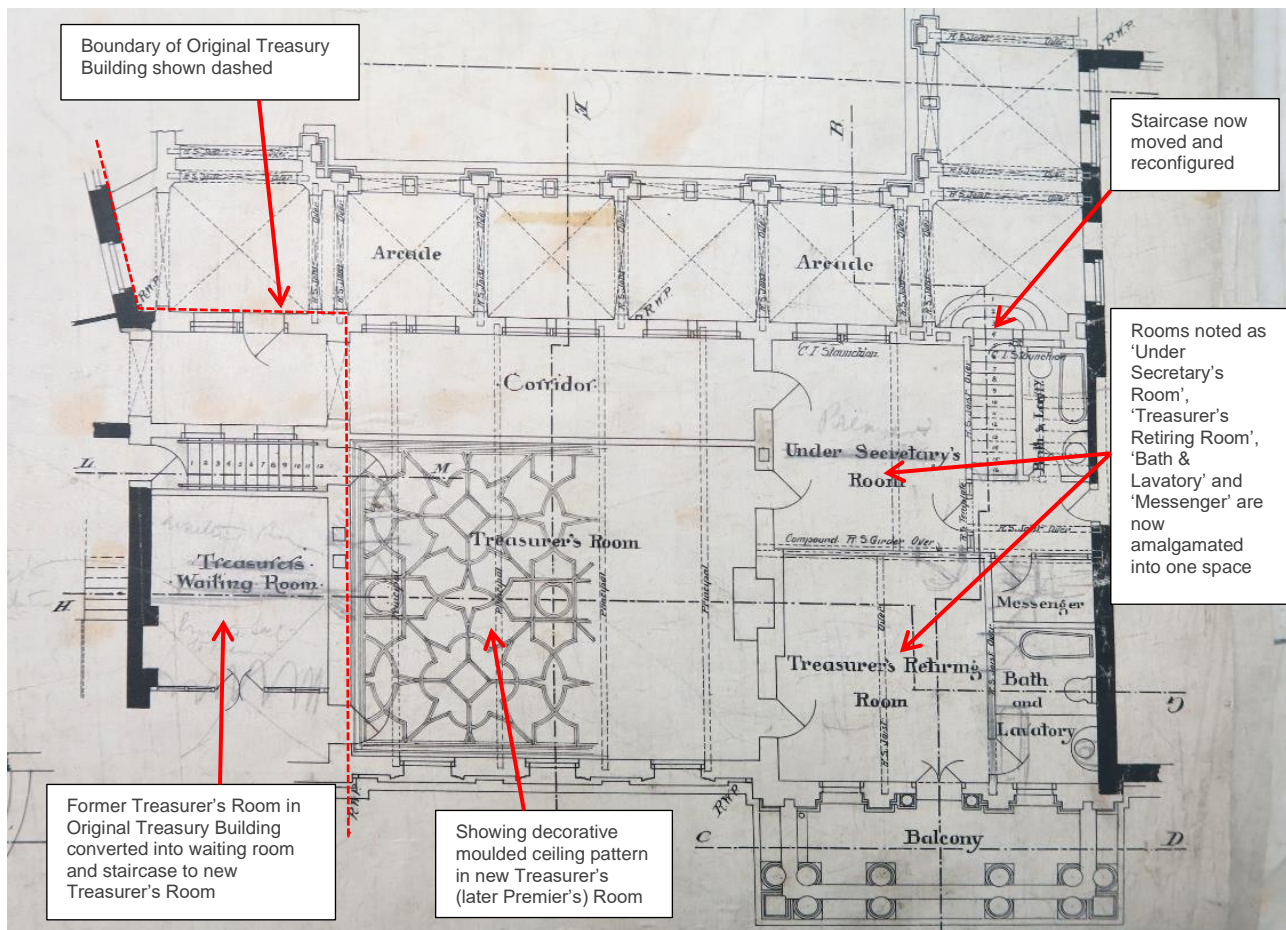


Figure 215 – First Floor Plan, by Vernon, December 1897

Source: *State Records NSW*, Item No. PB25/6 dated 28 December 1897

One of the most elaborate and significant features of the northern Link Building additions was the inclusion of a colonnaded arcade along the western elevation of the Link Building. The arcade also extended for one bay west, along the southern façade of the Strong Room. The arcade provided brick and sandstone arched openings of varying detail on each level. The following architectural plan prepared by Vernon identifies this detail.

The Link Building was mostly complete in c.1899. Figure 217 and Figure 218 show photographs taken c.1899 of the construction of the Link Building. In these photographs, the windows are not yet installed, and the front portico detail is being constructed.



Figure 217 – 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 218 – Photograph of Treasury buildings along Macquarie Street as the Link Building is being completed, c.1899

Source: NSW State Records, Digital ID 4481_a026_000345

The prominent Cortile was only visible from the rear of the property. Figure 219 below shows the rear elevation of the Treasury buildings as the Link building is completed (c.1898). The original Treasury Building is centred, with the Link Building to the left. The 'downtown' terminus tram-way is visible in the foreground on the corner of Bridge and Phillip Streets.

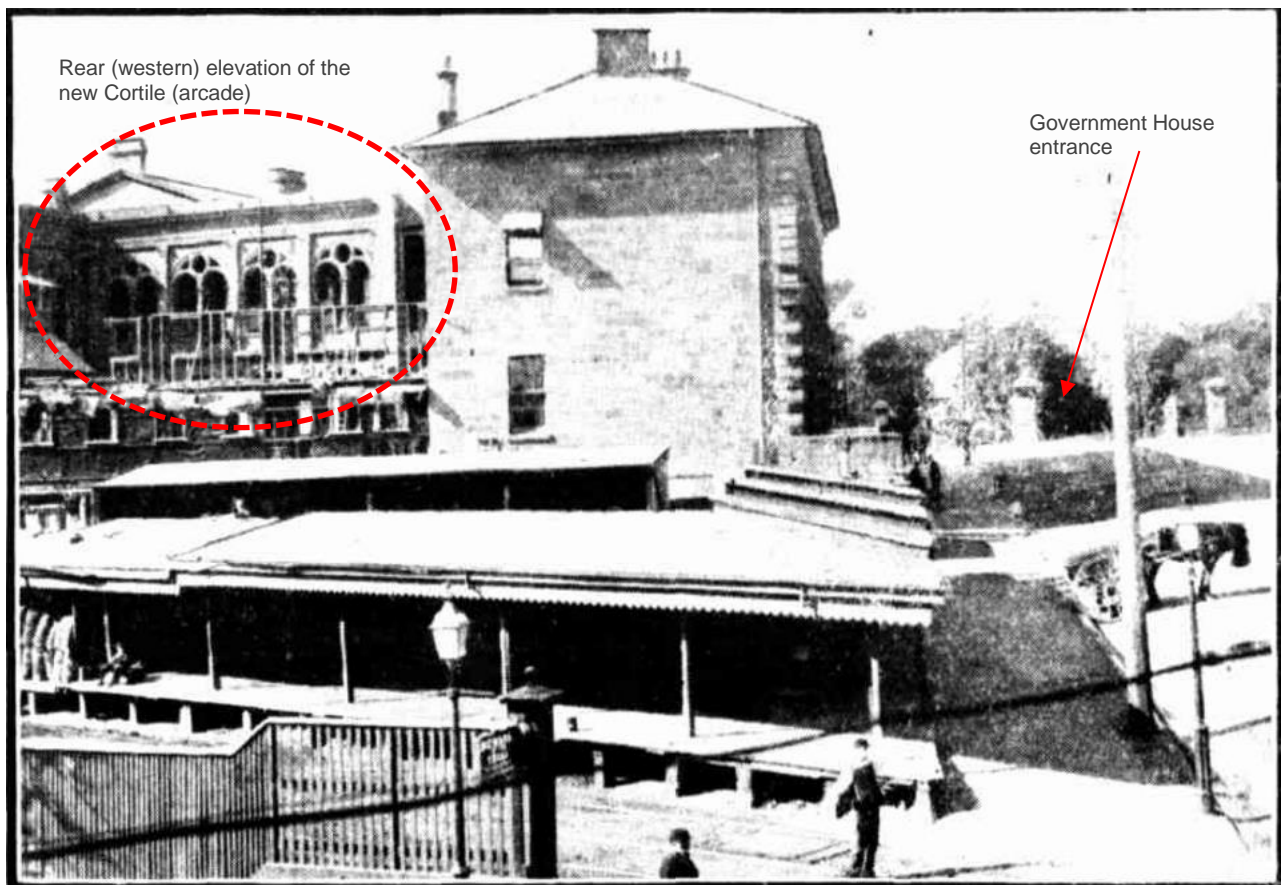


Figure 219 – Old tramway waiting room on the corner of Bridge Street and Phillip Street (undated but c. 1898) showing Treasury buildings and arcade behind (refer to Figure 216)

Source: 1921 'Odd Bits of Old Sydney', *Sydney Mail* (NSW: 1912 - 1938), 13 July, p. 16. , viewed 18 Oct 2016, <http://nla.gov.au/nla.news-article162033560>

The Link Building extension included a suite of new rooms for the then Treasurer and Premier (Mr George Reid) located on the first floor. The Treasurer/Premier moved into his rooms in 1899, and they were described as commodious and elaborately furnished.²⁶ Figure 220 and Figure 221 hereunder are photographs taken upon the completion of the Link Building in c.1899 and show the internal detail of the new Treasurer's/Premier's Room. Note that the proposed carved pediments above the doors are missing.

²⁶ 1899 'The Treasury.', *National Advocate* (Bathurst, NSW : 1889 - 1954), 22 November, p. 2. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article156805966>



Figure 220 - Photograph of new Premier's Room in Link Building c.1899

Source: State Library NSW, Digital ID 08866r



Figure 221 - Photograph of new Premier's Room in Link Building c.1899

Source: State Library NSW, Digital ID 08867r

A detailed description of the Treasurer's/Premier's Room was included in the *Clarence and Richmond Examiner* in November of that year as follows:

"The principal room [Premier's Room] is the finest in all the Government buildings, it is about 35 feet long, about 25 wide, and high in proportion. The walls are beautifully panelled for about one-third of their height from the floor, and the ceiling is a work of art. The furniture is quite in keeping with this fine room and it must have cost a great deal of money".²⁷

The elaborate carved pediments and wallpaper for the Premier's Room weren't added for a couple of years, but were installed by 1904, as shown in Figure 222, being a photograph of the Carruthers Ministry banquet.



Figure 222 – Premier's Room Treasury, Hon J. Carruthers Banquet (c.1904)

Source: *State Library NSW, Digital ID d1_09630*

As part of a suite of rooms for the Premier's use, private quarters were constructed with adjoining doors to the Premier's Room. These rooms weren't as elaborate in their detailing and were intended for use as the Premier's lunch room, bedroom and bathroom.²⁸

The room formerly occupied by the Treasurer in the Original Treasury Building, and adjoining the new Treasurer's/Premier's Room, was converted into a waiting room for the new Treasurer's/Premier's Room and a private staircase for the Treasurer/Premier in c.1899.²⁹ Figure 223 below shows the condition of the former Treasurer's Room in 1899 just prior to its conversion.

²⁷ 1899 'THE PREMIER'S ROOMS.', *Clarence and Richmond Examiner* (Grafton, NSW : 1889 - 1915), 25 November, p. 4. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article61305312>

²⁸ 1899 'THE PREMIER'S ROOMS.', *Clarence and Richmond Examiner* (Grafton, NSW : 1889 - 1915), 25 November, p. 4. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article61305312>

²⁹ State Records NSW, Item No. PB25/6, plan showing Additions to Treasury Buildings, Sydney, dated 28 December 1897



Figure 223 – Photograph of former Treasurer's Room in original Treasury Building, c.1899

Source: *State Library NSW, Digital ID 08868r*

The extended Treasury complex was now considered to be a prominent public building of landmark quality. The buildings were elaborately decorated in public celebration for both the Federation celebrations in 1901 (refer below to photograph in Figure 225), and King Edward's Coronation in 1902.³⁰

³⁰ 1902 'Coronation Illuminations.' *The Australian Star* (Sydney, NSW : 1887 - 1909), 18 June, p. 5. , viewed 18 Oct 2016, <http://nla.gov.au/nla.news-article229068683>



Figure 224 – View of Macquarie Street, undated but c.1900

Source: Macleay Museum cited from *Pictorial History: City of Sydney*, 2000



Figure 225 – Photograph of Treasury Building for Federation celebrations, 1901

Source: National Library of Australia, Bib ID 140805217-1

Figure 226 shows a c.1905 photograph of Circular Quay, with the northern façade of the new Strong Room building clearly visible from the Quay and located in a prominent location.

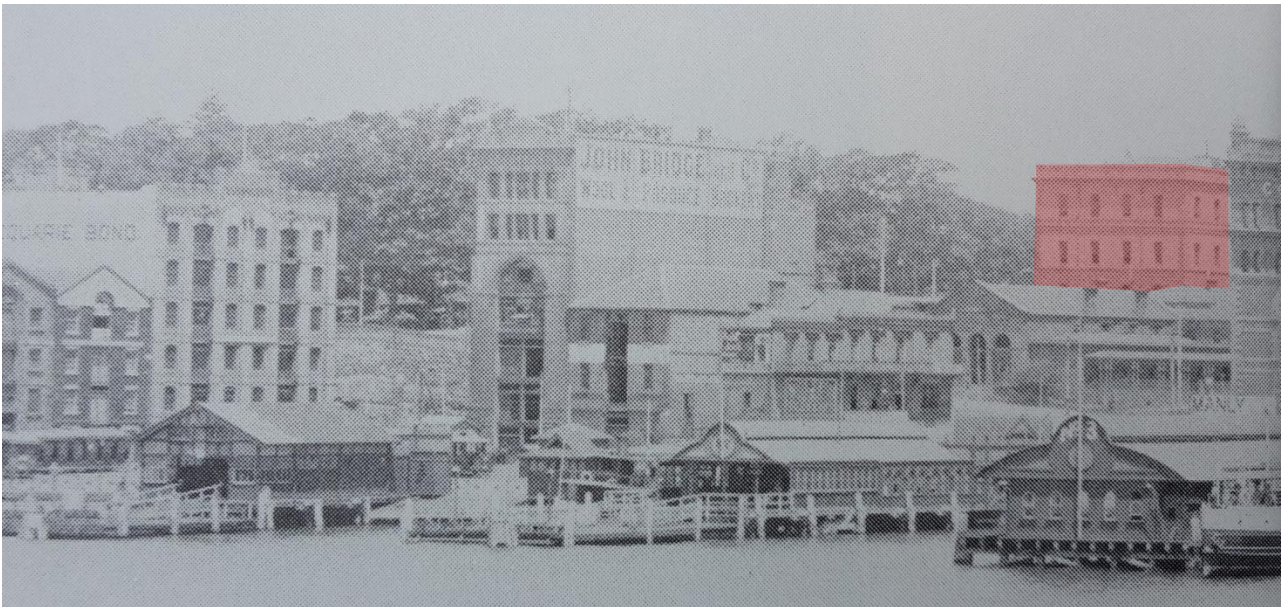


Figure 226 – The Quay in June 1905 (north and west facades of Strong Room visible and shown shaded hereunder)

Source: Harvey Shore, *From the Quay* 1981, p.32

Figure 227 below shows a 1906 photograph with a view of the rear of the subject site. The Cortile arcade is visible in the centre of the site, the original Treasury Building to the right of the Cortile, and a three-level lavatory building connected to the arcade at the left.

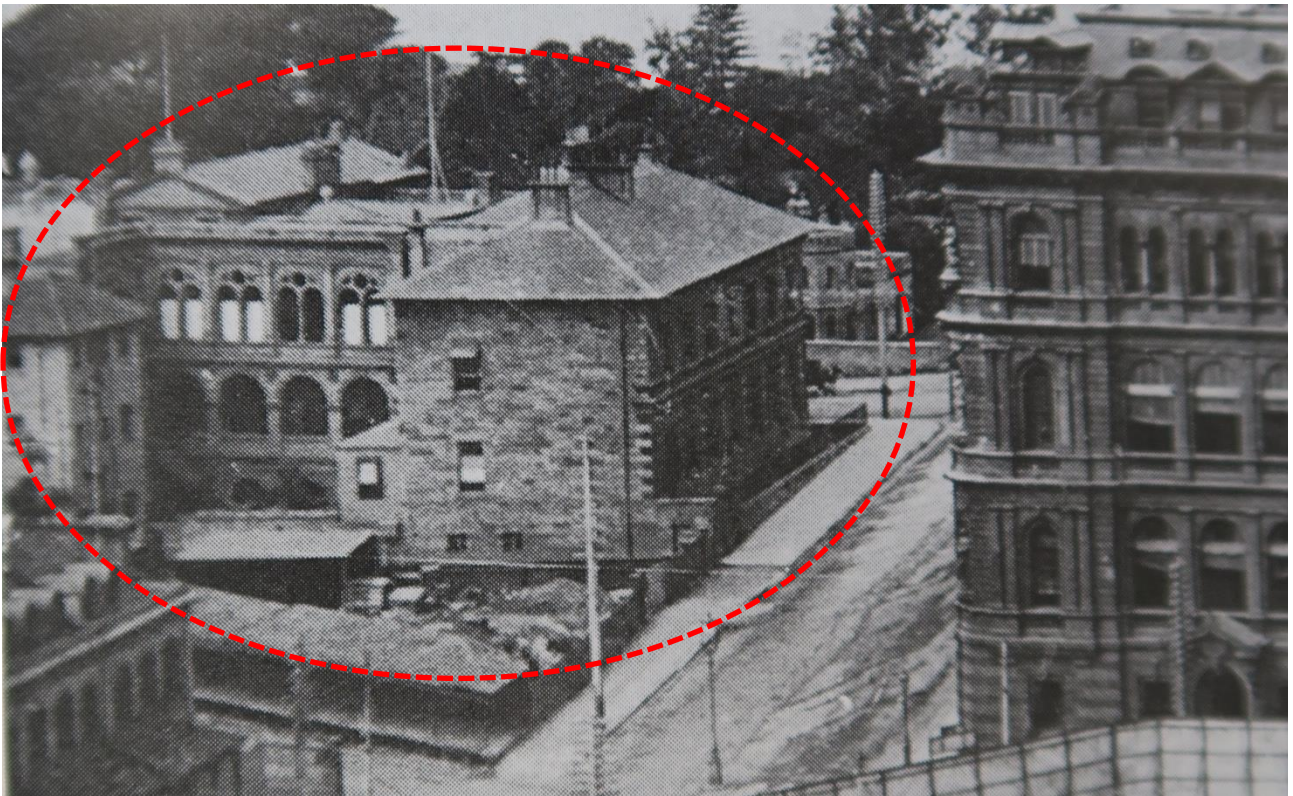


Figure 227 – Birds eye view of the site in 1906

Source: Mitchell Library, Small Picture File, cited in 'Australia's First Government House' by the Department of Planning

The location, scale and prominence of the subject property meant that it became an iconic public landmark and was utilised for postcards in the early twentieth century (refer Figure 228 and Figure 229).

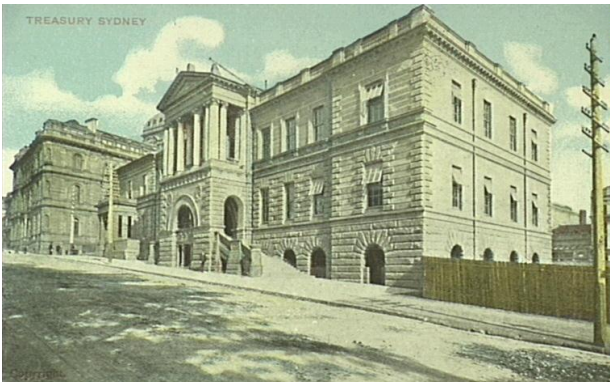


Figure 228 – Undated postcard illustration of Treasury Buildings along Macquarie Street, c.1910 (?)

Source: City of Sydney Archives, ArchivePix, SRC1596

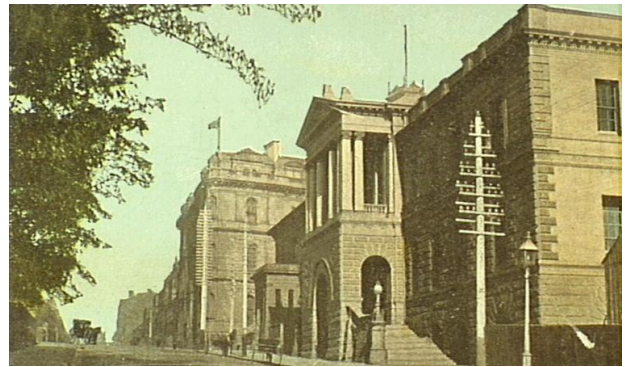


Figure 229 – Undated postcard illustration of Treasury Buildings along Macquarie Street, c.1910 (?)

Source: City of Sydney Archives, ArchivePix, SRC1593

The tramway remained in occupation of the south-western corner of the subject site into the early twentieth century, as shown below in Figure 230 and Figure 231.

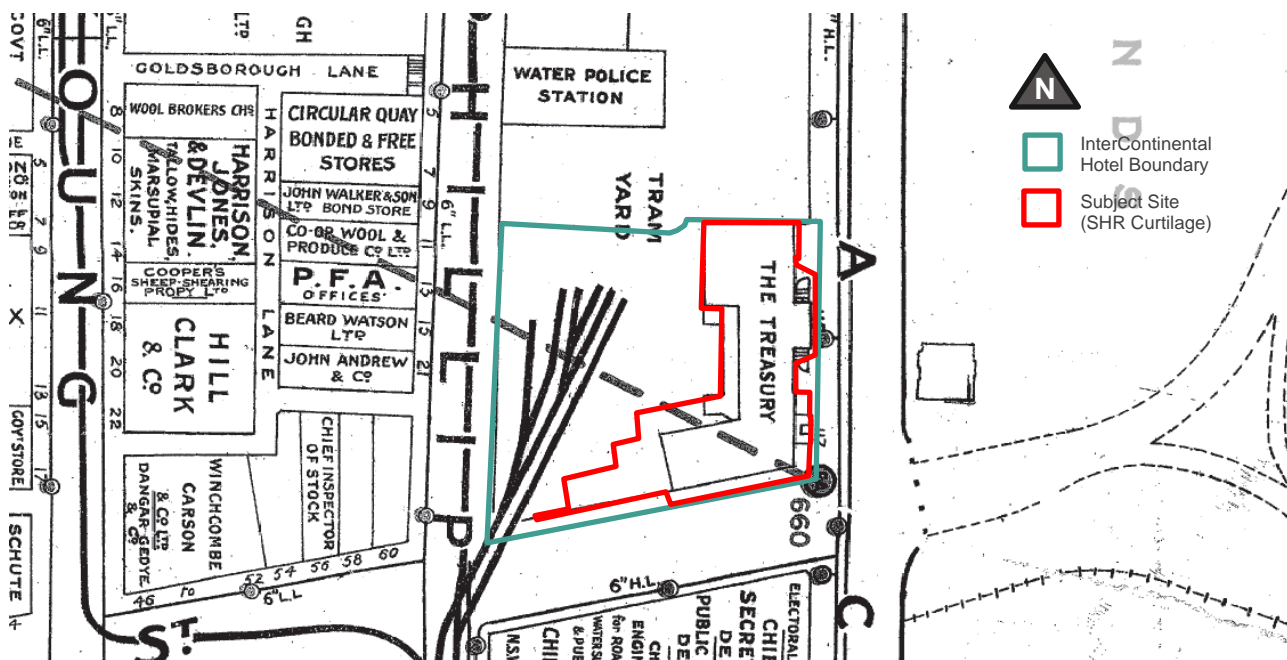


Figure 230 – Extract of City of Sydney Map, 1910

Source: City of Sydney Archives. Historical Atlas of Sydney

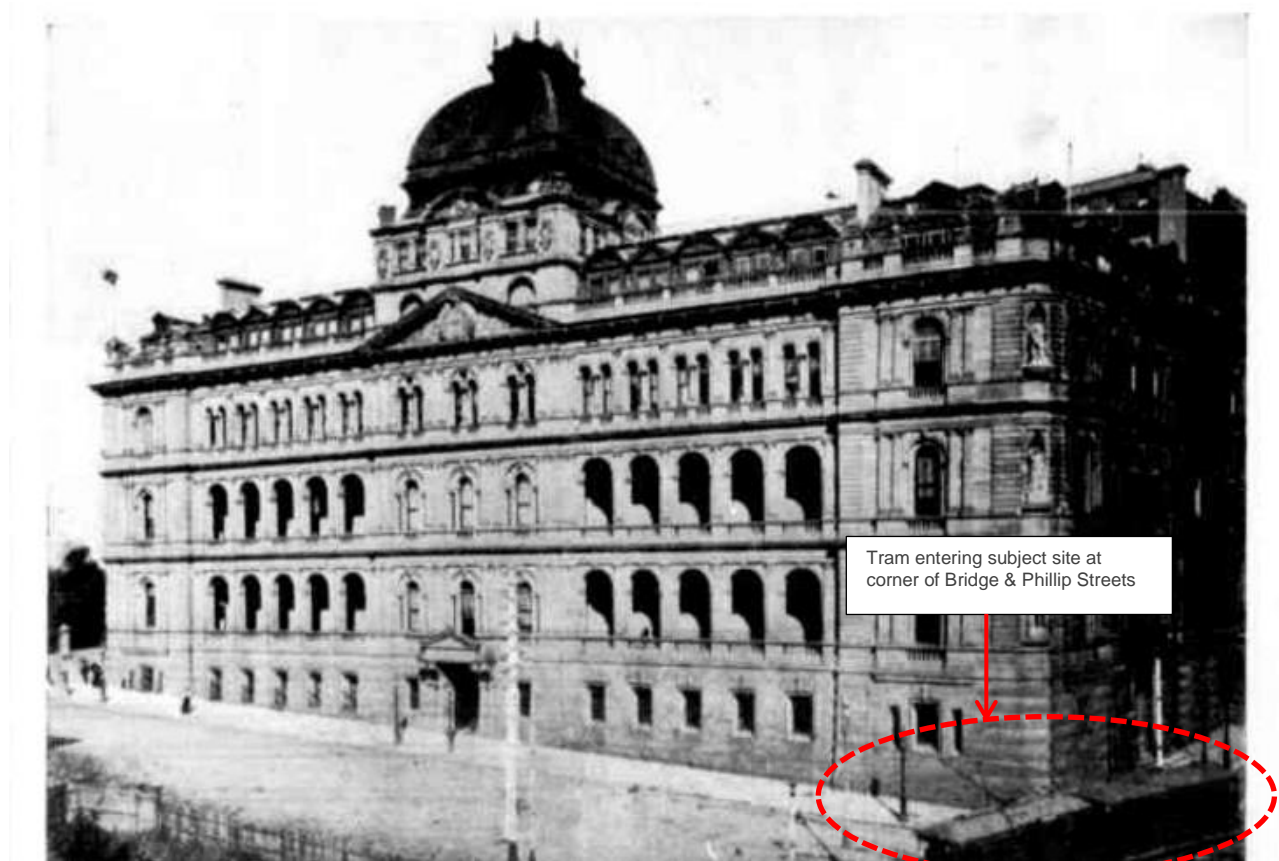


Figure 231 – Photograph of The Chief Secretary's Office on Bridge Street, opposite the Treasury Building; the vacant south western portion of the subject site being used as a Tramway is visible in the bottom left corner. 1911.

Source: 1911 'A RECORD OF REMARKABLE PROGRESS.', *The Sydney Mail and New South Wales Advertiser* (NSW : 1871 - 1912), 1 March, p. 29. , viewed 09 Nov 2016, <http://nla.gov.au/nla.news-article164298702>



Figure 232 – Photograph of Bridge Street with Treasury on right, c.1910

Source: National Library of Australia, Bib ID 163390991-1

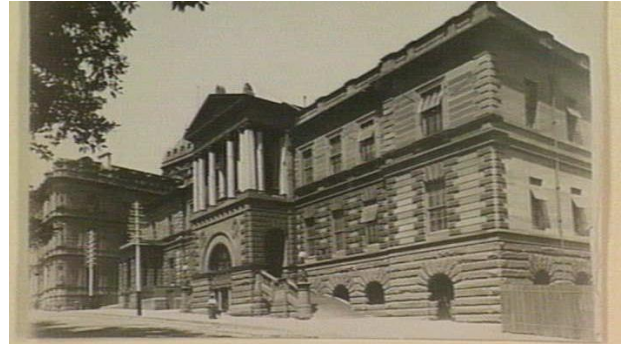


Figure 233 – Photograph of Treasury buildings along Macquarie Street (Treasury, Link and Strong Room), c.1914

Source: State Library VIC, Image No: a09202

In 1914 an additional room was built above the Strong Room to house the Accounts Branch. This was constructed of timber clad in ripple iron and had external venetian blinds. An extract of the architectural plan for this addition is included hereunder at Figure 234.

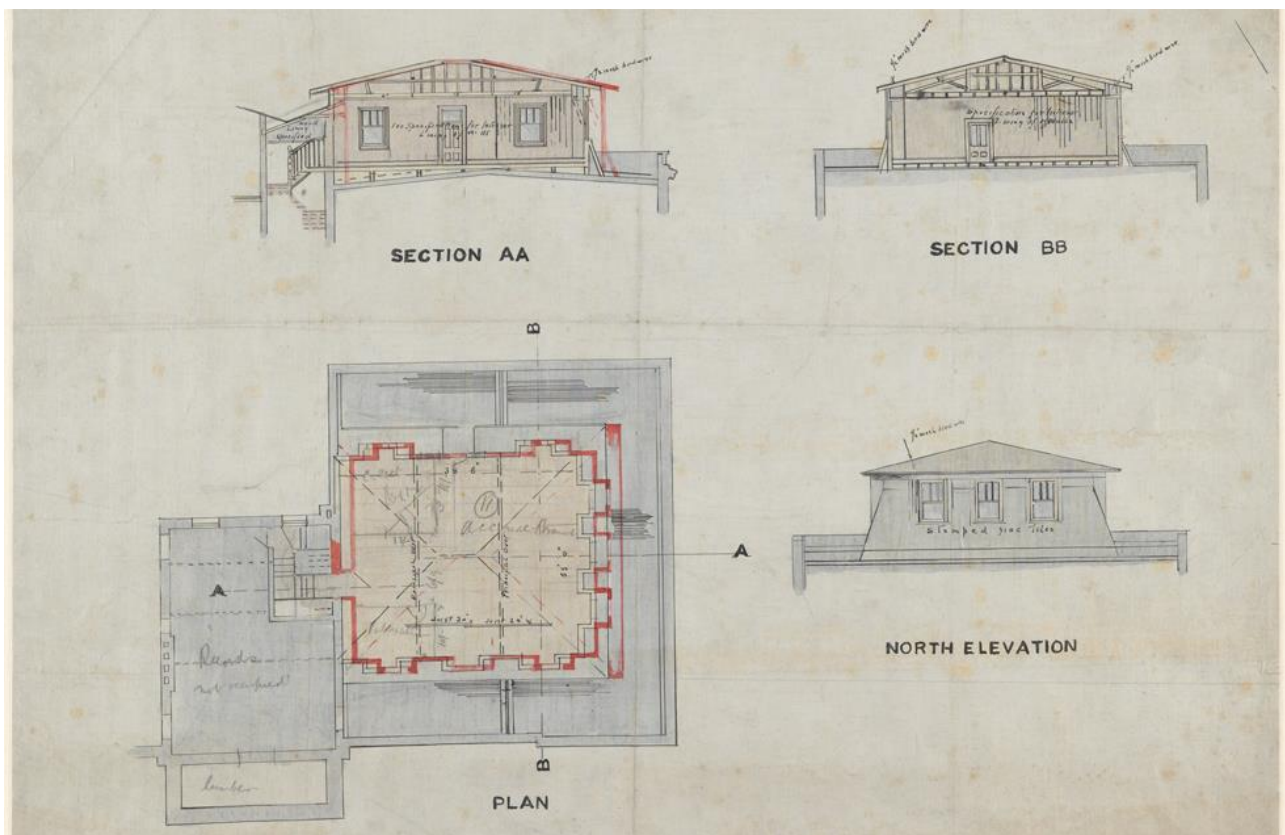


Figure 234 – New addition to Strong Room roof, 1914

Source: State Records NSW, PB25/8 dated 1914

Figure 235 below shows Australian Imperial Force troops marching along Macquarie Street on their way to depart for overseas service. This photograph shows a window on the basement level of northern façade of the Strong Room, which has now been converted to a door.



AUSTRALIAN WAR MEMORIAL

H16119

Figure 235 – AIF Troops marching along Macquarie Street, c.1915

Source: *Australian War Memorial*, ID number H16119

Figure 236 below shows a panoramic view of the subject site and surroundings sometime between 1900 when the northern wing extension was completed, and 1916 when the western wing extension commenced (not visible in the photograph).



Figure 236 – Panoramic view of Sydney, looking south from Circular Quay, by Frank Walker, showing the subject site occupied by a tram depot. Undated (but certainly between 1900-1916 because of the development of adjoining Treasury buildings)

Source: *Royal Australian Historical Society*, File 020/020903

3.3. PHASE 3: ADDITIONS TO TREASURY (WEST WING)

This section of the Historical Overview relates to the following building stage:



Figure 237 – Diagram indicating building stage relevant to this section of the Historical Overview shaded red

Source: Urbis

By 1916 the Treasury offices were overcrowded again and there was a need for additional space.³¹ 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.³²

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.³³ Refer to the Government Architect's (George McRae) plans for this scheme below.

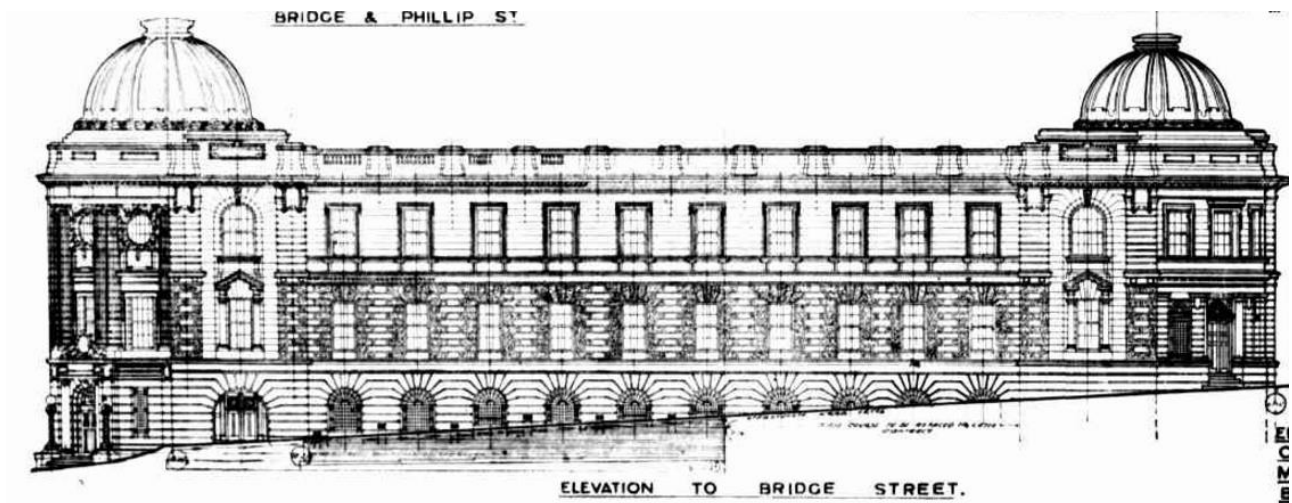


Figure 238 – Additions to Treasury by George McRae in 1916 (Proposed elevation to Bridge Street – domed ends were never constructed)

Source: State Records NSW, PB25/49

³¹ 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>

³² 1916 'TREASURY BUILDINGS', The Sun (Sydney, NSW : 1910 - 1954), 14 March, p. 6. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article221361825>

³³ 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>

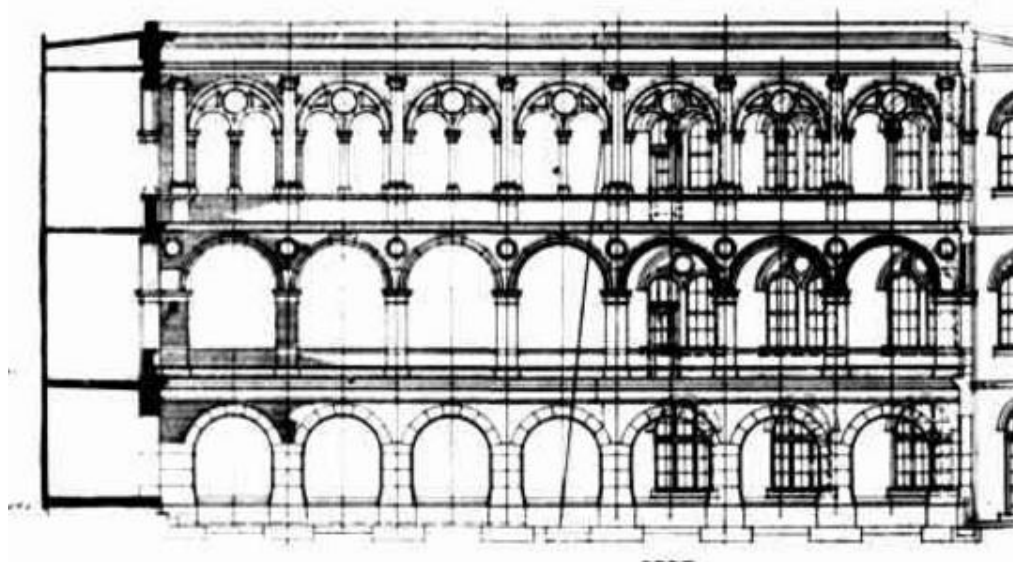


Figure 239 - Additions to Treasury by George McRae in 1916 (proposed elevation of internal Cortile, following the architectural style of Vernon's .1899 Cortile)

Source: *State Records NSW, PB25/49*

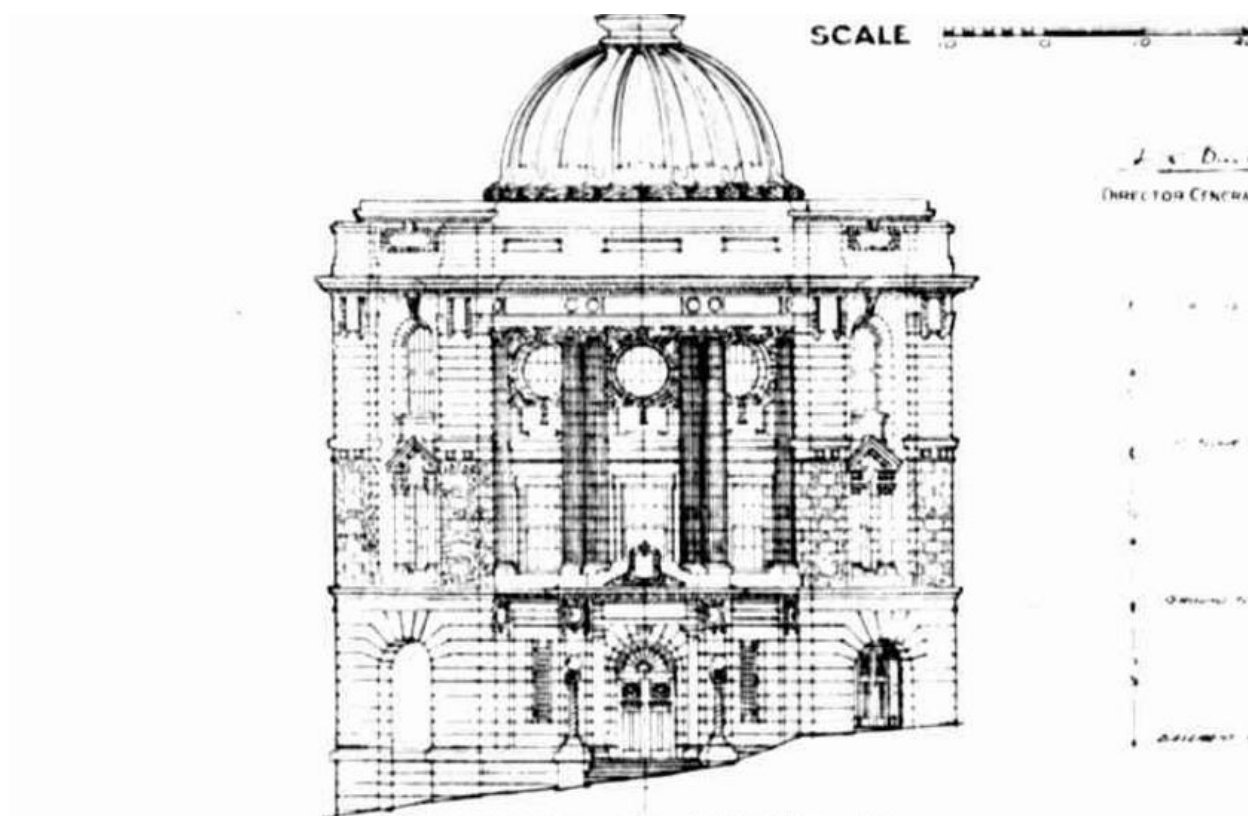


Figure 240 - Additions to Treasury by George McRae in 1916 (Proposed elevation to corner of Bridge & Phillip St – not constructed)

Source: *State Records NSW, PB25/49*

An artist's impression of the above scheme was included in advertising of the extension, showing the full extent of the proposed alterations.



Figure 241 – Artist's impression of proposed McRea alterations (Phillip Street wing and domed ends never constructed)

Source: 1919 'The Treasury Building', *Construction and Local Government Journal* (Sydney, NSW : 1913 - 1930), 20 January, p. 12. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article108989582>

The full extent of this proposal was put on hold due to the impact of the war.³⁴ 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.³⁵ The extensions were anticipated to cost £15,000.³⁶ The detailed plans for this scaled back proposal were prepared by George McRae, Government Architect.

³⁴ 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>

³⁵ 1916 'TREASURY BUILDINGS', *The Sun* (Sydney, NSW: 1910 - 1954), 14 March, p. 6. , viewed 19 Oct 2016, <http://nla.gov.au/nla.news-article221361825>

³⁶ 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>

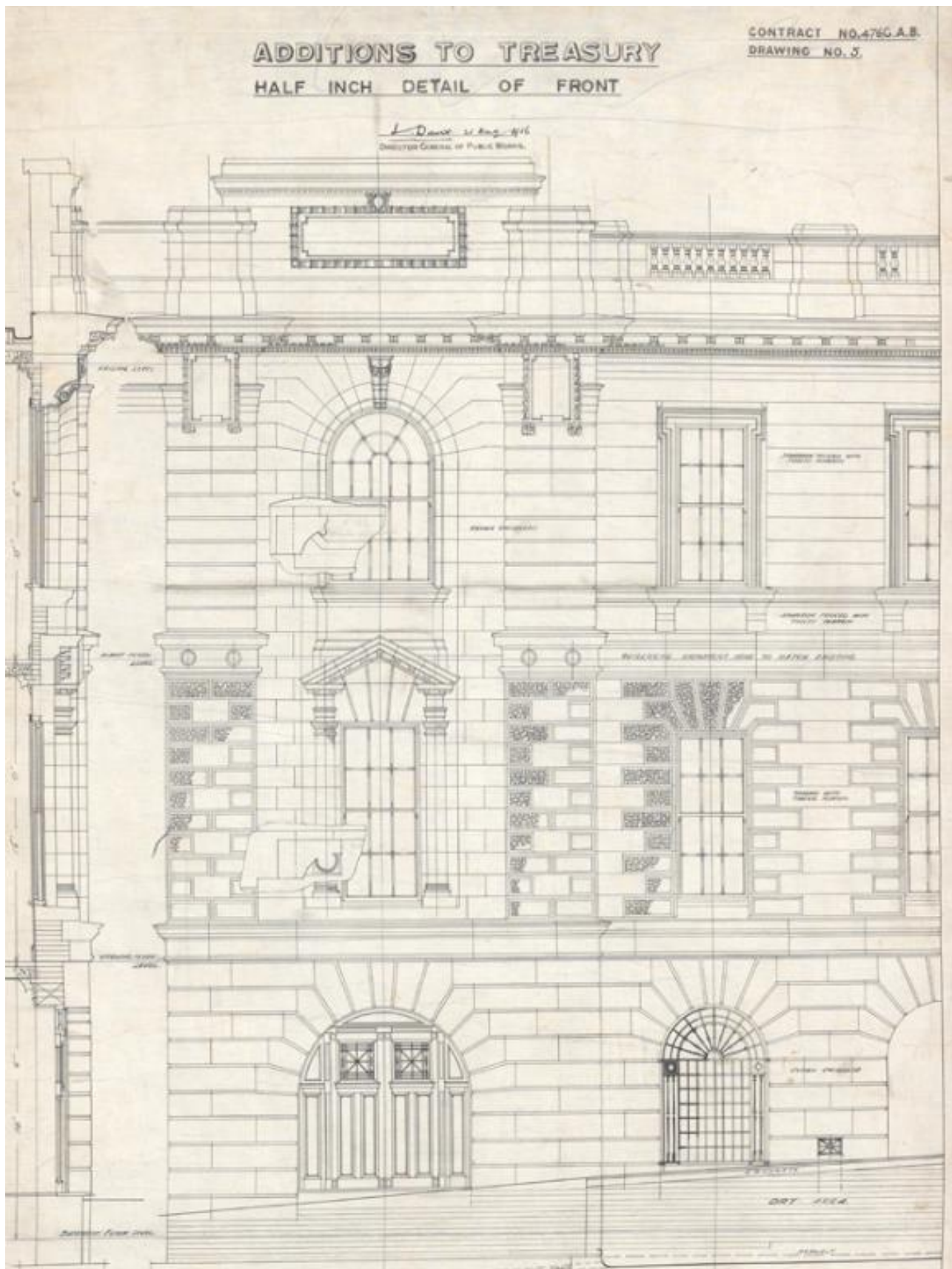


Figure 242 - Additions to Treasury by George McRae in 1916 (Half inch detail of front – Bridge Street elevation) showing elevation as constructed

Source: State Records NSW, PB25/4835 dated 1916



Figure 243 - Additions to Treasury by George McRae in 1916 (Half inch detail of interior)

Source: *State Records NSW, PB25/25 dated 1916*

Work commenced in March 1916 for the proposed extension. The foundations for the proposed extension were constructed in the location of the existing tram-way depot on the corner of Bridge and Phillip Street. It was anticipated that following the proposed extension, the depot would be closed and the tram lines would be reduced to only one set along Phillip Street.³⁷

The design was intended to marry with the existing buildings, using local sandstone from the Government Quarry at Randwick. The elevation to Bridge Street was designed to introduce a new feature of rusticated arches to the basement level given the topography of the street, but also replicate features of the original Treasury Building and the 1890's northern wing extension in the use of the main cornice and general façade fenestration.³⁸

The extension was completed in 1918 within the revised budget estimate of £30,000,³⁹ double the estimated budget in 1916. This cost was considered extravagant spending to some in a period of war and the Department of Public Works and the Treasurer's Department received criticism for it.⁴⁰ Many of the internal

³⁷ 1916 'TREASURY BUILDINGS', *The Sun* (Sydney, NSW : 1910 - 1954), 14 March, p. 6. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article221361825>

³⁸ 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>

³⁹ 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>

⁴⁰ 1918 'ECONOMY', *The Bathurst Times* (NSW : 1909 - 1925), 31 July, p. 1. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article121229449>

features of the building were considered unnecessary adornment, including the “*elaborate woodwork surrounding the doors*” and a “*marble fireplace with four huge columns supporting a mantelpiece, in turn surmounted by carved woodwork*”⁴¹ (refer below at Figure 244 and Figure 245).



Figure 244 – Decorative joinery around doors

Source: Urbis



Figure 245 – Fireplace

Source: Urbis

On the other hand, in comparison to the architectural design and internal finishes of the original Treasury Building and the north wing (Link Building and Strong Room), some people were instead “*struck with the severe plainness and simplicity, yet attractiveness, of the internal finishings*” of the new Bridge Street extension.⁴² The Minister for Works emphasised that the materiality of the building was selected on the basis of economy having regard to the war period. He specifically outlined measures that were taken to minimise cost without compromising on all internal features, including;

- *The marble staircase only has marble treads and risers, with inner material of the plainest kind.*
- *The brick walls of the dado of the staircase have been covered by a lining of cement and marble chips, instead of full marble.*
- *The wood carving surrounding the doors is plain in comparison to many other buildings, and he refutes the existence of wood carving surmounting the fireplaces.*⁴³

A more detailed description of the internal finishes follows:

⁴¹ 1918 'ECONOMY', The Bathurst Times (NSW : 1909 - 1925), 31 July, p. 1. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article121229449>

⁴² 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>

⁴³ 1918 'ECONOMY.', Evening News (Sydney, NSW : 1869 - 1931), 1 August, p. 5. , viewed 28 Oct 2016, <http://nla.gov.au/nla.news-article114254151>

*"The whole of the internal woodwork, as far as windows, doors, etc. are concerned, is in polished Queensland maple. The partitions and other portions of the office fittings are in selected Oregon and other American pines, which are being stained and varnished. This means strict economy for such a building; yet the effect is pleasing. The whole of the floors are in tallow-wood, parquetry laid, and polished. They have a very fine appearance, and as floor coverings will not be necessary a considerable sum will be saved. The main staircase is in marble, and the dado has been finished in marble chips, set in cement, and polished. Here and there the grey and green marble have been introduced, adding to the general appearance. The rooms will soon be in the occupation of the department."*⁴⁴

The full proposed scheme was still intended to be constructed in the future, as the western façade of the new building was detailed as 'temporary' and being clad in corrugated iron. Also at the western portion of the building, an elliptical staircase was constructed with a central caged lift shaft, located within a three-storey brick tower at the Bridge and Phillip Street corner (refer Figure 246).

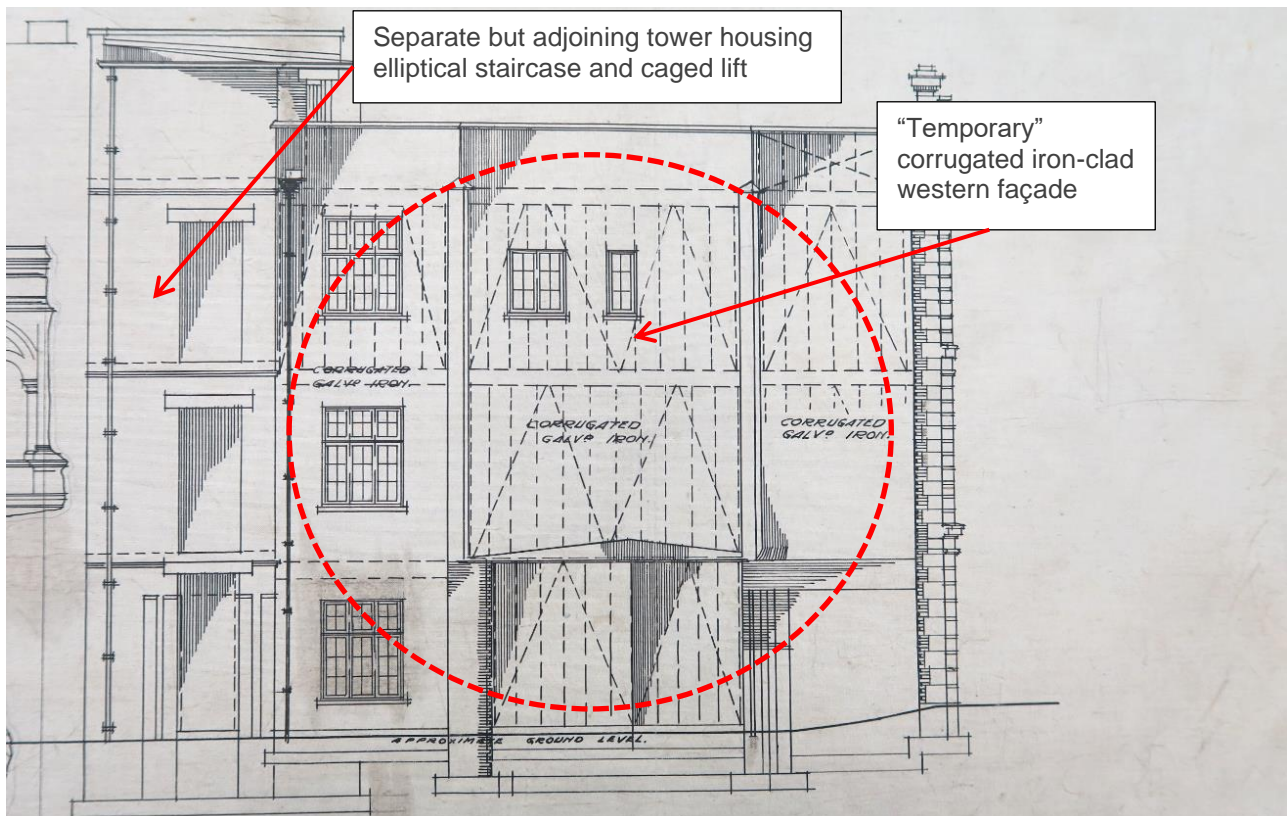


Figure 246 - 1916 George McRae proposed Plans – Elevation of temporary end (western façade)

Source: State Records NSW, PB25/4110 dated 1916

The elliptical staircase comprised a marble stair surrounding an ornate steel caged lift and lift shaft. The lift was constructed by The Ornamental Steel Manufacturing Co. Limited, who specialised in lift enclosures, lift cages, ornamental steel gates, entrance doors and railings. The subject caged lift in the Western Wing extension was featured in advertising by The Ornamental Steel Manufacturing Co. Limited in *Building* journal, from July 1919 onwards.

⁴⁴ 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>

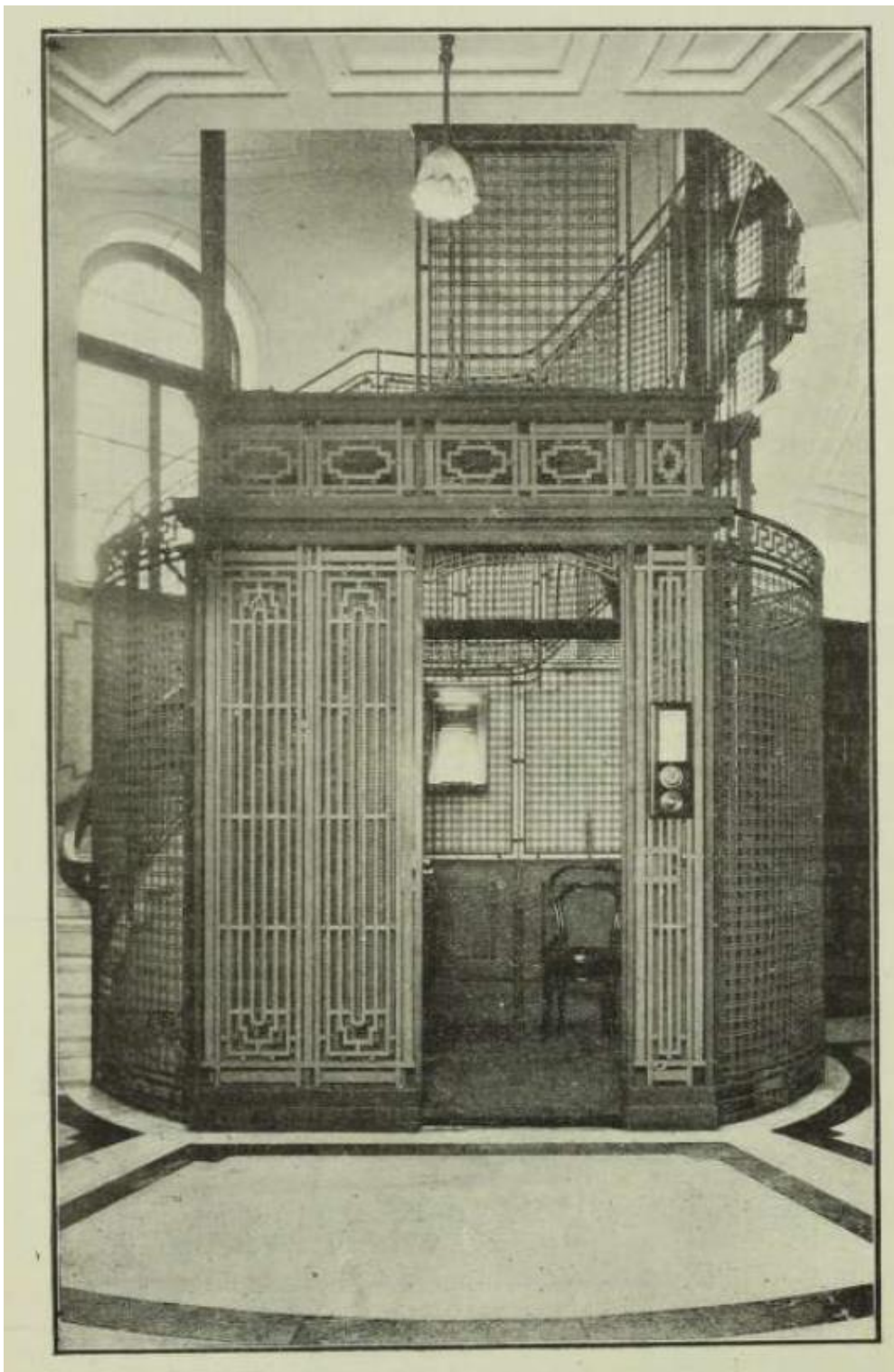


Figure 247 – Extract of Building Journal from July 1919 showing the subject property elliptical staircase and steel caged lift in an advertisement

Source: *Building*, Vol. 24, No. 143 (12 July, 1919), p. 108

Extending north from the staircase tower were two bays of a Colonnaded arched arcade, constructed to match the original northern extension arcade built in c.1899 by Vernon. The original arcade was to be connected with the new section of arcade by way of a temporary timber gangway, until such time as the western extension of the arcade could be completed. The temporary timber gangway extended along the outer northern face of the Original Treasury Building.

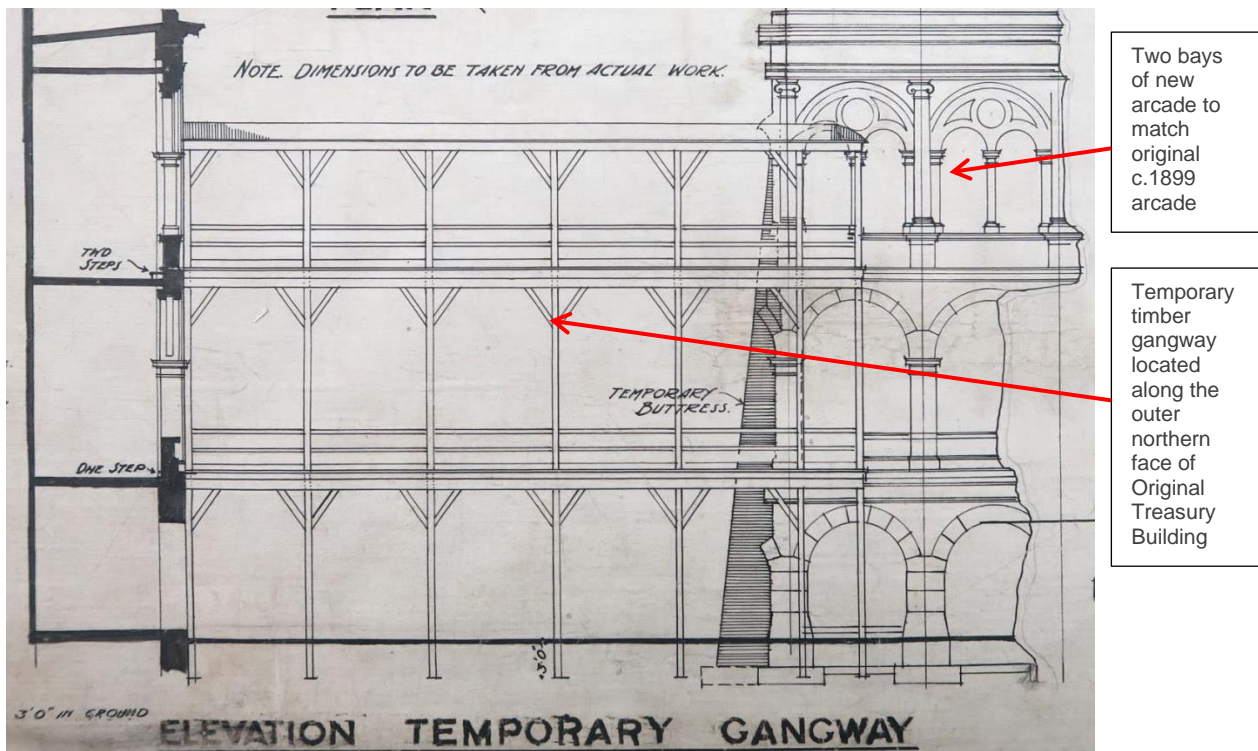


Figure 248 – 1916 George McRae proposed Plans – Elevation of temporary gangway looking south

Source: State Records NSW, PB25/4110, dated 1916

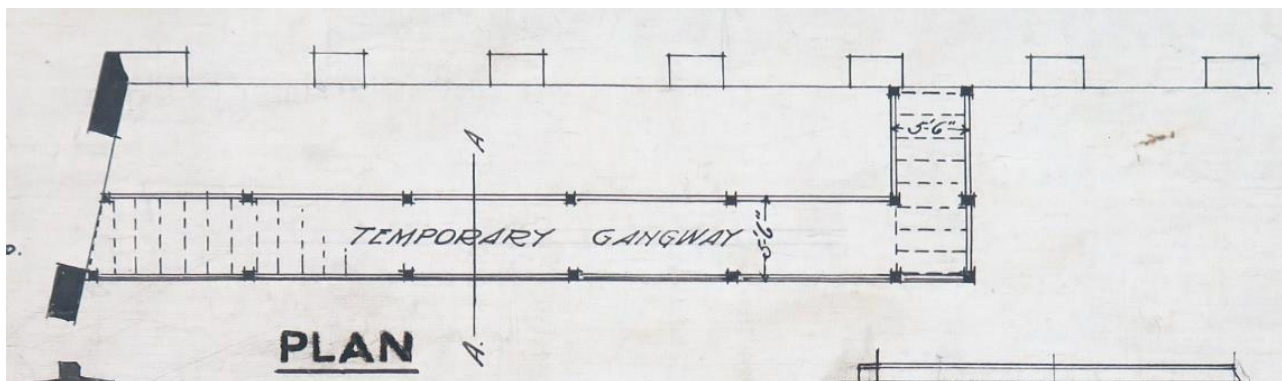


Figure 249 – 1916 George McRae proposed Plans – Elevation of temporary gangway

Source: State Records NSW, PB25/4110, dated 1916

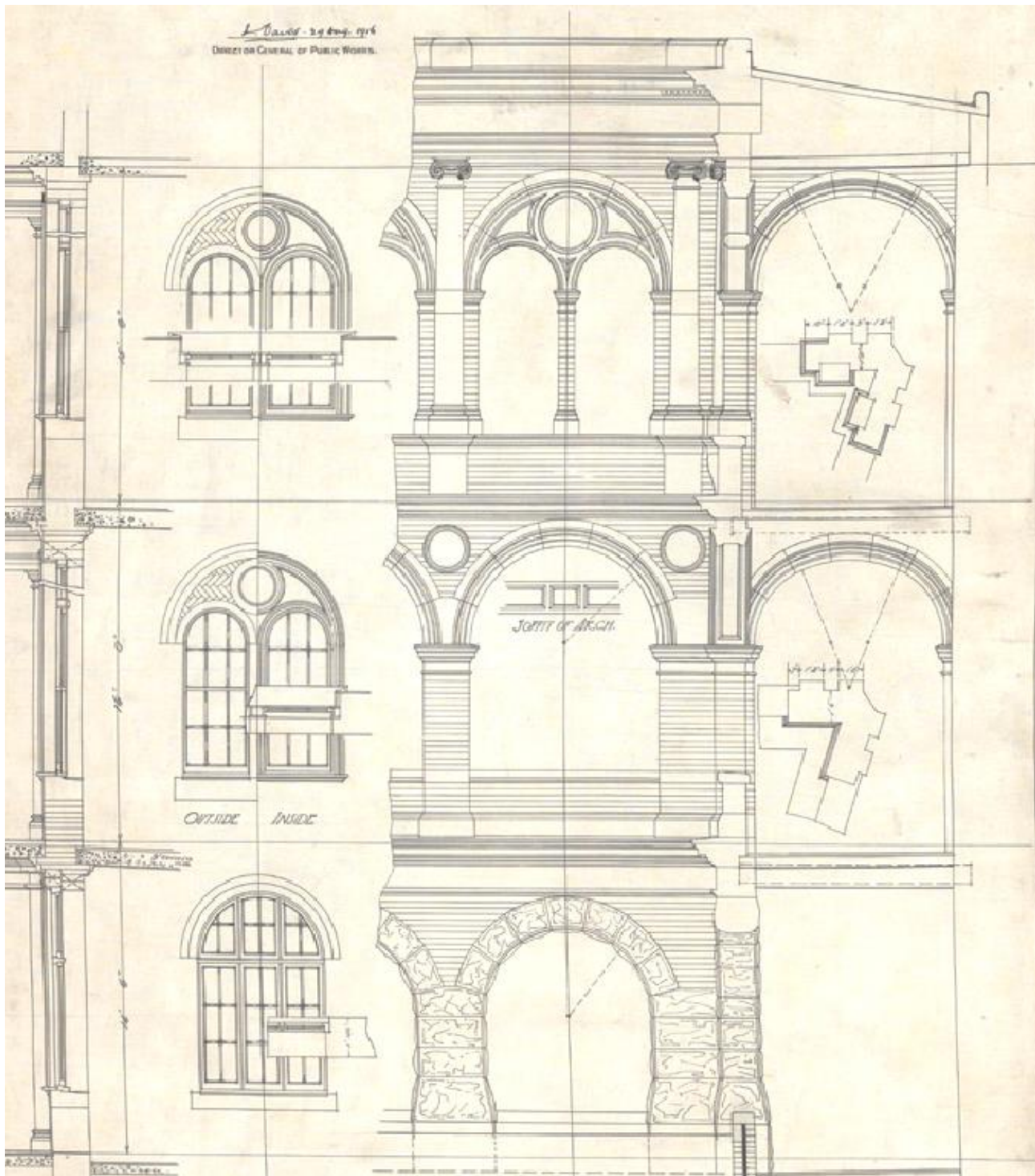


Figure 250 - Additions to Treasury by George McRae in 1916 (Half inch detail of cortile)

Source: State Records NSW, PB25/24 dated 1916

The outer wall of the arcade with the colonnaded arches along the southern cortile wall was completed sometime between the 1916 works and 1932 (refer overleaf to Figure 251). The timber gangway remained in-situ with the arcade constructed around it.

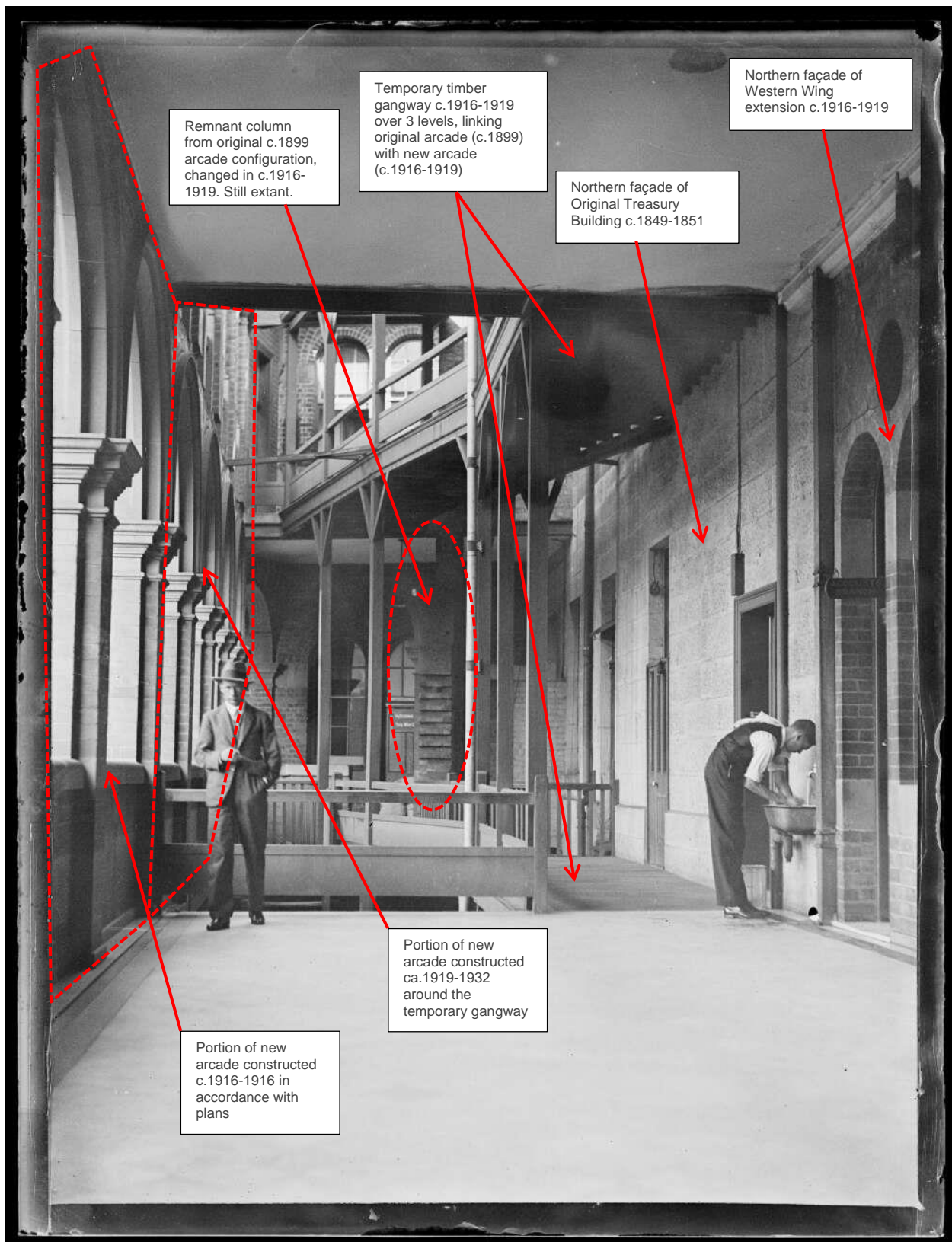


Figure 251 – Photograph of the inside of the arcade return along the northern façade of the combined original Treasury Building and 1916 west wing addition, 1932

Source: National Library of Australia, digital ID 157964583

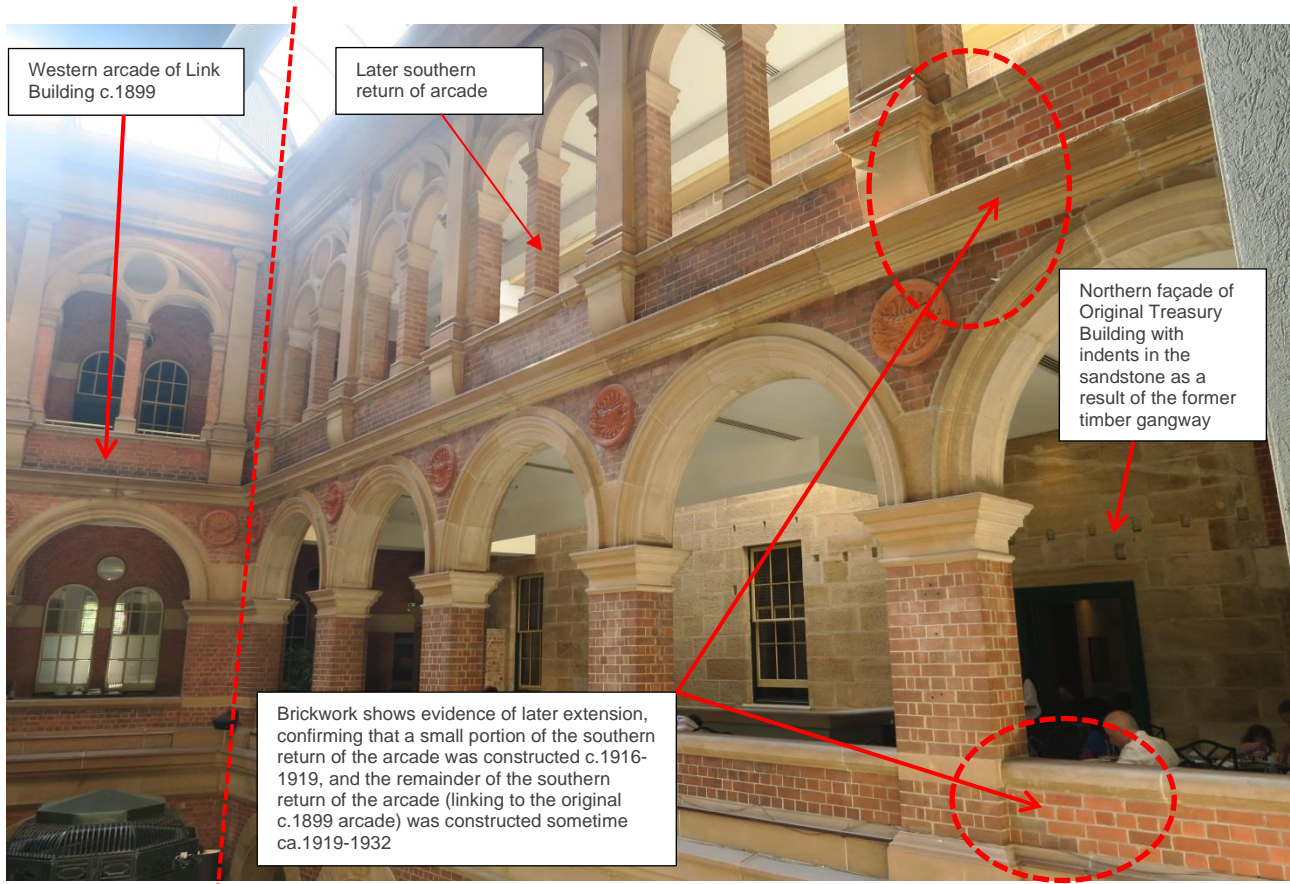


Figure 252 – Photograph of the southern return of the Cortile, 2016

Source: Urbis

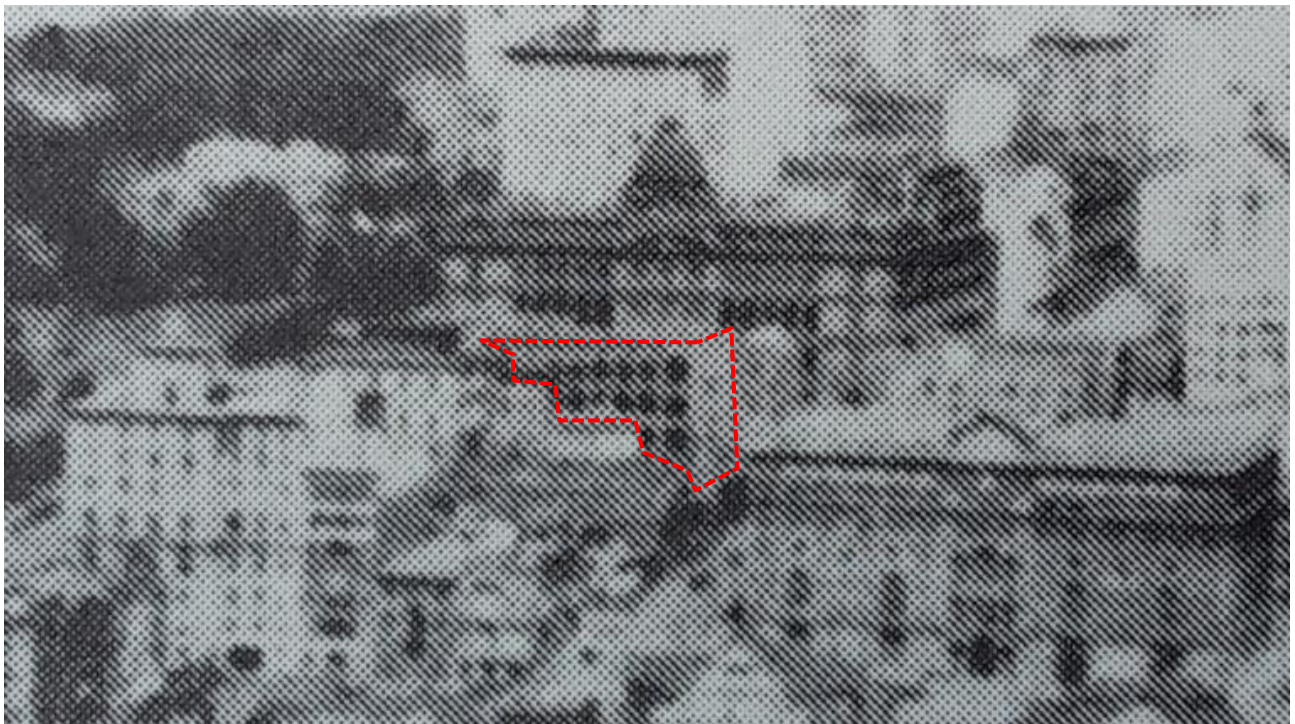


Figure 253 – The Quay in the late 1920s (view of the southern return of the colonnaded arcade visible (outlined) indicating that the remainder of the southern return was constructed in the 1920s

Source: Harvey Shore, *From the Quay* 1981, p.42

Figure 254 below shows the Treasurer's/Premier's Room in 1923 during J.C. Holliman's ministry. Note that double baize doors have replaced the timber door behind Holliman, and the existing entrance door in the room's western wall has not yet been constructed.



Figure 254 – J.C. Holliman, Under Secretary, Treasury. Photograph taken in May 1923 in The Premier's Room. Note the imposing marble fireplace on the right (still extant) and the lack of entry door to The Premier's Office on the left (western wall) which was added later. 1923.

Source: *State Library NSW, digital order no. d1_17288*

By 1930, the elaborate wallpaper had been removed or painted over in the Premier's Room (refer Figure 255 below).



Figure 255 – Photograph of the Premier's Room, 1930.

Source: National Library of Australia, object 163187359-1

Figure 256 below shows a streetscape view of the Treasury buildings along Macquarie Street, undated but probably late 1920s-1930 (certainly pre-1938 as the currently adjoining Transport House has not yet been constructed).



Figure 256 – Photograph of the Treasury buildings along Macquarie Street from the Botanical Gardens, c. 1916-1947 (probably closer to c.1930). This photo illustrates the composition of the Treasury Building group's form and roofscape within the Macquarie Street streetscape. The Phoenix Palms visible to the eastern alignment of Macquarie Street are typical of the interwar period and are still extant. The broader landscaped setting has changed with large areas of cleared and manicured gardens.

Source: State Library NSW, Digital Order No. a6877013

The view in Figure 257 shows the elliptical staircase tower in the background behind the tram parked at the tram-way depot at the rear of the Treasury Building.



Figure 257 – Bridge Street yard tramway siding, 1930 (showing elliptical staircase tower in background shaded)

Source: City of Sydney Archives, ArchivePix, Len Stone / Vic Solomons Collection: 360



Figure 258 – Photograph of Treasury Building, 1935 (showing both the Macquarie Street northern wing and Bridge Street western wing)

Source: City of Sydney Archives, ArchivePix, NCSA CRS 43: 1935 p67

An accommodation survey of the Treasury buildings was undertaken in 1931 by the Government Architect, Evan Smith, which shows the configuration of internal spaces at this time. See below for extracts of this survey for the Basement, Ground and First floor levels.

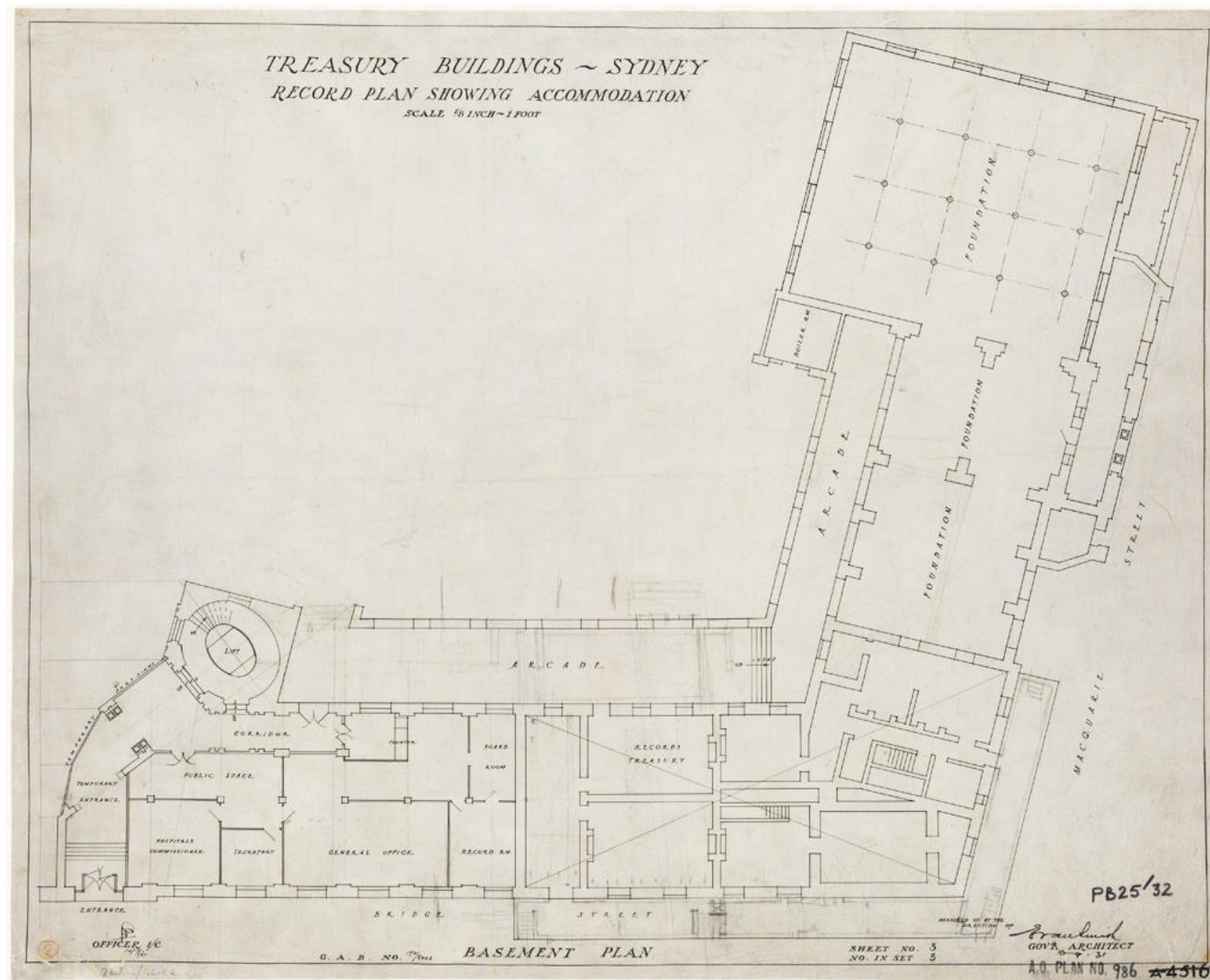


Figure 259 – 1931 Accommodation Survey – Basement Floor

Source: NSW State Records, PB25/30

The following photographs from 1933 show men carrying money bags out the front of the Treasury Building fronting Macquarie Street. Despite the construction of the Link Building and new grander public steps, these photographs were taken outside the Original Treasury Building front steps, presumably either to acknowledge the historic commerce centre of the city, or because the original vault was still being used.



Figure 262 – Photograph of men carrying a box to waiting car outside the Treasury Building, 18 May 1933

Source: National Library of Australia, Bib ID 6292172



Figure 263 – Photograph of four men holding bags of coins from the Treasury Building, 18 May 1933

Source: National Library of Australia, Bib ID 6292191

In 1938, the year of Sydney's 150th year celebrations, the Department of Government Transport constructed an office building to the north of the Treasury complex, which extended across the site from Phillip Street to Macquarie Street.⁴⁵ This building is known as Transport House and still adjoins the subject property. Refer to the below 1943 aerial extract showing the configuration of the Treasury buildings at this time, along with the new Transport House building to the north, and the car park in the former tram-yard (Figure 265).

⁴⁵ Clive Lucas Pty Ltd 1982, The Treasury Building: Conservation Analysis, Statement of Cultural Significance, Development Constraints and Draft Conservation Policy, p.22



Figure 264 – Photograph of the Treasury buildings and Transport House along Macquarie Street by Sam Hood, 1925-57
Source: *State Library NSW, Digital Order No. hood_19446*

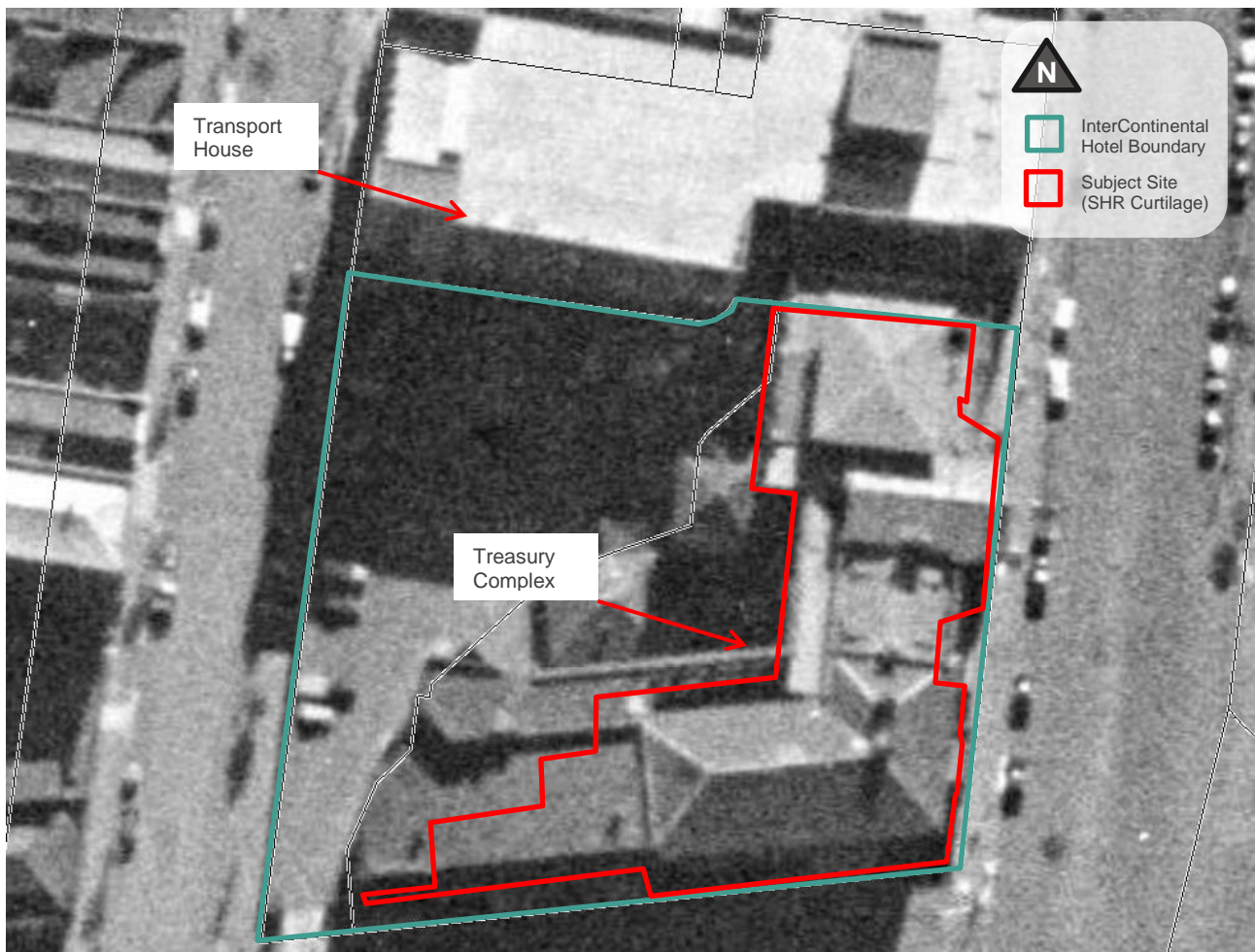


Figure 265 – Extract of 1943 aerial

Source: State Library NSW, Digital Order No. hood_19446

Figure 266 and Figure 267 below, being photographs taken in 1938 at the time of the dissolution of the Stevens Government, provide views of the Original Treasury Building façade and portico facing Macquarie Street.



Figure 266 – Dissolution of the Stevens Government. Photograph taken in front of Original Treasury Building Macquarie Street portico, August 1938

Source: State Library NSW, digital order no. hood_19711



Figure 267 – Dissolution of the Stevens Government. Photograph taken in front of Original Treasury Building Macquarie Street portico, August 1938

Source State Library NSW, digital order no. hood_19717

3.4. PHASE 4: MID TO LATE TWENTIETH CENTURY USES AND PROPOSALS

Figure 268 and Figure 269 below, being photographs taken in the 1940s, show the expanding development around the subject Treasury buildings, including the development of the road network extending from Macquarie Street through the former Domain area. The entrance gates to Government House opposite to the Original Treasury Building were removed, changing the interface of the Domain and the Treasury buildings, and the setting within the vicinity of the place, becoming substantially more urban and developed.



Figure 268 – Showing Treasury on the right and Chief Secretary's Building on the left, 1944

Source: State Library NSW, hood_30997



Figure 269 – Showing Treasury on the right and Chief Secretary's Building on the left, 1947

Source: State Library NSW, hood_21963

By the mid twentieth century, the land at the rear of the Treasury Buildings (along Phillip Street), formerly the tram-yard area, was being utilised by the Department of Road Transport as a registration yard, with a weigh bridge, office and brick testing office comprising the only improvements on the site.⁴⁶ Refer to the following diagrams which show the site layout at this time (Figure 270 and Figure 271).

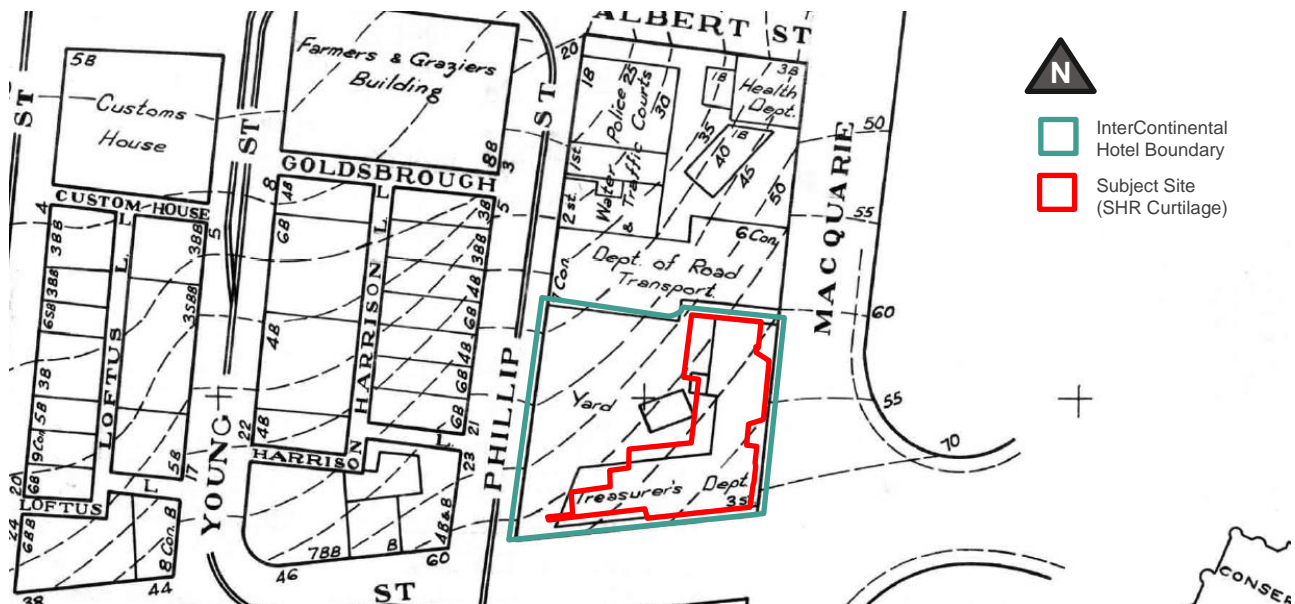


Figure 270 – Extract of Civic Survey of Circular Quay Dawes Point, 1948

Source: City of Sydney Archives. Historical Atlas of Sydney

⁴⁶ City of Sydney Archives, 495/47, Report dated 12 February 1947

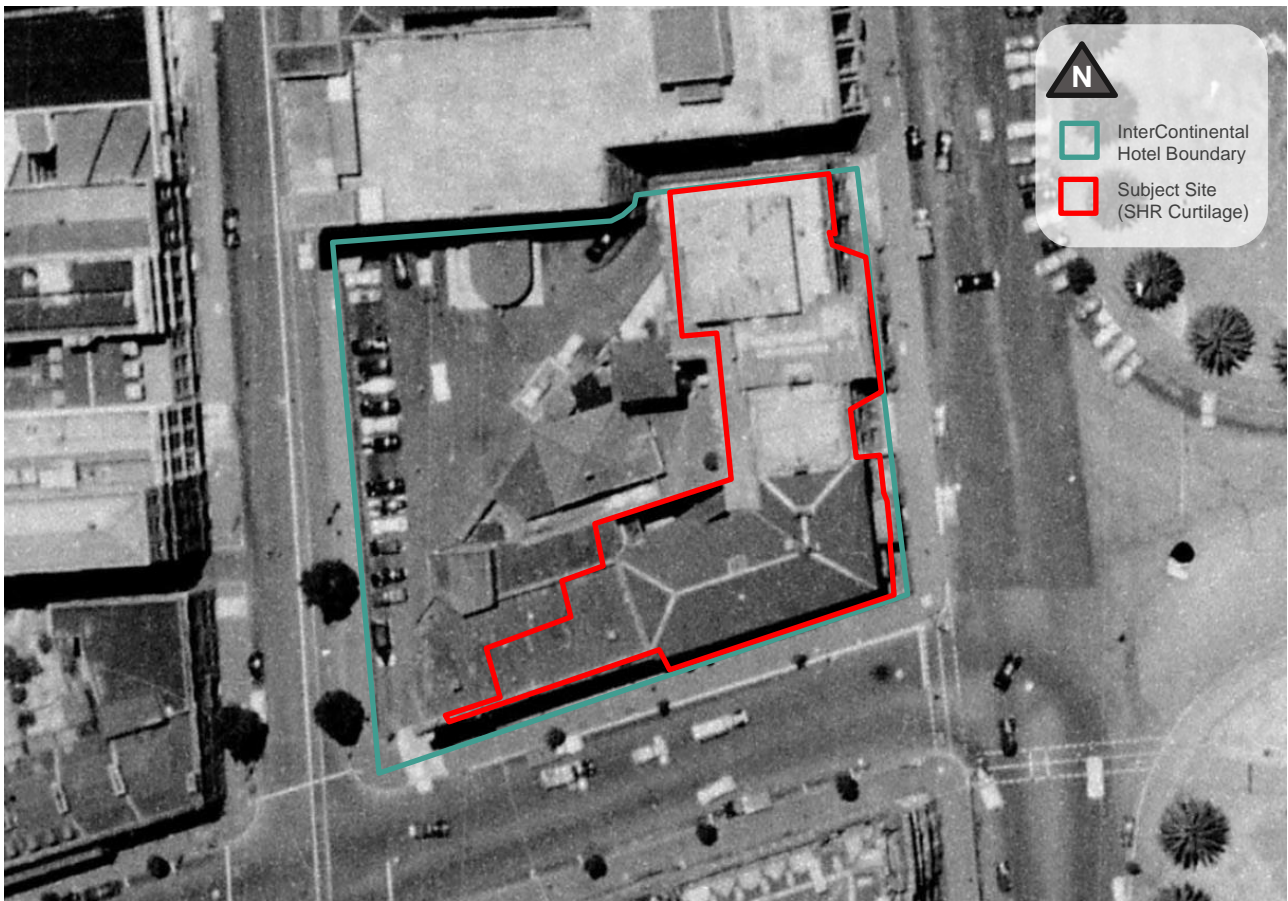


Figure 271 – Extract of 1949 Aerial

Source: *Land and Property Information*

In July 1947, the Department of Public Works obtained development consent for extensions to the Treasury Building along Bridge and Phillip Street (refer proposed plans below at Figure 272).⁴⁷ This proposal did not proceed.

⁴⁷ City of Sydney Archives, 495/47 Interim Development Applications granted by the City Building Surveyor, carried by Council 14.7.47

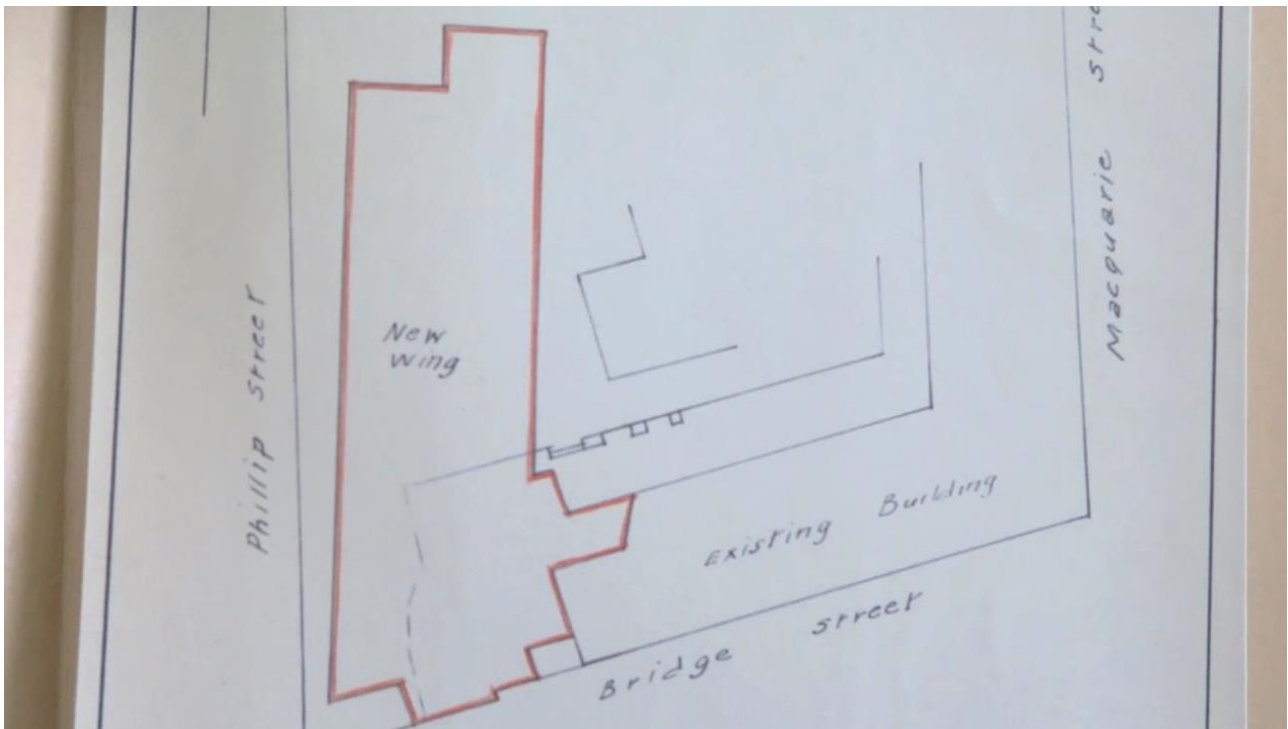


Figure 272 – Extract of plan showing proposed new Treasury Building Wing along Phillip Street (1947)

Source: City of Sydney Archives, 495/47

In July 1959, the Department of Public Works had again requested permission to invite tenders immediately for the commencement of a new Treasury building urgently required to relieve congestion in the Department's accommodation. The request was again denied. No further development was undertaken during the 1950s and 1960s (refer Figure 273).

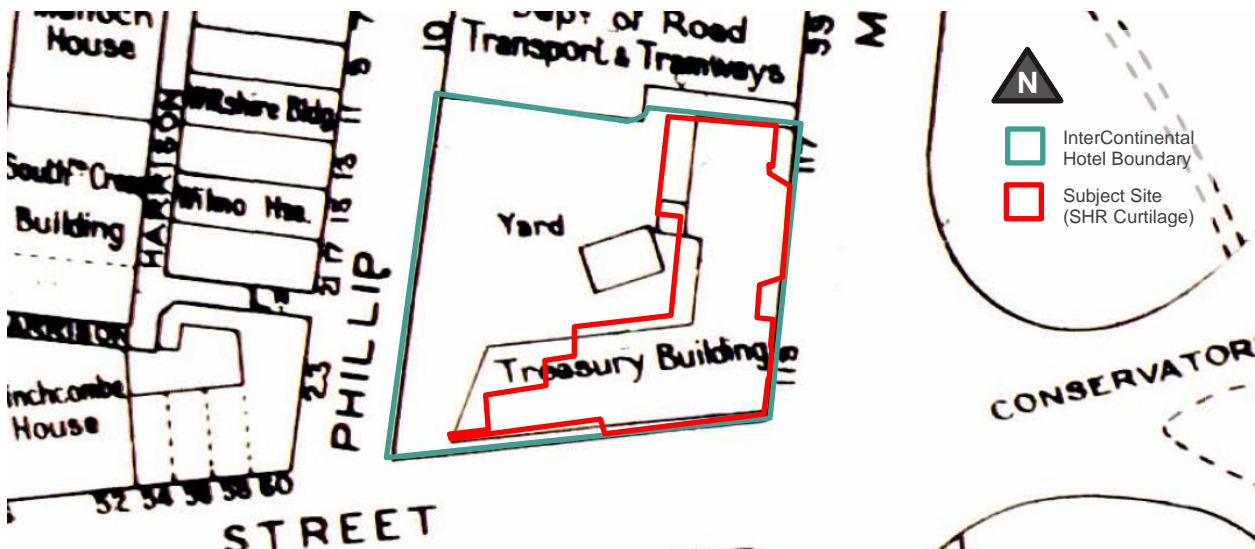


Figure 273 – Extract of City Building Surveyors' Detail Sheets, c.1956 (Sheet 2)

Source: City of Sydney Archives. Historical Atlas of Sydney

The internal elevations of the buildings and the Cortile are visible in the following photographs from 1961, taken from the adjacent AMP building (refer Figure 274 and Figure 275). Also visible is the three-storey lavatory tower in the centre of the site (now removed) and the roof of the Treasury building complex.

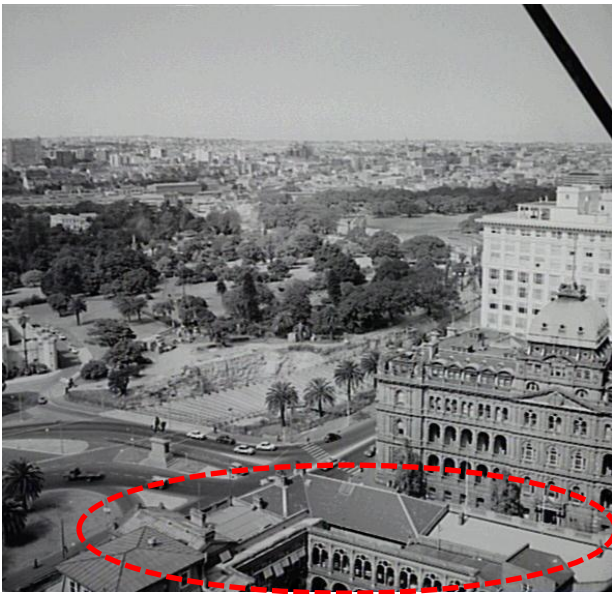


Figure 274 – View south east from AMP Building, 14 April 1961 (showing view of internal Cortile and roof of Treasury buildings)

Source: City of Sydney Archives, ArchivePix, NSCA CRS 48/1529



Figure 275 – View south east from AMP Building, 14 April 1961 (showing view of internal Cortile and roof of Treasury buildings)

Source: City of Sydney Archives, ArchivePix, NSCA CRS 48/1531

The façades to Macquarie Street and Bridge Street remained generally unchanged throughout the mid twentieth century (refer Figure 276 and Figure 277).



Figure 276 – Photograph of Treasury Building, 17 September 1963

Source: City of Sydney Archives, ArchivePix, NSCA CRS 48/3624



Figure 277 – Photograph of Treasury Building and adjoining Transport House, 17 September 1963

Source: City of Sydney Archives, ArchivePix, NSCA CRS 48/3627

The Treasury and Premier's Departments occupied the Treasury buildings at Macquarie and Bridge Streets until 1967, when both departments moved to the State Office Block (The Black Stump) with a frontage to Macquarie, Phillip and Bent Streets, Sydney.⁴⁸ The Police Department occupied the Original Treasury Building and the 1916 western wing from 1968 to 1977. Also in 1968, the Ministry of Transport took up occupation in the northern wing (Link and Strong Room buildings), adjoining Transport House on Macquarie Street. The Police Department vacated the Original Treasury Building and the 1916 western wing in 1977, when the Conservatorium of Music took occupation.

In July 1978, a feasibility study was undertaken to examine the possibility of redevelopment of the whole block bounded by Macquarie Street, Bridge Street, Phillip Street and Albert Street, including the subject

⁴⁸ NSW Treasury, The History of the New South Wales Treasury: 1824-1999, available at http://www.treasury.nsw.gov.au/Golden_Heritage/contents

buildings, for the use of the Conservatorium of Music (refer Figure 278). The Conservatorium of Music were then unsatisfied with their main accommodation at the converted former Government Stables, and were seeking alternative accommodation. The proposed redevelopment did not proceed and the Conservatorium of Music remains in occupation of the former Government Stables today.

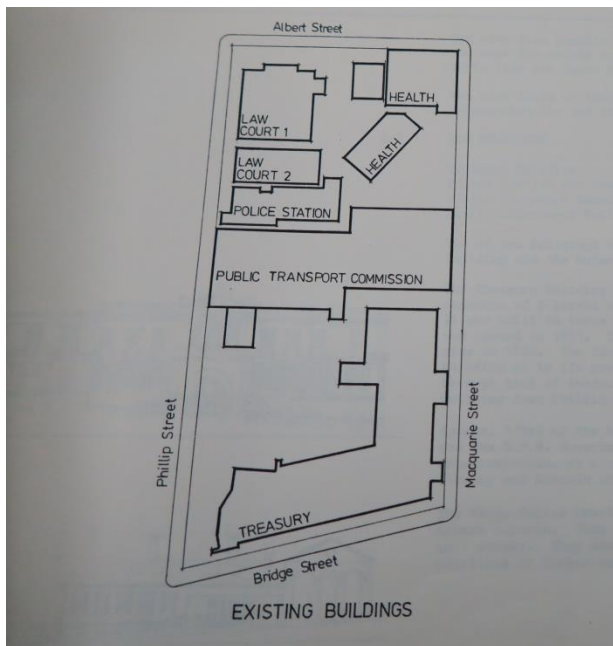


Figure 278 – Extract of diagrams showing the existing buildings and proposed redevelopment of the site, extracted from the Feasibility Study for a New Conservatorium of Music, July 1978

Source: *State Records NSW 5186/93, Feasibility Study for a New Conservatorium of Music, July 1978 p. 10*

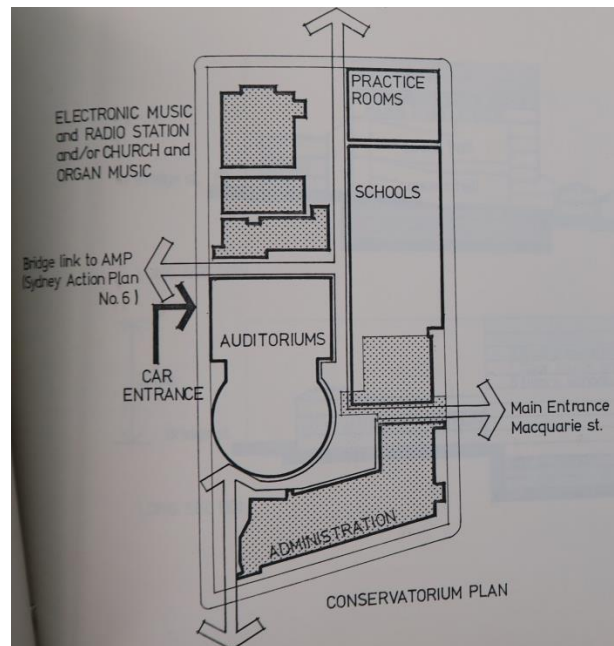


Figure 279 – Extract of diagrams showing the existing buildings and proposed redevelopment of the site, extracted from the Feasibility Study for a New Conservatorium of Music, July 1978

Source: *State Records NSW 5186/93, Feasibility Study for a New Conservatorium of Music, July 1978 p. 18*

Photographs taken as part of the above 1978 feasibility study (below at Figure 280 and Figure 281) show that air conditioning boxes were fitted to the first-floor windows in the Original Treasury Building, on the Bridge Street façade (now removed), and the Bridge Street bridge is missing (reconstructed in the 1980s).

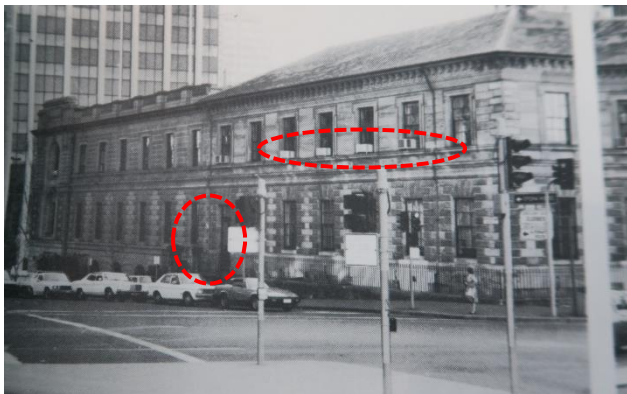


Figure 280 – Pictures of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978

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



Figure 281 – 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*

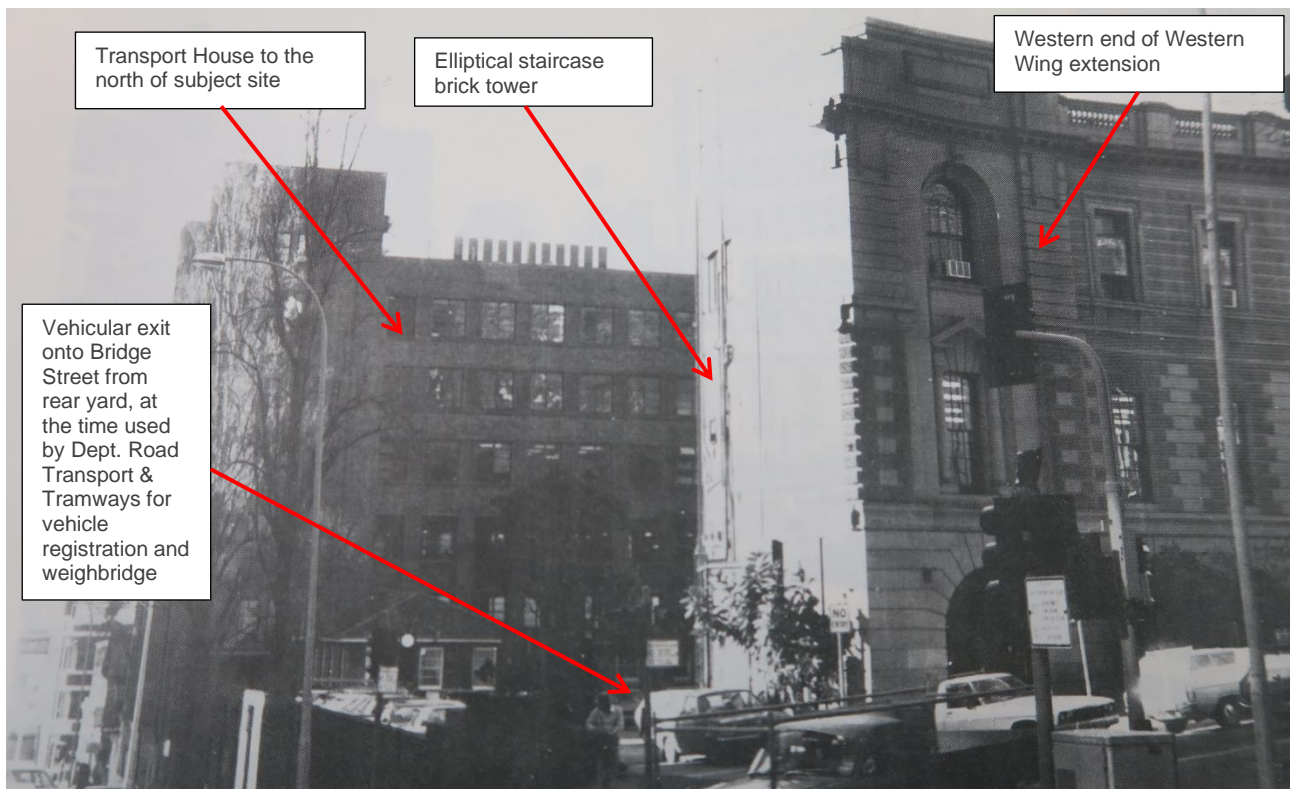


Figure 282 - Picture of the Treasury Buildings in 1978, taken from the Feasibility Study for a New Conservatorium of Music, July 1978

Source: *State Records NSW 5186/93, Feasibility Study for a New Conservatorium of Music, July 1978 p. 7*

The Ministry of Transport and the Conservatorium of Music remained in occupation of the Treasury buildings until 1981.

3.5. PHASE 5: INTERCONTINENTAL HOTEL DEVELOPMENT

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 1981.⁴⁹ 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.⁵⁰ Figure 283 below shows the subject property in 1982 just prior to the redevelopment of the property into a hotel.



Figure 283 – Photograph of the subject property in March 1982, before hotel development. The memorial statue visible was erected in 1922.

Source: *Department of the Environment*, barcode no. rt08287, holdings RT08287 - RT08296, RT11273

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).

The following list provides a summary of the changes to the subject Treasury buildings as a result of the hotel redevelopment of the site:

⁴⁹ City of Sydney Archives, File Number 45/86/0315, Letter of Consent stamp dated 28 July 1981

⁵⁰ 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>

Basement Level

Original Treasury Building:

- Creation of openings.
- Creation of concrete fire stair, incl. conversion of original window to double fire door to Bridge St elevation.
- Conversion of S1.11 & S1.12 into male and female bathrooms.

Strong Room Building:

- Modernise space with new ceiling, carpet and columns.
- Insert partitioning to form retail spaces.
- Creation of multiple concrete fire stairs and hallways.
- Integration of western façade into hotel development incl. openings and conversion of original windows to service doors.
- Creation of new arched opening into S1.29 from arcade.

Link Building:

- Restoration of windows to arcade.
- Partitioning to create retail space.
- Creation of toilets.
- New lowered ceiling.

Western Wing:

- Conversion of whole basement floor space into restaurant including kitchen area, office, and dining areas.
- Creation of openings through to Original Treasury Building.
- Creation of new services including insertion of concrete fire stairs and service lift.
- Removal of north western portion of building and integration with new hotel building.
- Removal and relocation of caged lift and elliptical stair.
- Demolition of former lift/stair brick tower.

Ground Floor

Original Treasury Building:

- Services upgrade throughout include installation of air conditioning, fire sprinklers, dropped ceilings and fire rated material over flooring.
- Creation of concrete fire stairs x 2.
- Reinstatement of fireplaces including new surrounds and inserts.
- Reconstruction of sandstone steps and bridge to Bridge Street elevation.
- Conversion of existing window into French Doors to arcade.

Strong Room:

- Modernise throughout including new ceiling, new columns, new flooring and carpet.
- Partitioning off part of room to create a servery with new walls, doors and flooring.

- Blocking up of existing windows adjoining the new hotel development.
- Integration of western façade into hotel development incl. openings and conversion of original windows to service doors.

Link Building:

- Make good of existing rooms. Opening arches between S2.17 & S2.18

Western Wing:

- Creation of new services including insertion of concrete fire stairs and service lift.
- Removal of north western portion of building and integration with new hotel building.
- Removal and relocation of caged lift and elliptical stair.
- Demolition of former lift/stair brick tower.
- Rearrangement of existing doors and windows.

First Floor

Original Treasury Building:

- Re-construction of second stair return on imperial staircase, including the blocking up of later door opening.
- Reconstruction of door to S3.5.
- Reinstatement of fireplaces.
- Creation of concrete fire stairs
- Blocking up later doors in S3.1
- Reconfiguration of wall between S3.8 & S3.9
- Services upgrade throughout including new false ceilings, air conditioning and sprinklers.

Strong Room:

- Modernise throughout including new ceiling, new columns, new flooring and carpet.
- Blocking up of existing window adjoining the new hotel development.
- Integration of western façade into hotel development incl. openings and conversion of original windows to service doors.

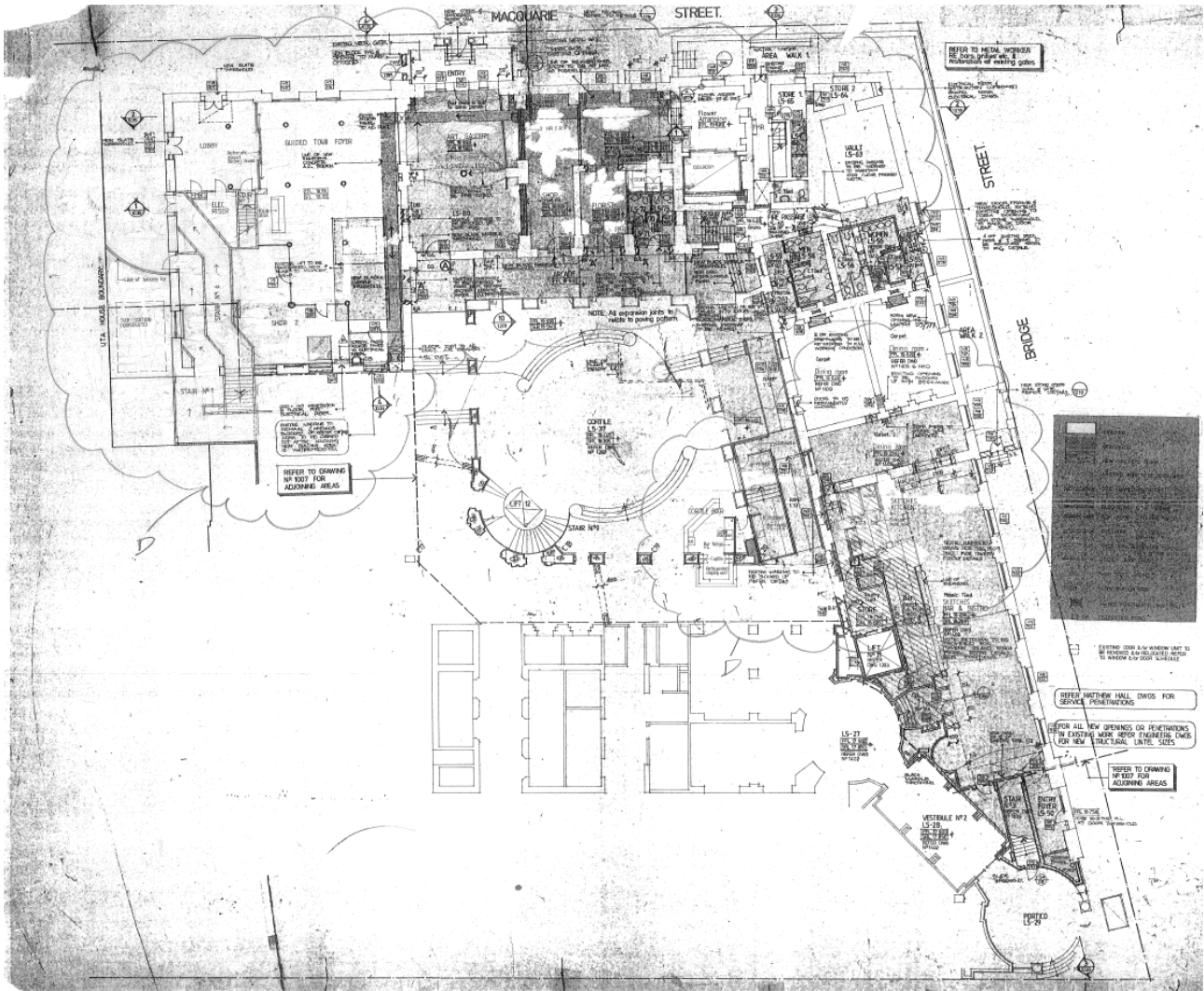
Link Building:

- Demolition of original internal walls in S3.13.
- Creation of 2 x new double doors between S3.13 & S3.17.
- Blocking up of later door in S3.14 on southern wall.
- Conversion of S3.16 to pantry / kitchen.

Western Wing:

- Creation of new services including insertion of concrete fire stairs and service lift.
- Removal of north western portion with new hotel building.
- Removal and relocation of caged lift and elliptical stair.
- Demolition of former lift/stair brick tower.
- Rearrangement of existing doors and windows.

- Figure 284, Figure 285, Figure 286 and Figure 287 are extracts of the proposed hotel redevelopment plans for the areas (levels) associated with the subject Treasury buildings.



Source: Sydney City Council, Stamps DA plans dated 30 September 1983

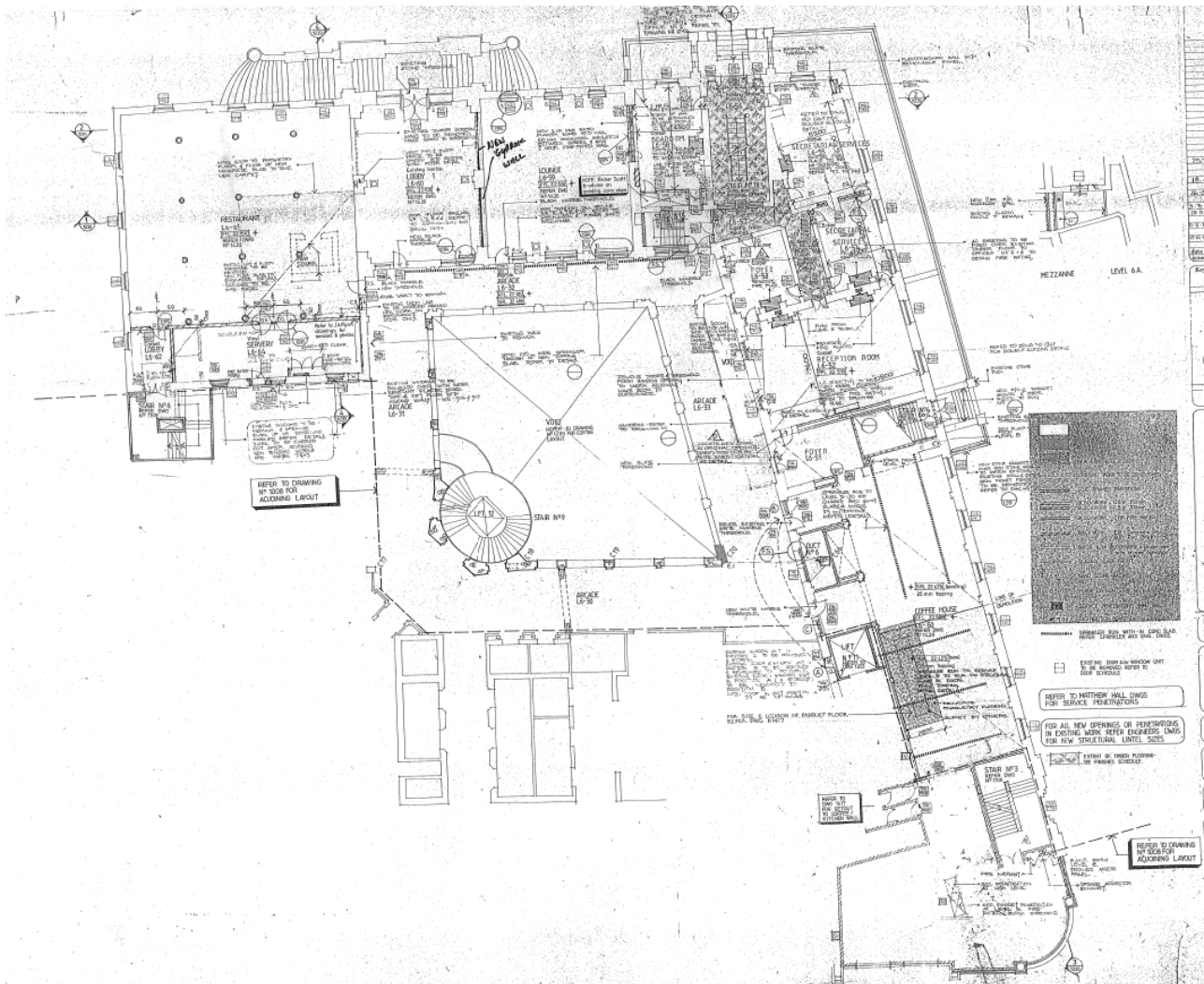


Figure 285 – Extract proposed plans from 1983: Ground Floor (Treasury section)

Source: Sydney City Council, Stamps DA plans dated 30 September 1983

The following photographs were taken soon after the completion of the hotel tower. Flagpoles and flags are visible lining the streets. While these flagpoles are no longer extant and their purpose at the time is unknown, it is presumed that these flags related in part to a celebration of the bicentenary in 1988.



Figure 290 – Photograph of Treasury buildings, 21 August 1987

Source: City of Sydney Archives, ArchivePix, NSCA CRS 422/4/120



Figure 291 – Photograph of Treasury buildings, c.1989. The memorial pole visible was temporary and is no longer extant – its original purpose is unknown and is unlikely to have been associated with the Treasury.

Source: City of Sydney Archives, ArchivePix, NSCA CRS 1035/2117



Figure 292 – Photograph of the subject property after hotel development, ca.1985-2000

Source: Department of the Environment, barcode no. rt11273, holdings RT08287 - RT08296, RT11273

Consent was granted in September 1985 to convert part of Level 9 of the new hotel tower into a beauty salon.⁵¹

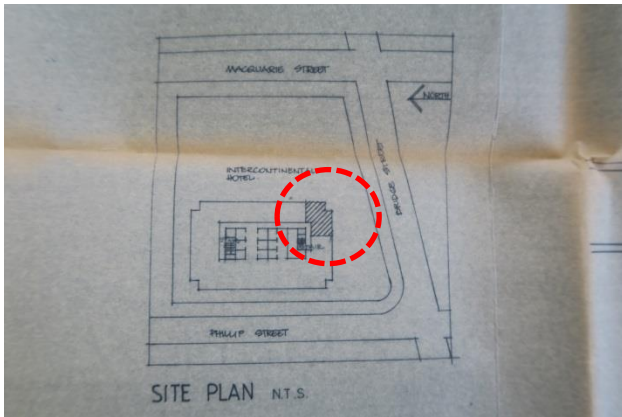


Figure 293 – Extracts of plans showing Level 9 conversion works

Source: City of Sydney Archives, File Number 44/85/1054

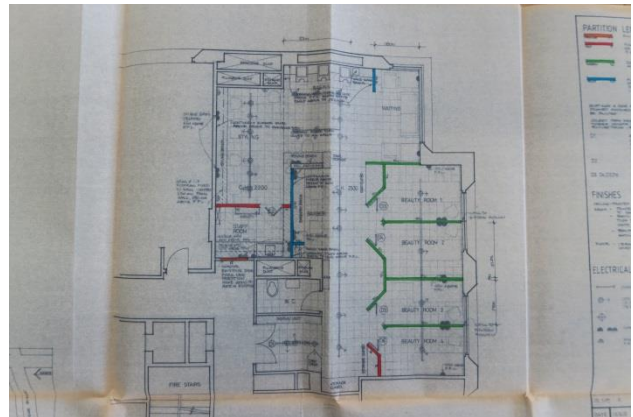


Figure 294 – Extracts of plans showing Level 9 conversion works

Source: City of Sydney Archives, File Number 44/85/1054

A further accommodation survey was undertaken in 2004, showing minor internal changes to the Treasury buildings. Extracts of these plans are included hereunder in Figure 295, Figure 296, and Figure 297.

⁵¹ City of Sydney Archives, File Number 44/85/1054, Letter of Consent stamp dated 12 September 1985

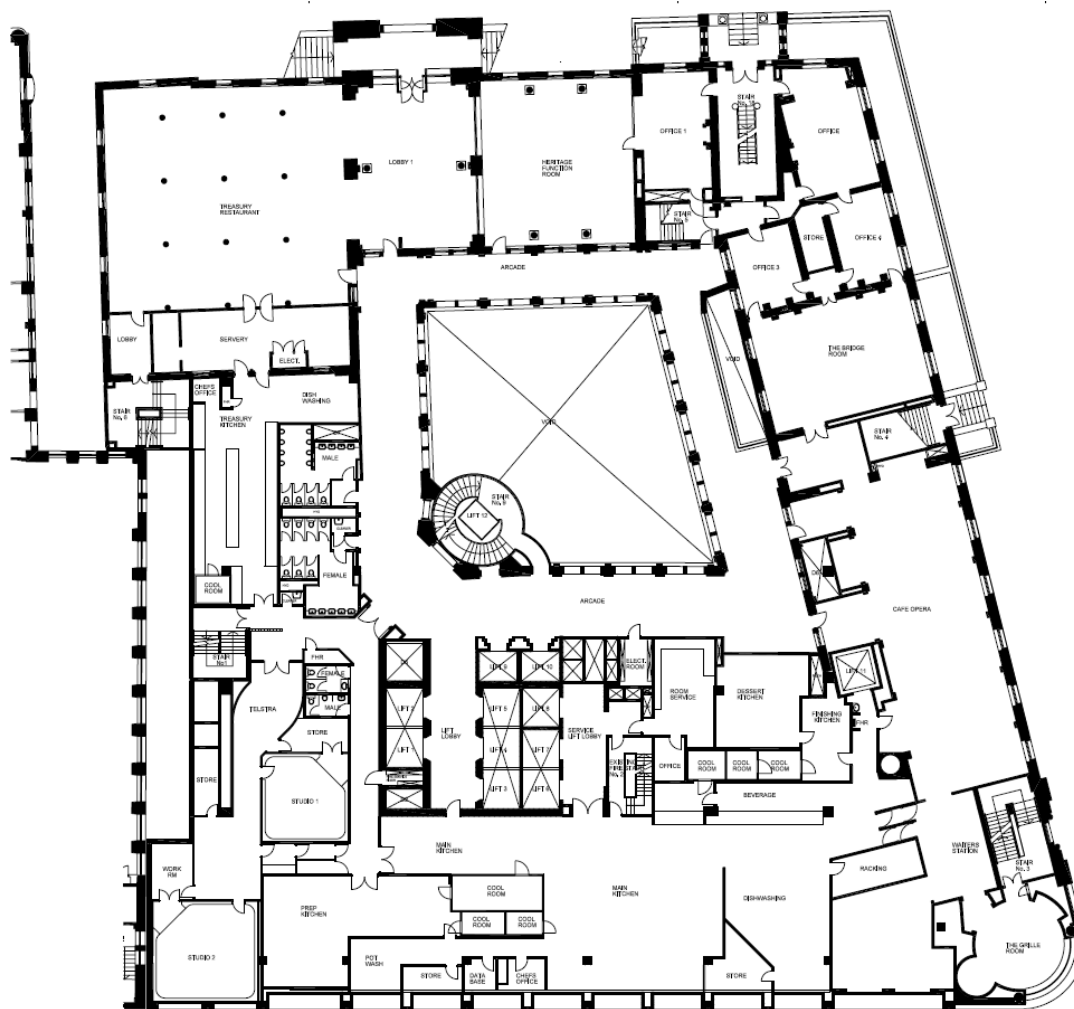


Figure 296 – Extract of accommodation survey from 2004: Ground Floor Plan

Source: Crone Nation Architects, March 2004

4. HIGH LEVEL REVIEW OF HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains, it is also about landscapes and links between sites.

Archaeological Potential is defined as:⁵²

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:

- *known archaeological features/sites (high archaeological potential);*
- *potential archaeological features/sites (medium archaeological potential);*
- *no archaeological features/sites (low archaeological potential).*

4.1. ANALYSIS OF HISTORICAL PLANS

The following analysis of historical plans and maps has been undertaken to identify what previous structures are known to have existing on the subject site before the existing built structures.



Figure 298 – Current aerial overlaid with c.1855 Smith and Gardiners Map of Sydney

Source: Nearmap 2019 with c.1855 Smith and Gardiners Map of Sydney overlaid and Urbis annotations

⁵² Department of Urban Affairs and Planning 1996

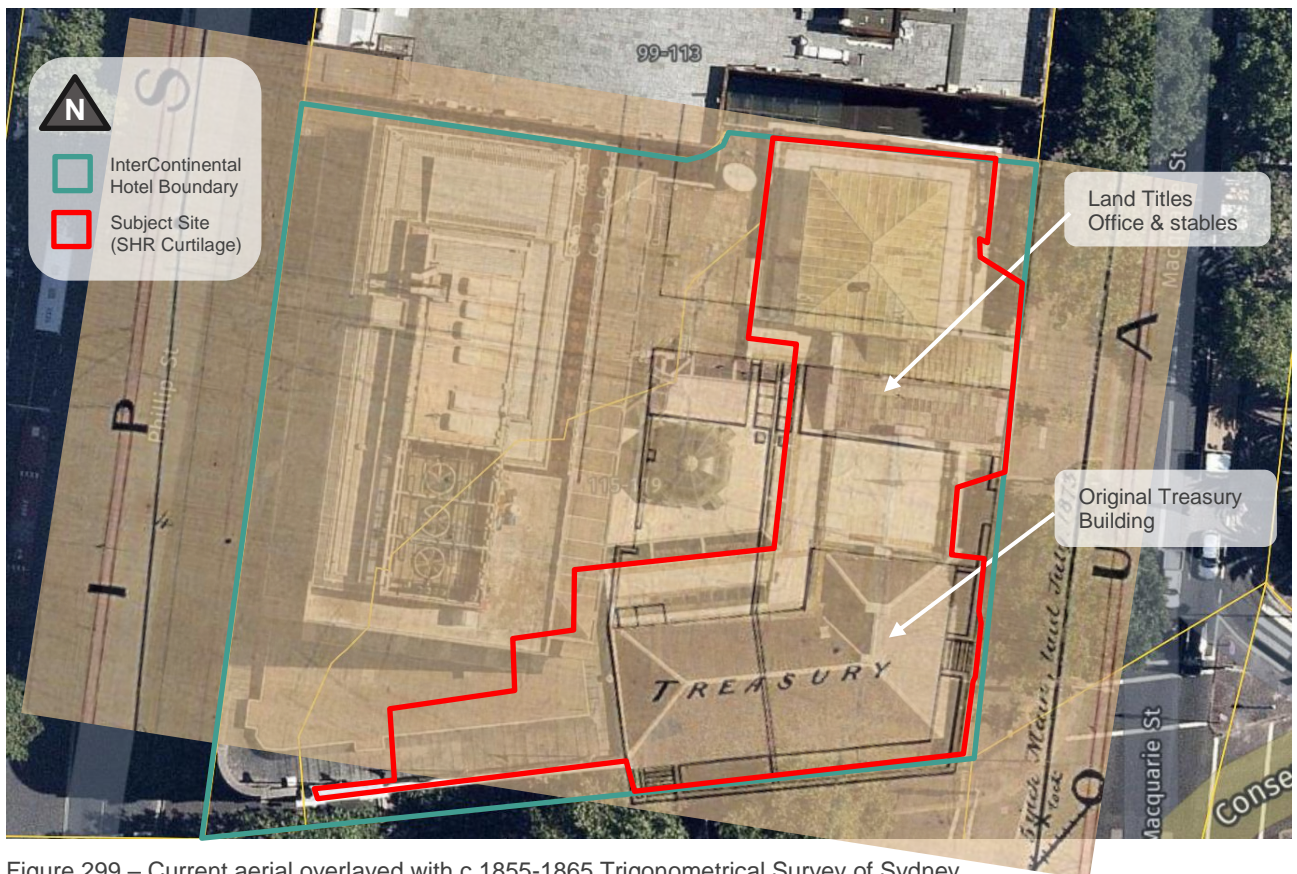


Figure 299 – Current aerial overlaid with c.1855-1865 Trigonometrical Survey of Sydney

Source: Nearmap 2019 with c.1855-1865 Trigonometrical Survey of Sydney overlaid and Urbis annotations

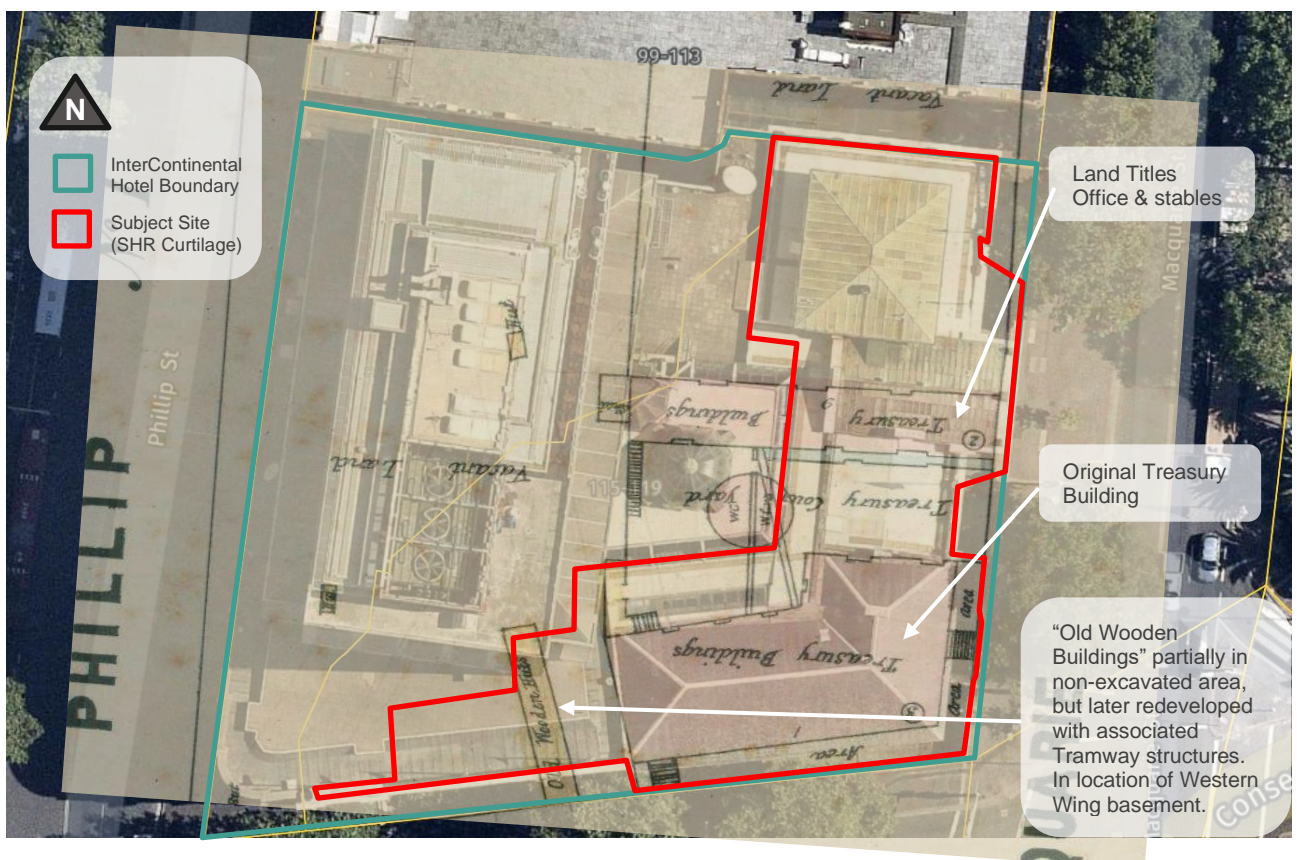


Figure 300 – Current aerial overlaid with c.1880 Doves Plan of Sydney

Source: Nearmap 2019 with c.1880 Doves Plan of Sydney overlaid and Urbis annotations

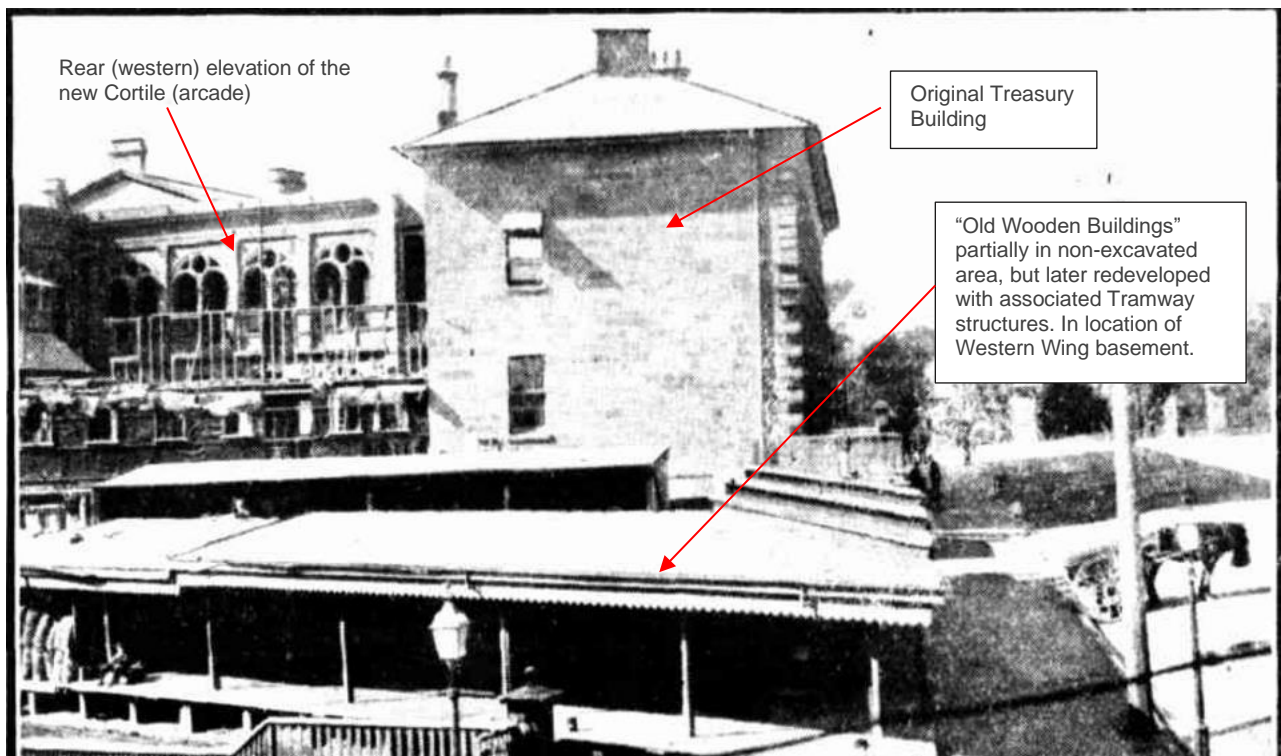


Figure 301 – Old tramway waiting room on the corner of Bridge Street and Phillip Street (undated but c. 1898) showing Treasury buildings and arcade behind

Source: 1921 'Odd Bits of Old Sydney', Sydney Mail (NSW: 1912 - 1938), 13 July, p. 16., viewed 18 Oct 2016, <http://nla.gov.au/nla.news-article162033560>

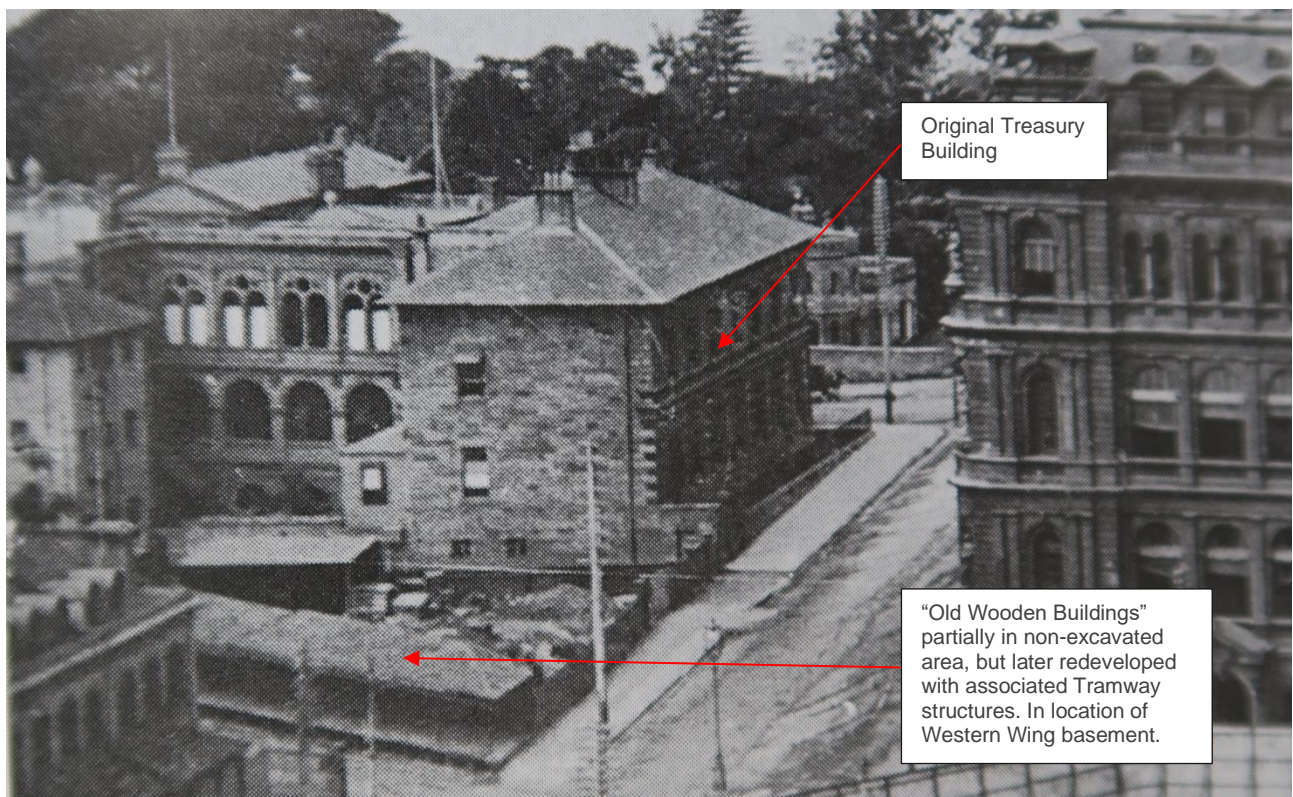


Figure 302 – Birds eye view of the site in 1906

Source: Mitchell Library, Small Picture File, cited in 'Australia's First Government House' by the Department of Planning

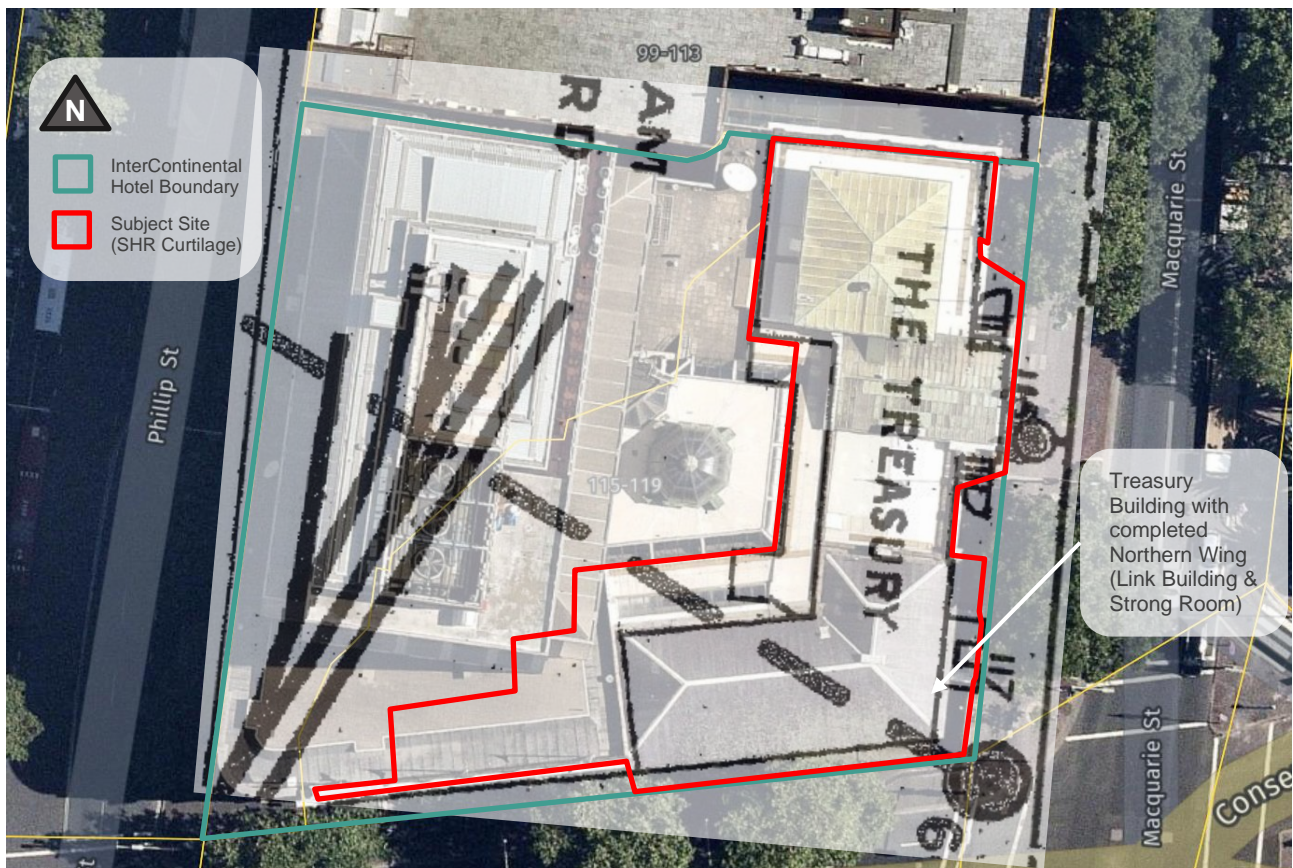


Figure 303 – Current aerial overlaid with c. 1910 City of Sydney Survey

Source: Nearmap 2019 with c. 1910 City of Sydney Survey overlaid and Urbis annotations

4.2. KNOWN DISTURBANCE TO THE SITE

A substantial portion of the broader InterContinental Hotel site, including the subject site (SHR curtilage) was excavated during the 1980s' hotel redevelopment of the site to provide for sub-basement car parking and service upgrading. A summary of the known excavation undertaken at this time is detailed hereunder. Additional excavation could very well have been undertaken without leaving records like those we have relied on below.

- Five sub-basement levels of varying size were excavated, across the western portion of the site, to provide for back-of-house hotel operation areas and underground car parking. Due to the natural topography of the site, the first sub-basement level contains a portion of street-level frontage to Phillip Street, at the north-western corner of the site⁵³.
- The concrete and cement flooring in the basement of the Link Building was removed in March 1983 in order that air conditioning ducts could be laid in advance of a new damp-proof floor⁵⁴.

The following basement floor plan extract has been marked-up with the approximate location of the largest sub-basement floor (hotel level 4) shown in red, as an approximate indication of the extent of excavation undertaken to provide basement space. The approximate area of the Link Building which was excavated and replaced with a new concrete floor is outlined in blue. These approximate areas are based on analysis of known records and are not definitive nor guaranteed.

⁵³ Stamped development application plans, City of Sydney Archives

⁵⁴ Higginbotham, E. 1983, p5

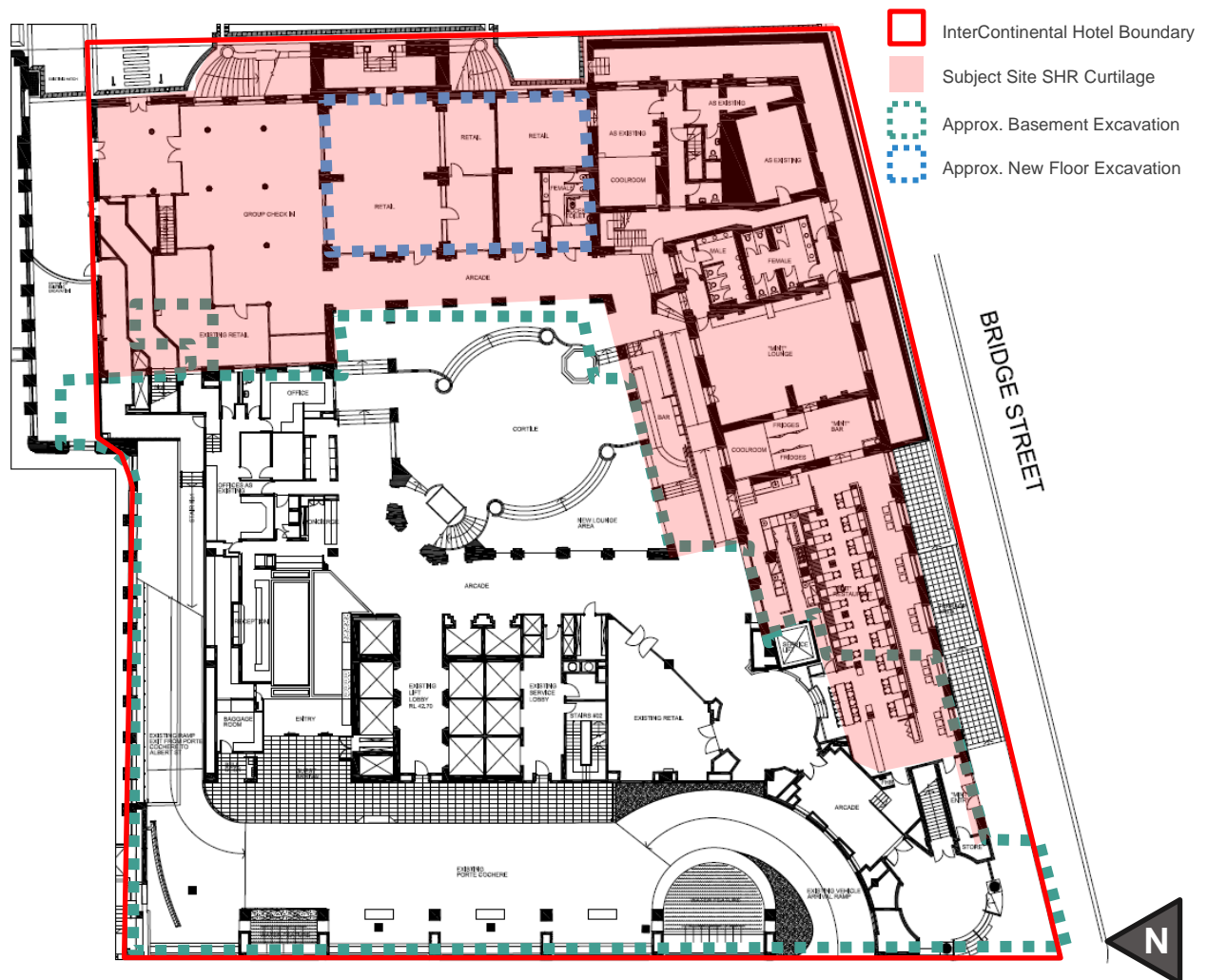


Figure 304 – Extract of the 1980s' hotel redevelopment plans for the Basement Floor, showing the approximate location of the largest sub-basement floor (Hotel Basement Level 4) shown in dotted green, as an approximate indication of the extent of excavation undertaken to provide basement space. The approximate area of the Link Building which was excavated and replaced with a new concrete floor is outlined in dotted blue. The broader InterContinental Hotel site boundary is shown in a solid red outline, and the Former Treasury Buildings SHR curtilage (the subject site) is shown shaded red.

Source: Hassell 2016 and Kann, Finch & Partners 1983, Architectural Plan 'Level 4 Floor Plan – House Services'

The archaeological report prepared by *E Higginbotham Consultant Archaeological Services* in May 1983 (following the commencement of excavations for the 1980s' hotel redevelopment of the site), makes the following remarks and conclusions regarding archaeological investigations for the broader InterContinental Hotel site:

- *An archaeologist was appointed by Management Contracts (UK and overseas) Ltd on 16 December 1982. Development on the site of the Treasury Building has already begun. Thus, before the archaeological investigation could get underway, all archaeological layers associated with the city tram terminus had been removed.*⁵⁵
- *Although all parties wished the archaeological remains on the site to be properly investigated, it was considered too costly to delay mechanical excavation. For this reason, the archaeologist could only observe while substantial remains of walling associated with the stables were taken out...Indeed most of*

⁵⁵ Higginbotham, E. 1983, pp3-4

the walling associated with stables of the original Treasury Building was removed in the space of about four hours on 20 December 1982. ⁵⁶

- *The concrete and cement flooring in the basement of the link building was removed in March 1983 in order that air conditioning ducts could be laid in advance of a new damp-proof floor. Advantage was taken of this situation to excavate for remains of the land sale room. Unfortunately, a substantial depth of topsoil had been removed during the construction of the link building and no remains at all survived of the foundations of the land sale room.*⁵⁷
- *All areas expected to be of archaeological interest at the Treasury Building were inspected and any remains adequately recorded...No other area provided important evidence.*⁵⁸
- *Circumstances in this case did not allow enough time for fruitful excavation. It appears that archaeological evidence which may have substantially added to the historical record has been lost.*⁵⁹

⁵⁶ Ibid, p.4

⁵⁷ Higginbotham, E. 1983, p.5

⁵⁸ Ibid, p.6

⁵⁹ Ibid, p.7

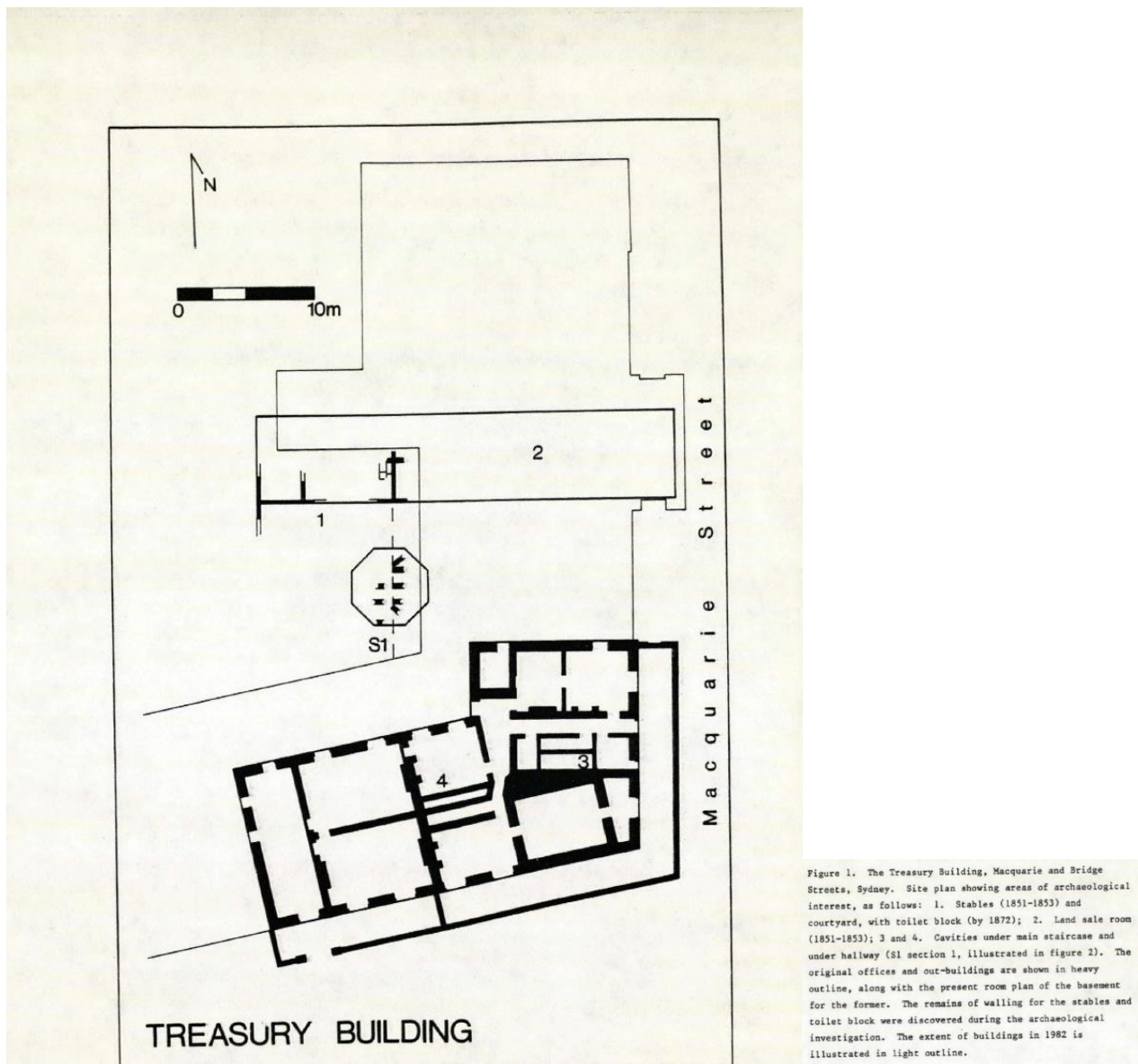


Figure 305 – Extract of Higginbotham report.

Source: Higginbotham, E. 1983

According to the above archaeological investigations, all remains of the former land titles office, and all remains of the former tramway lines, were removed as part of 1980s' hotel development. In summary, the following conclusions regarding particular elements across the site can be drawn from this archaeological investigation:

- **The stables block and courtyard including octagonal toilet:** Remains of substantial walling and associated archaeological layers were briefly observed during mechanical excavation and were then removed. Whereabouts unknown.
- **The land sales room:** No remains at all of the foundations of the original land sales building remain.
- **The enclosed cavity under the main entrance staircase:** This area was opened briefly for inspection in April 1983 and was not of archaeological interest and was infilled with building debris.
- **The enclosed cavity under the hallway:** This area was opened briefly for inspection in April 1983 and was not of archaeological interest and was filled with building debris.

4.3. HIGH LEVEL ASSESSMENT OF HISTORICAL ARCHAEOLOGICAL POTENTIAL

The analysis undertaken above in Section 4.1 in relation to historical plans confirms that the following built elements were constructed within the subject site (Former Treasury Buildings SHR curtilage):

- Original Treasury Building – c.1849-51
- Land Sales Building – c.1851-53
- Northern Link of Treasury – c.1896-99
- Western Link of Treasury – c.1916-19
- Ancillary structures in courtyard including round WC block and timber buildings – c.1880

The only structures remaining are the Treasury Buildings. All ancillary structures have been removed, and according to the 1980s' archaeological investigations, all evidence of the Land Sales Building, the courtyard WC and other structures has been removed.

The basement floor of the Link building was completely excavated and investigated to lay a new floor during the 1980s, with the *E Higginbotham Consultant Archaeological Services* archaeological report reporting that no significant archaeological relics remain. This area is highly disturbed.

Other sub floor areas including underneath the basement levels of the Original Treasury Building, the basement light well area, the Western Link and the Strong Room, may be less disturbed and may have potential for archaeological relics associated with the construction of these buildings, however these areas will not provide evidence of former significant structures. Intact sub surface archaeological relics beneath the Original Treasury Building have the potential to be of state heritage significance.

The area of archaeological potential is shown in the diagram below.



Figure 306 – Area of archaeological potential.

Source: Urbis

Those areas identified above as being excavated in the 1980s, and on the basis of the *E Higginbotham Consultant Archaeological Services* archaeological report, are considered to have very low to nil archaeological potential.

It is possible however that evidence of other structures remains in those areas of the subject site which were not excavated in the 1980s. The following sequence of figures show current 2016 aerials, overlayed with a series of surveys / maps undertaken between 1855 and 1949. This sequence of figures identifies the structures on the subject site over this period in relation to the existing hotel development and demonstrates whether structures were present in areas of the site not excavated in the 1980s.

The previously unexcavated areas beneath what remains of the Bridge Street Western Wing building may have archaeological potential associated with the former structures on this land being the 'wooden buildings' as identified in the 1880s' survey (Figure 300), and later the tramway buildings (Figure 301 and Figure 302). However, these structures appear to have been temporary structures and are not considered to provide a defining contribution to the significance of the site. It is possible that remains associated with these structures were removed during the construction of the Western Wing in c.1916-19, and further, the 1980s' archaeological report confirms that all evidence of the former Terminus has already been removed.

The former Treasury buildings site (InterContinental Hotel) at 115 – 199 Macquarie Street is not identified on the *Central Sydney Archaeological Zoning Plan* schedule as a site of archaeological potential.

5. HERITAGE SIGNIFICANCE

5.1. WHAT IS HERITAGE SIGNIFICANCE?

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

5.2. EXISTING SIGNIFICANCE ASSESSMENT

5.2.1. Existing Statement of Significance

The following assessment of heritage significance has been sourced directly from the existing heritage inventory for the place (Item 00355), located on the NSW State Heritage Inventory website at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044997>.

The former Treasury Buildings group (within the Intercontinental Hotel complex) is an outstanding example of the state's 19th- early 20th century public buildings and forms part of what is arguably the finest group of these sandstone buildings in NSW. The architectural forms and detailing of the group, with its strong links to Victorian "Neo-Classical" traditions, make it an extremely fine exemplar of this style and reflect important contemporary links with English architectural practice. The facade of Lewis's original building in particular is a premier example in NSW of 19th century "Italian Palazzo" style based closely on a London model. The bold but sympathetically related Vernon additions fronting Macquarie Street are impressively proportioned and detailed and represent an excellent and perhaps unique example of late Victorian eclectic architecture in NSW. The site's contribution to the significant streetscapes of Macquarie and Bridge Streets is both large and indisputable, with the siting, form, materials and detailing enhancing the adjacent precincts of early buildings. Historically the building group is significant because of its long association with the NSW Treasury and the state treasurer's and premier's offices. (Sydney City Council Heritage Inventory).

5.3. PROPOSED SIGNIFICANCE ASSESSMENT

5.3.1. Proposed Assessment of Significance

Urbis has undertaken a revised significance assessment of the place with consideration for the criteria set out for Assessing Heritage Significance by the Heritage Council of New South Wales.

Table 9 – Proposed assessment of heritage significance

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>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.</p> <p>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.</p> <p>The subject Treasury buildings form 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.</p> <p>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.</p> <p>The Original Treasury Building has remained on this site since construction in c.1849-51 (almost 170 years) and has been adapted a number of times for changing needs.</p> <p>The Treasury buildings represent well the evolution of the Treasury and Auditor-General Departments in the early colony and through to the twentieth century. Remnant fabric within the buildings is of particular historical importance in depicting the specific Treasury associated uses of the buildings (including the basement vault and Strong Room steel framed windows).</p>

Criteria	Significance Assessment
	<p>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.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>shows evidence of a significant human activity</i> <input checked="" type="checkbox"/> • <i>is associated with a significant activity or historical phase</i> <input checked="" type="checkbox"/> • <i>maintains or shows the continuity of a historical process or activity</i> <input checked="" type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>has incidental or unsubstantiated connections with historically important activities or processes</i> <input type="checkbox"/> • <i>provides evidence of activities or processes that are of dubious historical importance</i> <input type="checkbox"/> • <i>has been so altered that it can no longer provide evidence of a particular association</i> <input type="checkbox"/>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>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.</p> <p>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.</p> <p>The subject Treasury buildings have a strong association with the development of and evolution of the Treasury Department in New South Wales; the Original Treasury Building was purpose-built for the Treasury Department and occupied continuously by it for a large proportion of the State's history. In particular, the former Treasurer's Room in the Original Treasury Building is significant, and although modified has been highly documented over time.</p> <p>The subject Treasury buildings also has strong associations with the development and evolution of the Premier's Department, having been occupied by successive Premiers throughout the twentieth century. In particular, the 'Premier's Room' in the Link Building is a highly intact internal space and its history is well documented.</p>

Criteria	Significance Assessment
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>shows evidence of a significant human occupation</i> <input checked="" type="checkbox"/> • <i>is associated with a significant event, person, or group of persons</i> <input checked="" type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>has incidental or unsubstantiated connections with historically important people or events</i> <input type="checkbox"/> • <i>provides evidence of people or events that are of dubious historical importance</i> <input type="checkbox"/> • <i>has been so altered that it can no longer provide evidence of a particular association</i> <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The Original Treasury Building (Mortimer Lewis) is constructed in the Italian Palazzo architectural style of Renaissance Revival and is a fine example of its type. The 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 aesthetic significance, although has been modified.</p> <p>The Link Building & Strong Room building extensions (Walter Liberty Vernon), and are fine examples of Federation classical architecture. While the exterior was constructed in a sympathetic style emulating the Original Treasury Building and does not distinguish itself as a seminal piece of Vernon's work, the interiors, particularly the Premier's Room are fine examples of early Federation architecture. The exterior of this building is highly intact and of high integrity. The Strong Room building in particular demonstrates innovative architecture in the use of steel framed windows and doors resulting from its 'fireproof' requirement. The colonnaded Cortile (c.1898 & extended c.1916-19) is rare and distinctive, and a fine example of Renaissance Revival architecture.</p> <p>Similarly, the façade of the Western Wing building (George McRae), also borrows from the earlier Palazzo typology of the Original Treasury Building and remains an accomplished and sympathetic extension. The exterior of this building is highly intact and of high integrity. The interiors have been significantly modified.</p> <p>The Treasury Buildings have significance for their landmark location, scale and proportions. The subject Treasury buildings contribute to the aesthetic of the colonial civic precinct around Government House, comprising a number of important public sandstone buildings from the nineteenth century.</p>

Criteria	Significance Assessment
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>shows or is associated with, creative or technical innovation or achievement</i> <input type="checkbox"/> • <i>is the inspiration for a creative or technical innovation or achievement</i> <input type="checkbox"/> • <i>is aesthetically distinctive</i> <input checked="" type="checkbox"/> • <i>has landmark qualities</i> <input checked="" type="checkbox"/> • <i>exemplifies a particular taste, style or technology</i> <input checked="" type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>is not a major work by an important designer or artist</i> <input type="checkbox"/> • <i>has lost its design or technical integrity</i> <input type="checkbox"/> • <i>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</i> <input type="checkbox"/> • <i>has only a loose association with a creative or technical achievement</i> <input type="checkbox"/>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The subject Treasury buildings are an important Sydney landmark. They were constructed for a specific Government purpose and occupied by various Government Departments for a major period of their existence. However, the buildings do not demonstrate a strong social significance specific to the Governmental role.</p> <p>It is however acknowledged that the subject Treasury buildings are esteemed by the general community to a degree and contribute to Sydney's sense of colonial identity for planning, aesthetic and Governmental reasons. The Original Treasury building is likely to have some social significance to the community as a fine example of an early colonial building of excellent landmark qualities and for its contribution to the history of New South Wales.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>is important for its associations with an identifiable group</i> <input type="checkbox"/> • <i>is important to a community's sense of place</i> <input checked="" type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>is only important to the community for amenity reasons</i> <input type="checkbox"/> • <i>is retained only in preference to a proposed alternative</i> <input type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The basement floor of the Link building was completely excavated and investigated to lay a new floor during the 1980s. This area is highly disturbed. Other sub floor areas including underneath the basement levels of the Original Treasury Building, the Western Link and the Strong Room, may be less disturbed and may have potential for archaeological relics associated with the construction of these buildings, however these areas will not provide evidence of former significant structures. Intact sub surface archaeological relics beneath the Original Treasury Building have the potential to be of state heritage significance. A full Historical Archaeological Assessment and Aboriginal Cultural Heritage Assessment Report would need to be undertaken to establish the site's archaeological potential in detail and provide an assessment of significance for these elements.</p>

Criteria	Significance Assessment
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • <i>has the potential to yield new or further substantial scientific and/or archaeological information</i> <input type="checkbox"/> • <i>is an important benchmark or reference site or type</i> <input type="checkbox"/> • <i>provides evidence of past human cultures that is unavailable elsewhere</i> <input type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • <i>the knowledge gained would be irrelevant to research on science, human history or culture</i> <input type="checkbox"/> • <i>has little archaeological or research potential</i> <input type="checkbox"/> • <i>only contains information that is readily available from other resources or archaeological sites</i> <input type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The Original Treasury Building portion of the subject property is considered to be rare as is it one of the first public office buildings constructed in Sydney which is still extant, with only some internal modifications, and an early fine example of a Palazzo style building.</p> <p>The purpose built Treasury building typology is rare and the subject building is a fine example of its type.</p> <p>The subject Treasury buildings are notable for their highly intact elevations to Macquarie Street and Bridge Street.</p> <p>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.</p> <p>The intact form of the Original Treasury Building's vault space provides rare evidence for the management and storage of commerce in colonial Sydney. This vault is the only known example of its type in Sydney.</p> <p>The Original Treasury Building's sunken basement walkway is a rare architectural feature in the Australian built landscape and in Sydney, with only one other example being readily apparent at the Mitchell Library to Macquarie Street. This feature reflects the British origins of the original design. Other rare elements include the decorative colonnaded arcades.</p> <p>Analysis of the archaeological potential of the site did not reveal any potential for archaeological findings on the site which could be rare for their type or context.</p>

Criteria	Significance Assessment
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process <input checked="" type="checkbox"/> • demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> • shows unusually accurate evidence of a significant human activity <input checked="" type="checkbox"/> • is the only example of its type <input checked="" type="checkbox"/> • demonstrates designs or techniques of exceptional interest <input checked="" type="checkbox"/> • shows rare evidence of a significant human activity important to a community <input checked="" type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • is not rare <input type="checkbox"/> • is numerous but under threat <input type="checkbox"/>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's): cultural or natural places; or cultural or natural environments.</i></p>	<p>The Original Treasury Building is considered to be representative of the period of early colonial development in Sydney and is an excellent example of a colonial sandstone Government building.</p> <p>The buildings are also representative of Government (and Colonial) Architect's Branch developments over a number of distinct periods and demonstrate the architectural styles (albeit borrowing from the Palazzo typology) and interior design drivers relevant to each period.</p> <p>The Former Treasury Buildings contribute to the collective representative value of the early sandstone buildings of governance and administration along Macquarie Street, identifying this precinct as a significant civic area.</p>
<p><i>Guidelines for Inclusion</i></p> <ul style="list-style-type: none"> • is a fine example of its type <input checked="" type="checkbox"/> • has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input checked="" type="checkbox"/> • is a significant variation to a class of items <input type="checkbox"/> • is part of a group which collectively illustrates a representative type <input checked="" type="checkbox"/> • is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> • is outstanding because of its integrity or the esteem in which it is held <input checked="" type="checkbox"/> 	<p><i>Guidelines for Exclusion</i></p> <ul style="list-style-type: none"> • is a poor example of its type <input type="checkbox"/> • does not include or has lost the range of characteristics of a type <input type="checkbox"/> • does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

5.3.2. Proposed Statement of Significance

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 a period of 70 years.

The buildings have a strong association with the Government (and Colonial) Architect's Branch, and in particular the works of Mortimer Lewis, 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 a number of 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 it is 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.

The basement floor of the Link building was completely excavated and investigated to lay a new floor during the 1980s. This area is highly disturbed. Other sub floor areas including underneath the basement levels of the Original Treasury Building, the Western Link and the Strong Room, may be less disturbed and may have potential for archaeological relics associated with the construction of these buildings, however these areas will not provide evidence of former significant structures. Intact sub surface archaeological relics beneath the Original Treasury Building have the potential to be of state heritage significance.

5.4. LEVELS AND GRADING OF SIGNIFICANCE

The Heritage Council of NSW recognises four levels of heritage significance in NSW: Local, State, National and World. The level indicates the context in which a heritage place/item is important (e.g. local heritage means it is important to the local area or region). Heritage places that are rare, exceptional or outstanding beyond the local area or region may be of State significance.

In most cases, the level of heritage significance for a place/item has a corresponding statutory listing and responsible authority for conserving them. Various elements of the subject property have been graded below in relation to their contribution to the site's overall heritage significance. Elements include buildings, structure, landscape and equipment that are located within the site's curtilage.

Different components of a place may contribute in different ways to its heritage value as follows:

Table 10 – Gradings of significance definitions

Grading	Justification
E (Exceptional)	Rare or outstanding element directly contributing to an item's local or State listing. <i>They retain a high degree of integrity and intactness in fabric or use. Any change should be minimal and retain significant values or fabric.</i>
H (High)	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance <i>They have a high degree of original fabric or they retain their original use. Alterations do not detract from significance.</i>
M (Moderate)	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item <i>They may have been altered but they still have the ability to demonstrate a function or use particular to the site. Change is allowed so long as it does not adversely affect the place's overall heritage significance.</i>
L (Little)	Alterations detract from significance. Difficult to interpret. <i>Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance. Change is allowed so long as it does not adversely affect the place's overall heritage significance.</i>
N (Neutral)	<i>Elements do not add or detract from the site's overall heritage significance. Change allowed.</i>
I (Intrusive)	Damaging to the item's heritage significance. <i>Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration.</i>

Each element's significance has been graded having specific regard to its contribution to the overall significance of the property, its period of construction and its condition. We have identified the corresponding time period and condition status for the elements as follows:

Table 11 – Definitions of time periods

Acronym	Corresponding period
OT	Original to the Treasury Building (c.1849-1851) (including Portico in 1870s)
OS	Original to the Strong Room Building (c.1896-1898)
OL	Original to the Link Building (c.1898-1899)
OW	Original to the Western Wing (c.1916-1919)
NC	Nineteenth Century Addition

Acronym	Corresponding period
ETC	Early Twentieth Century Addition (c.1900 – 1930)
MTC	Mid Twentieth Century Addition (c.1931 – 1960)
LTC	Late Twentieth Century Addition (c.1961 – 2000)
C	Contemporary c.2001 to present date
?	Date unclear

Table 12 – Gradings of condition definitions

Grading	Justification
E (Excellent)	Element has no defects. Condition and appearance are stable and not deteriorating.
G (Good)	Element exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance. No major defects exist.
F (Fair)	Element is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists.
P (Poor)	Element has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing, and significant number of major defects exists.
VP (Very Poor)	Element has failed. It is not operational and is unfit for occupancy or normal use.
U	Unknown. Unable to access to assess condition.

5.5. SIGNIFICANCE DIAGRAMS

The following plans identify and grade the significant elements and spaces of the place. The CMP study area, and its significance assessment of elements, only relates to the buildings and spaces located within the existing SHR curtilage. There is one exception to this approach only, being the cortile space, which has been assessed at a very high level given its inclusion of early elements (i.e. caged lift and stair) and its direct interface with the rear arcade of the Former Treasury Buildings. The tower and podium of the 1980s' hotel building, which are located outside of the SHR curtilage, are excluded from the subject site assessed in this CMP, have not been assessed for their potential heritage significance, and are not included in the schedule of significant elements or significance diagrams.

For a detailed schedule of the significance gradings, refer to the CMP.

Significance diagrams have been split into two sets:

1. Significance grading of visible fabric (walls, floor coverings, windows, doors etc).
2. Significance grading of building form and spaces.

5.5.1. Significance Diagrams – Visible Fabric

The following significance diagrams show the various gradings applied to visible fabric.

Significance Gradings

Grading of visible fabric

Colour over spaces | Colour over walls

- Exceptional Significance
- High Significance
- Moderate Significance
- Little Significance
- Neutral
- Intrusive

Note: these significance grading diagrams are indicative only and are supplementary to the full schedule of significant elements, spaces and building form included at Appendix B of the CMP.

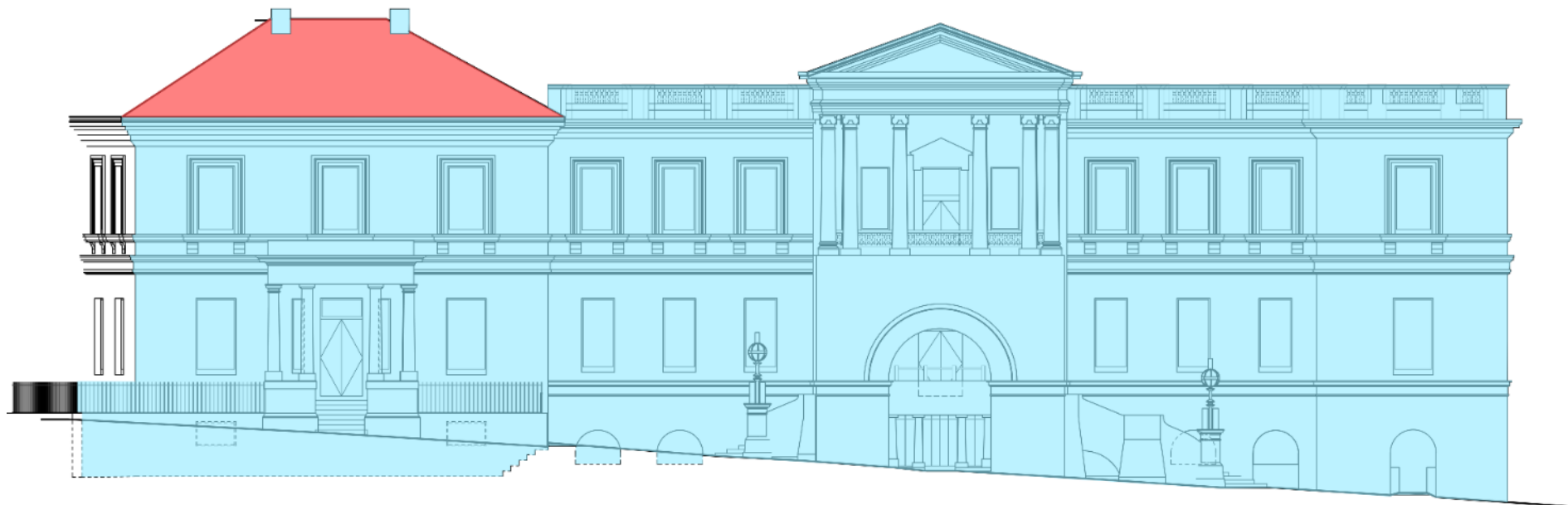


Figure 307 – Grading Diagrams – Grading of Visible Fabric (Macquarie Street Façade)

Source: Urbis

Significance Gradings

Grading of visible fabric

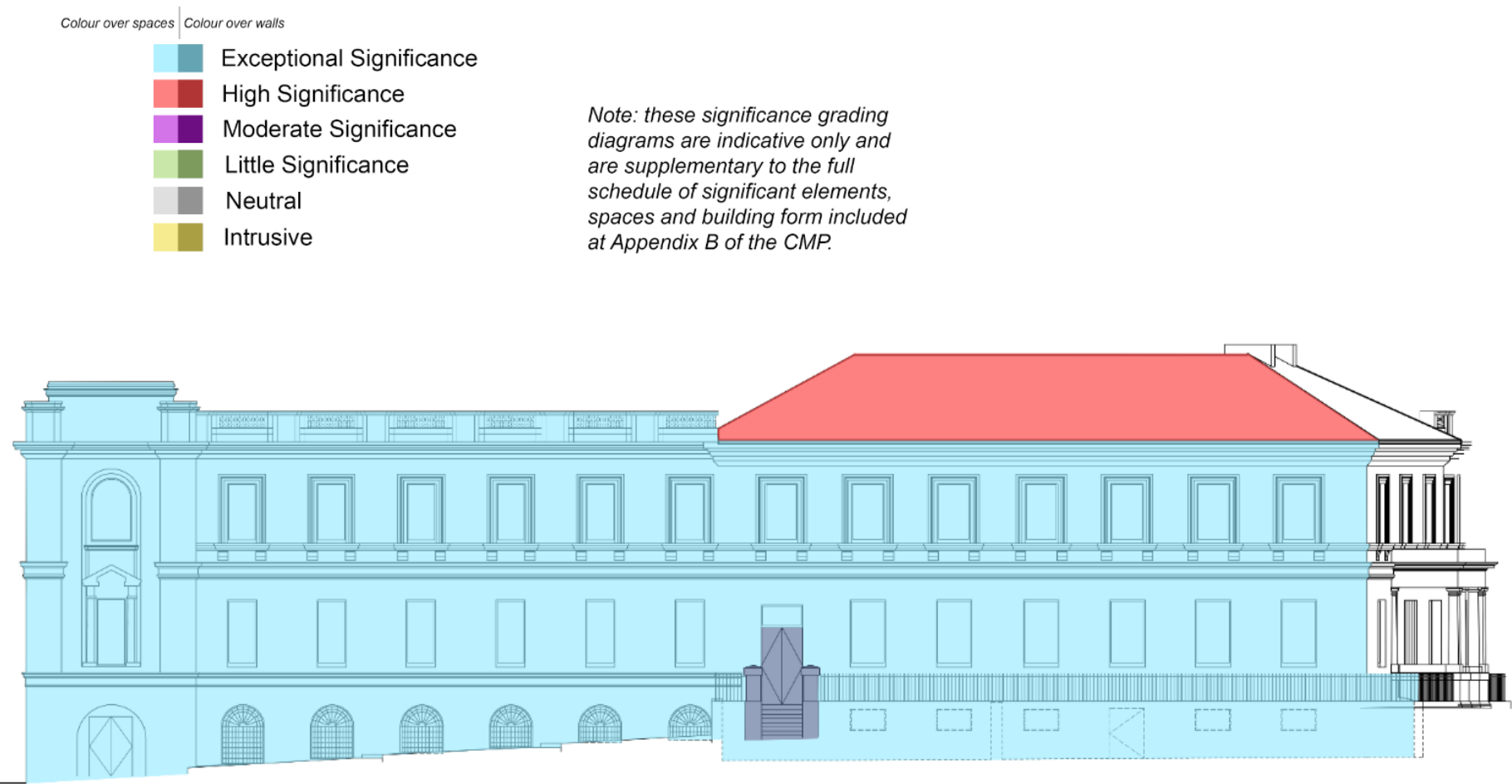


Figure 308 – Grading Diagrams – Grading of Visible Fabric (Bridge Street Façade)

Source: Urbis

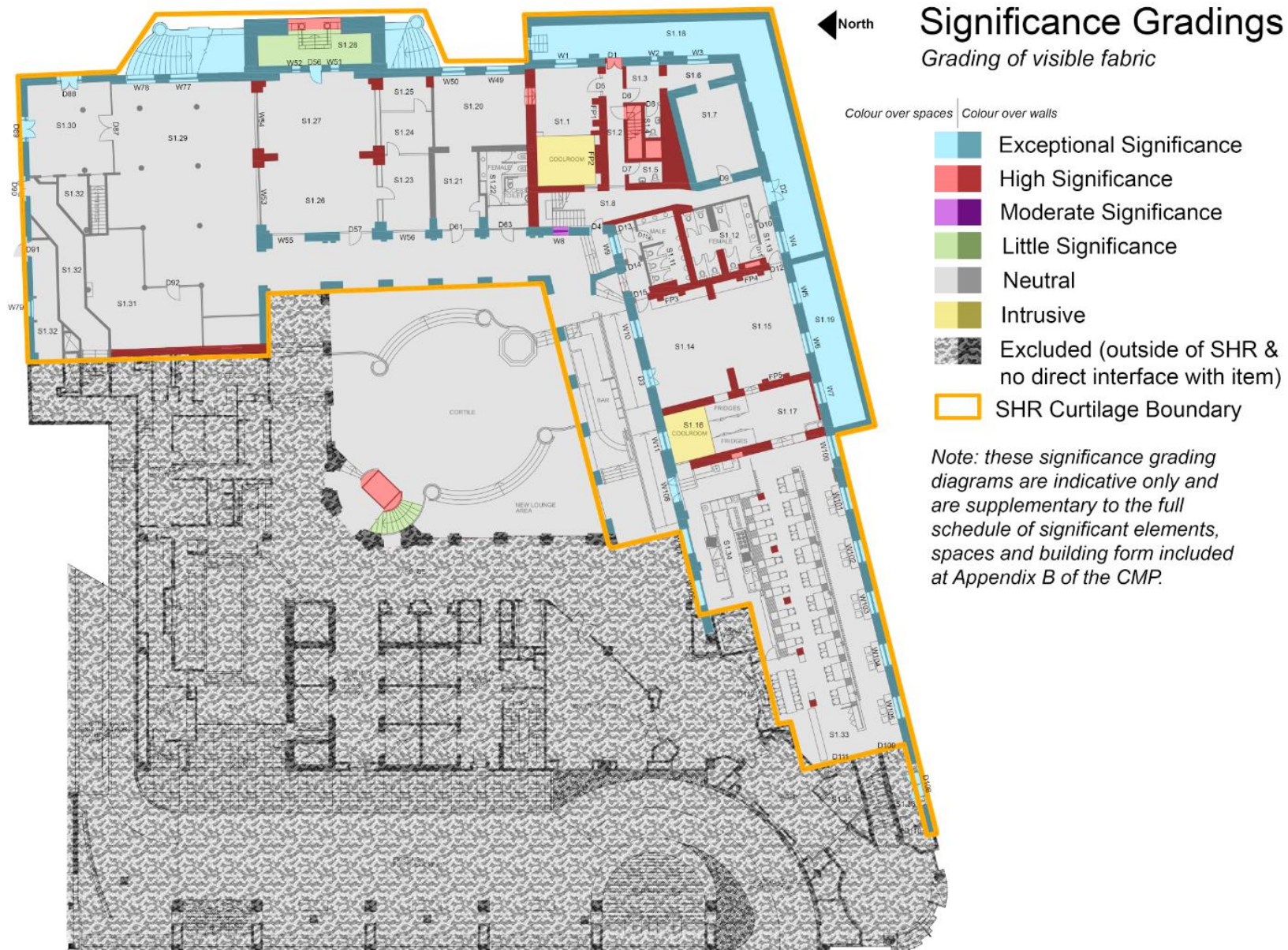


Figure 309 – Grading Diagrams – Grading of Visible Fabric (Basement Level)

Source: Urbis

URBIS
SSD10454_HIS_INTERCONTINENTALHOTEL

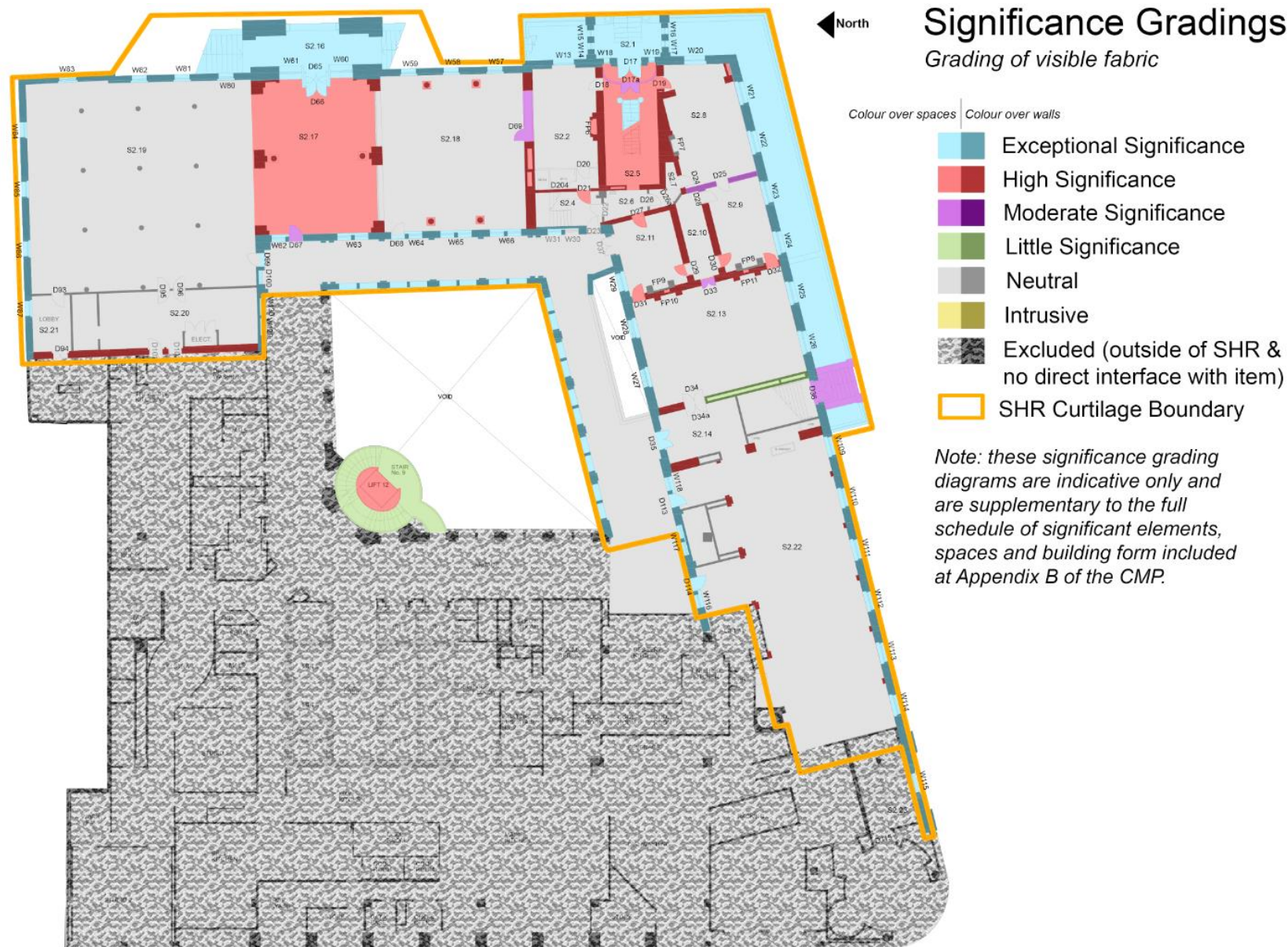


Figure 310 – Grading Diagrams – Grading of Visible Fabric (Ground Floor)

Source: Urbis

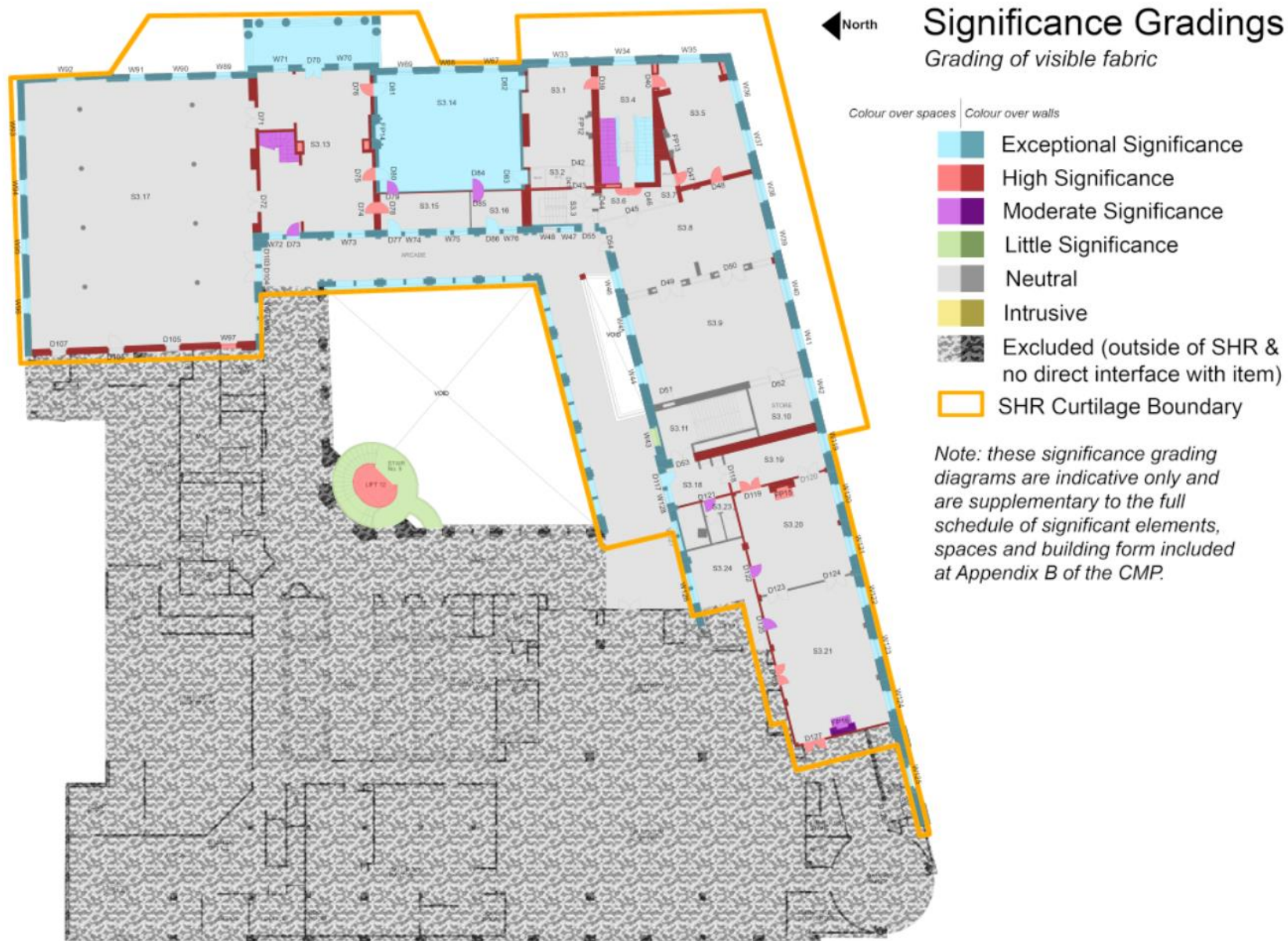


Figure 311 – Grading Diagrams – Grading of Visible Fabric (First Floor)

Source: Urbis

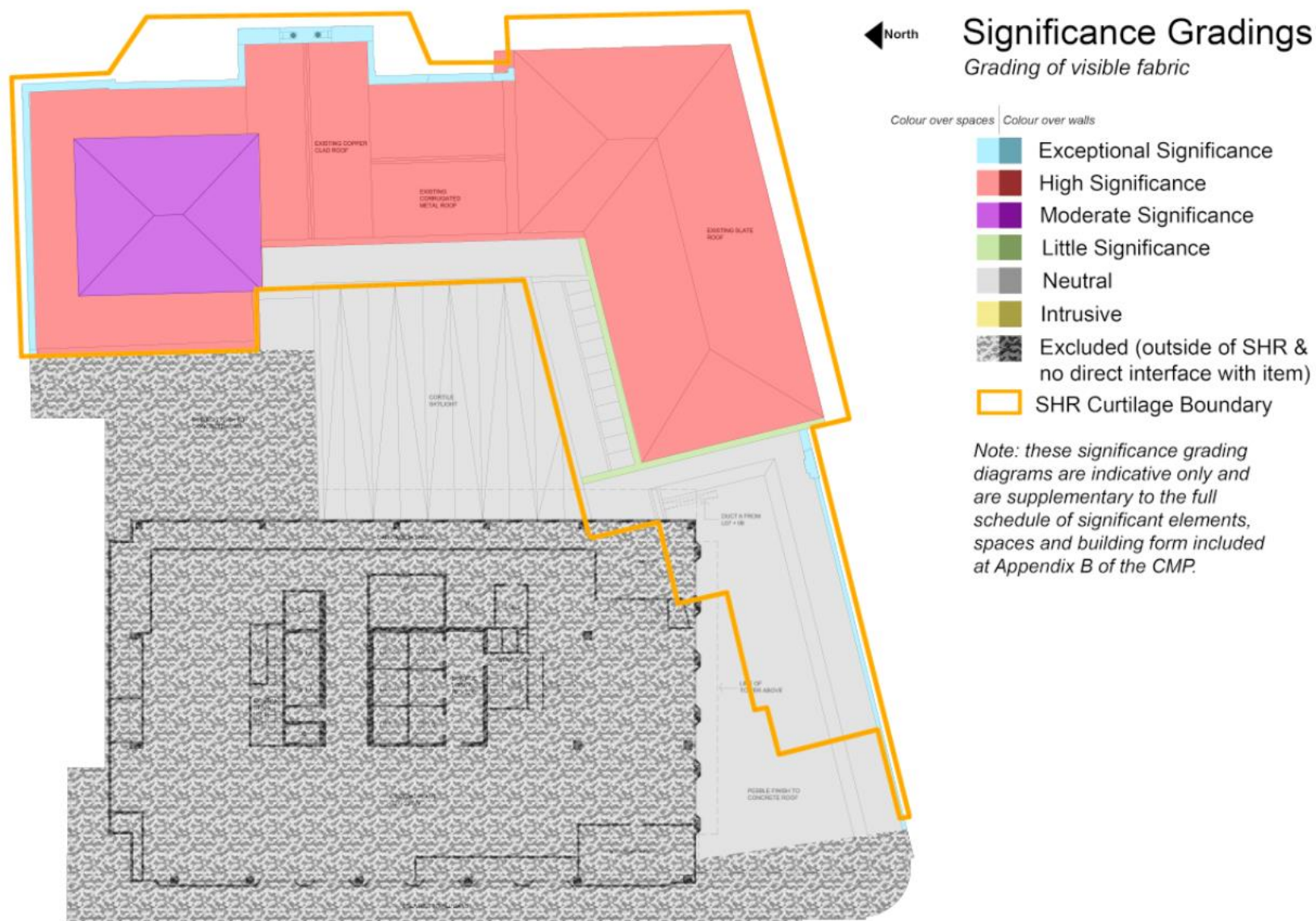


Figure 312 – Grading Diagrams – Grading of Visible Fabric (Roof Plan)

Source: Urbis

5.5.2. Significance Diagrams – Building Form & Spaces

The following significance diagrams show the various gradings applied to the overall form and spatial significance of the buildings and internal spaces.

Significance Gradings

Grading of building form & spaces

Colour over spaces | Colour over walls

- Exceptional Significance
- High Significance
- Moderate Significance
- Little Significance
- Neutral
- Intrusive

Note: these significance grading diagrams are indicative only and are supplementary to the full schedule of significant elements, spaces and building form included at Appendix B of the CMP.



Figure 313 – Grading Diagrams – Grading of Building Form and Spaces (Macquarie Street Façade)

Source: Urbis

Significance Gradings

Grading of building form & spaces

Colour over spaces | Colour over walls

■	Exceptional Significance
■	High Significance
■	Moderate Significance
■	Little Significance
■	Neutral
■	Intrusive

Note: these significance grading diagrams are indicative only and are supplementary to the full schedule of significant elements, spaces and building form included at Appendix B of the CMP.

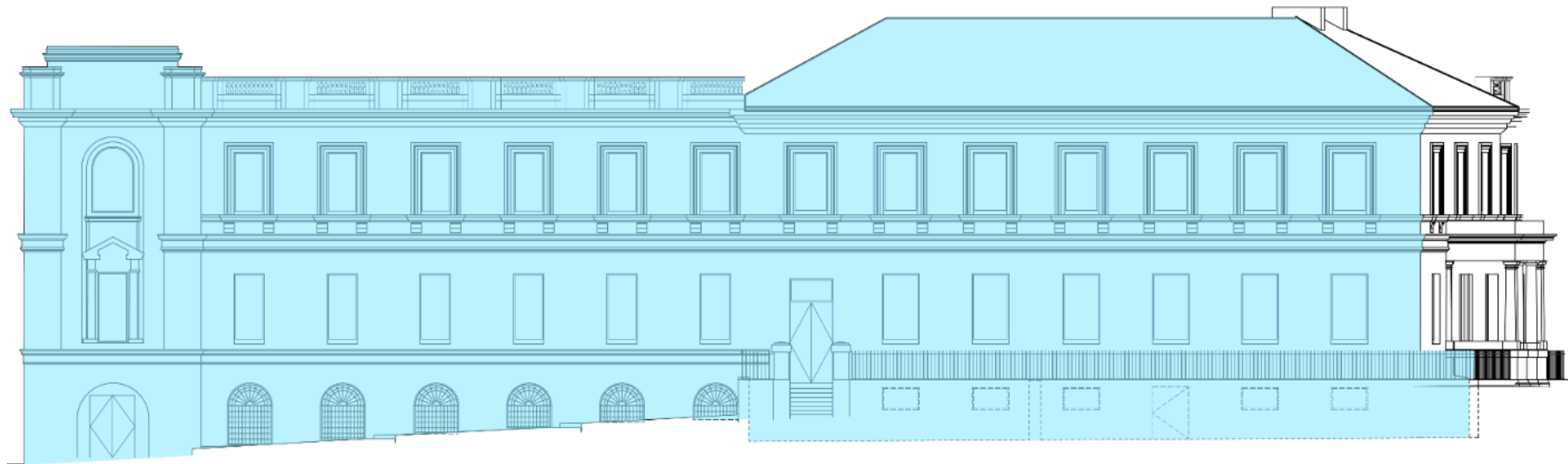


Figure 314 – Grading Diagrams – Grading of Building Form and Spaces (Bridge Street Façade)

Source: Urbis



Figure 315 – Grading Diagrams – Grading of Building Form and Spaces (Basement Level)

Source: Urbis

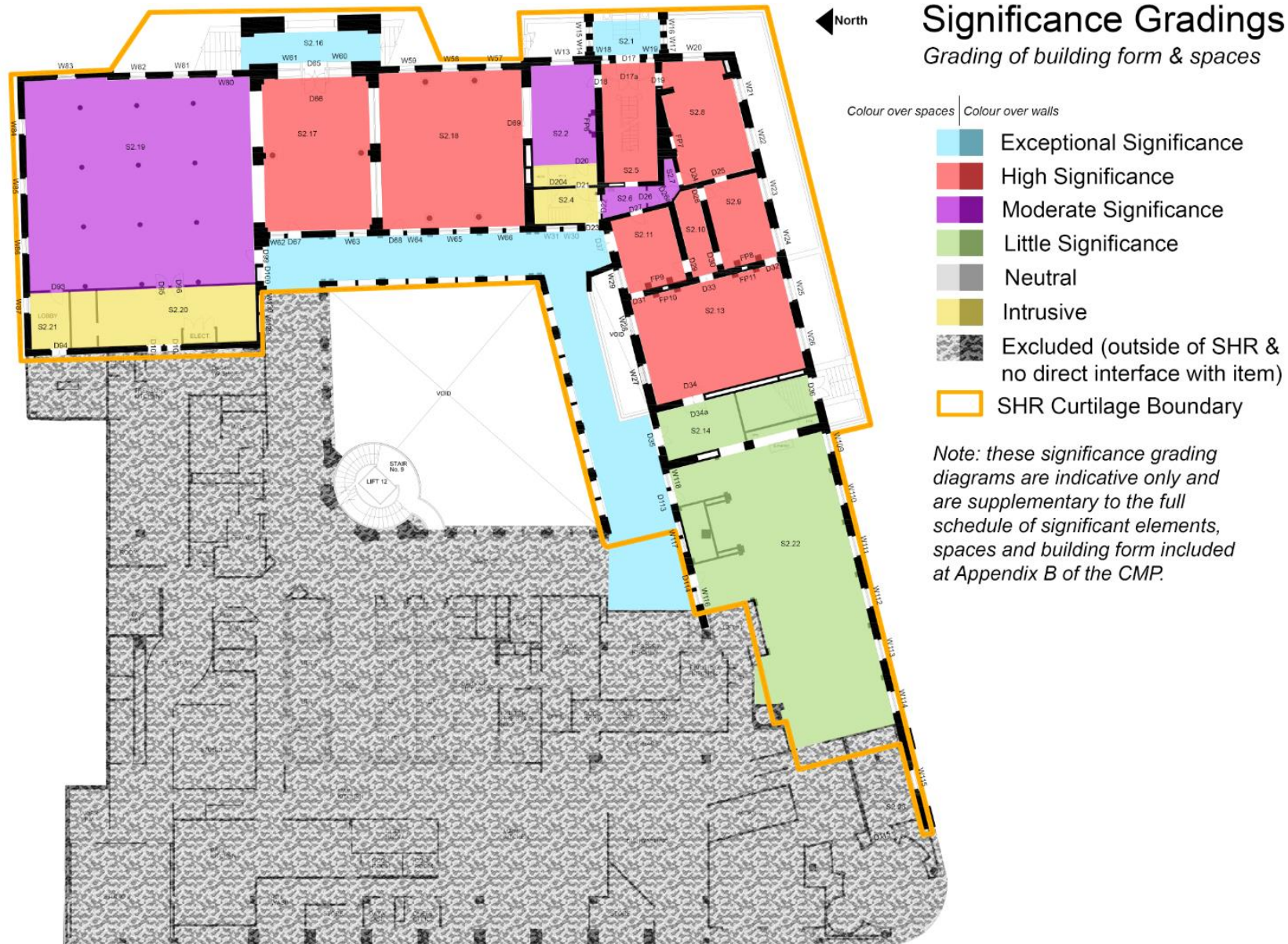


Figure 316 – Grading Diagrams – Grading of Building Form and Spaces (Ground Floor)

Source: Urbis



Figure 317 – Grading Diagrams – Grading of Building Form and Spaces (First Floor)

Source: Urbis

6. THE PROPOSAL

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.

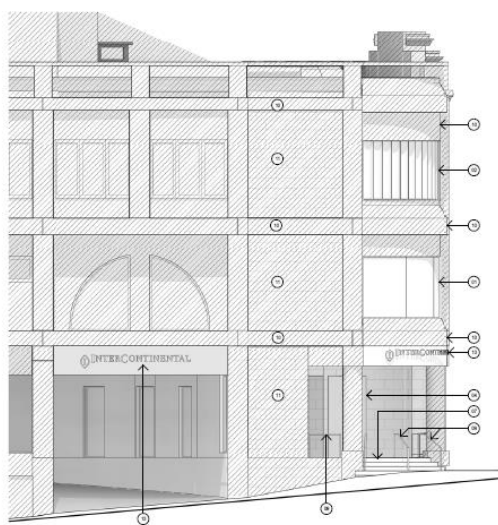
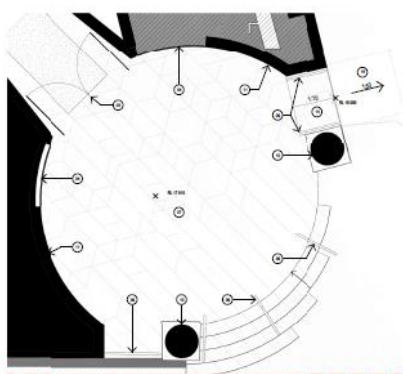
6.1. ALL LEVELS

Arrival

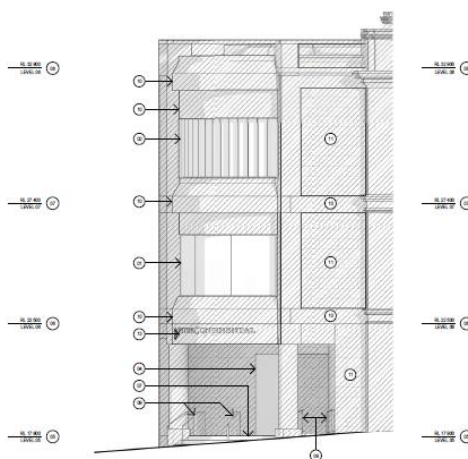
In line with Stage 1 consent conditions regarding built form and design quality we have developed a strategy of minimal intervention. The original setting of the heritage buildings are unaffected with the new works to the facade proposed at the corner of Phillip and Bridge Streets. The improvements to 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 1980'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.



1 CITY CORNER ENTRY ELEVATION - WEST
SCALE 1:100



2 CITY CORNER ENTRY ELEVATION - SOUTH
SCALE 1:100

6.2. 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.

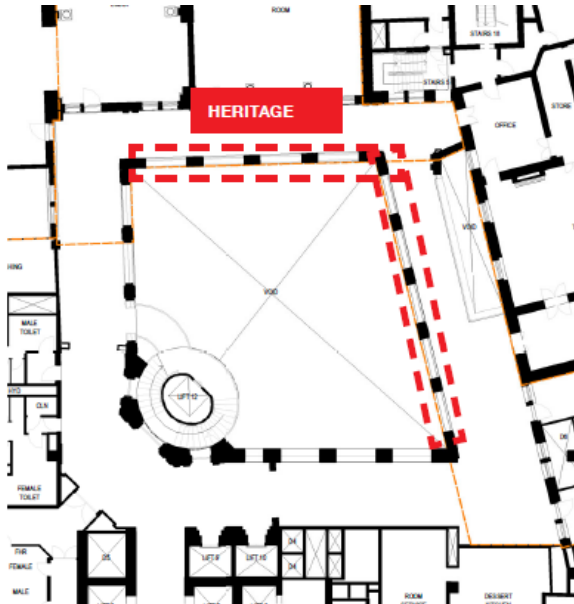
The floor finish to the Cortile takes its cues from the original black and white tiling prevalent in other nearby Colonial buildings including The Dept. of Lands Building. The tile work was typically, although not exclusively, used externally which ties in with the Cortile's origins as an external space.



6.3. LEVEL 06 – GROUND FLOOR

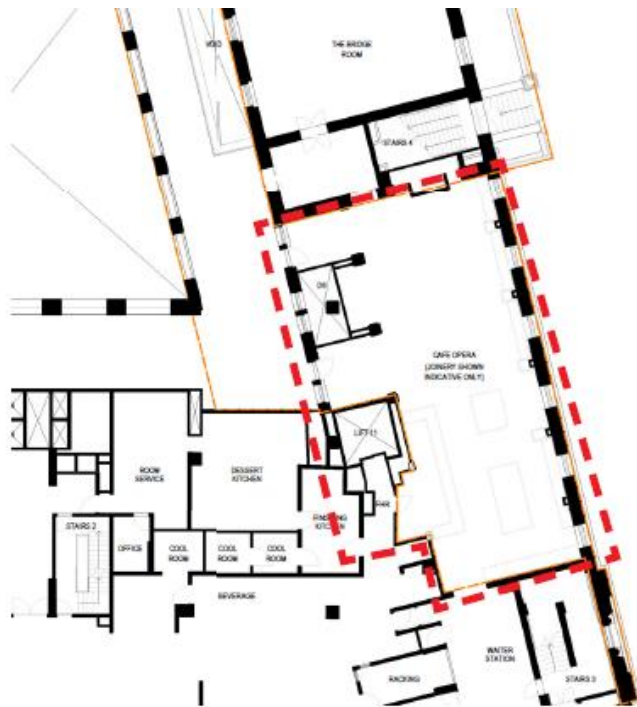
Balustrades

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 compliant. 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 recelbrate the heritage fabric whilst offering a contemporary dining experience for the hotel guests.

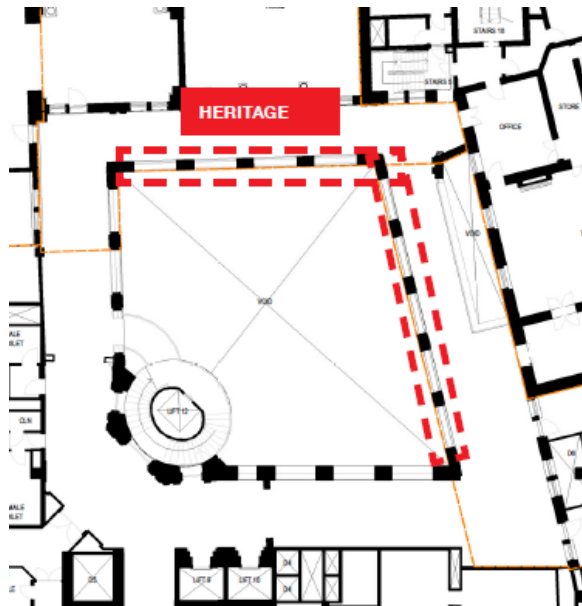


6.4. LEVEL 07 – FIRST FLOOR

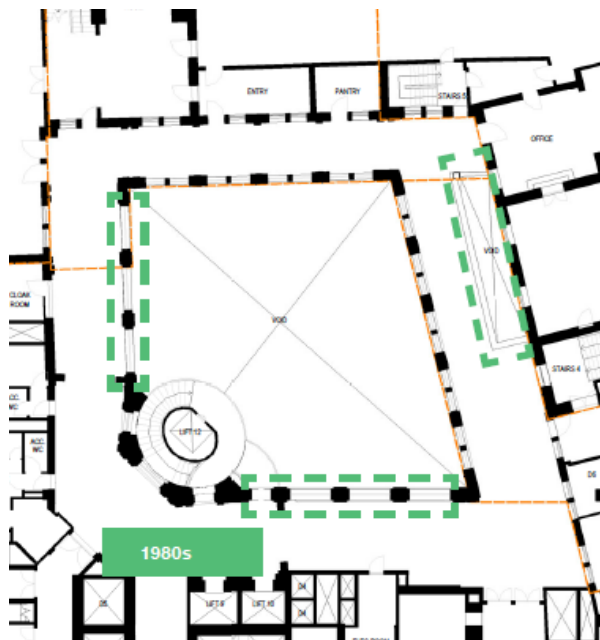
Balustrades

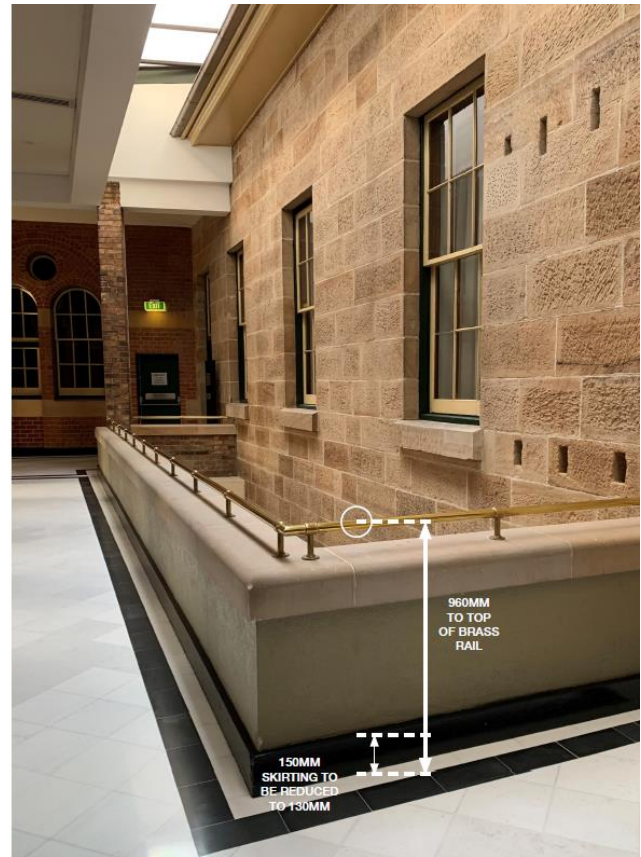
The height of the heritage balustrades on level 07, excluding the later brass rail is lower than on level 06. Therefore a more substantial element will be required to address compliance requirements. The proposed design will replace the brass rail with a more elegant solution that will increase the height 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.



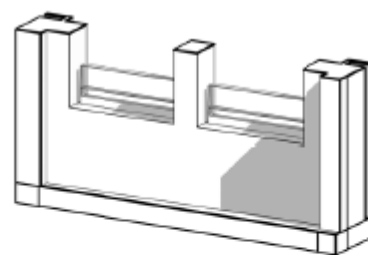
In a similar existing condition to the heritage balustrades the 1980's arcade is also not compliant with current code standards. As a result the brass rail will be replaced with a new element that will create a consistent approach across both the heritage and 1980s arcade façades.





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

6.5. 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.

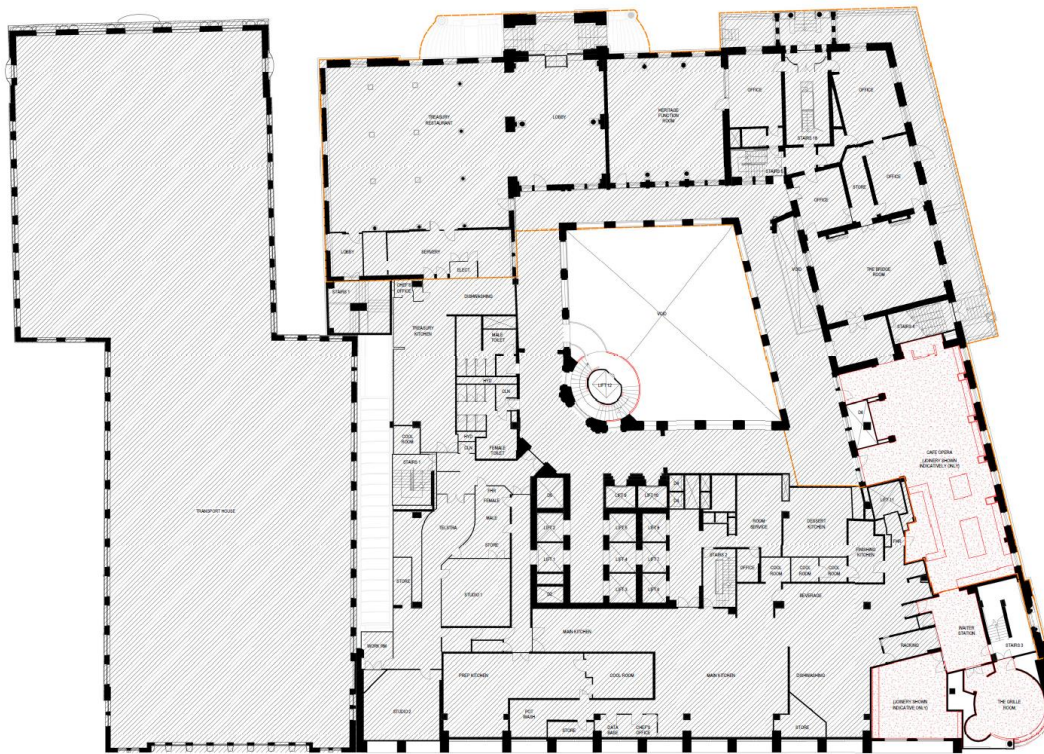


We have been provided with the following plans prepared by Woods Bagot Architects for the project dated 31 July 2020. These plans have been relied on for this Heritage Impact Statement.

NUMBER	NAME	REVISION	SCALE
ST2-DA- 00000	COVER SHEET	A	
ST2-DA- 00001	DRAWING LIST	B	
ST2-DA- 10000	SITE CONTEXT PLAN	A	1:1000
ST2-DA- 10001	SITE PLAN	B	1:500
ST2-DA- 11000	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.



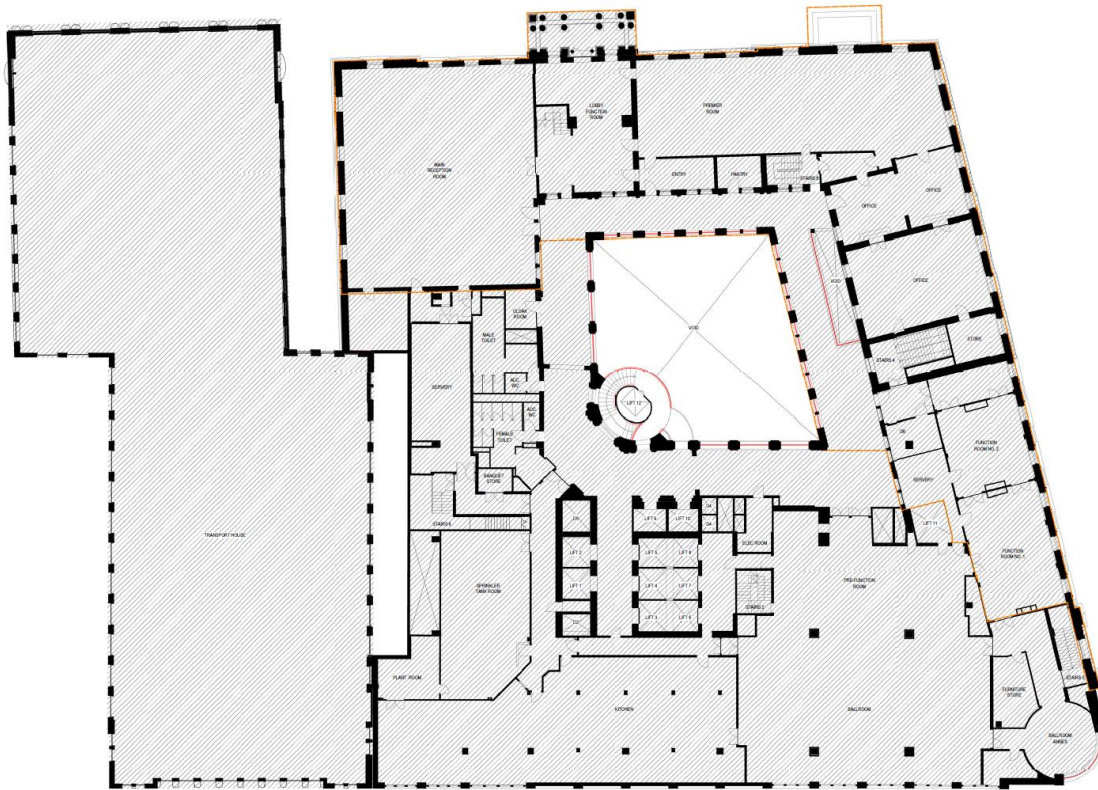


Figure 323 Extract of proposed plans – demolition plan level 07 (first floor)

Source: Woods Bagot 2020



Figure 324 Extract of proposed plans – proposed plan level 07 (first floor)

Source: Woods Bagot 2020

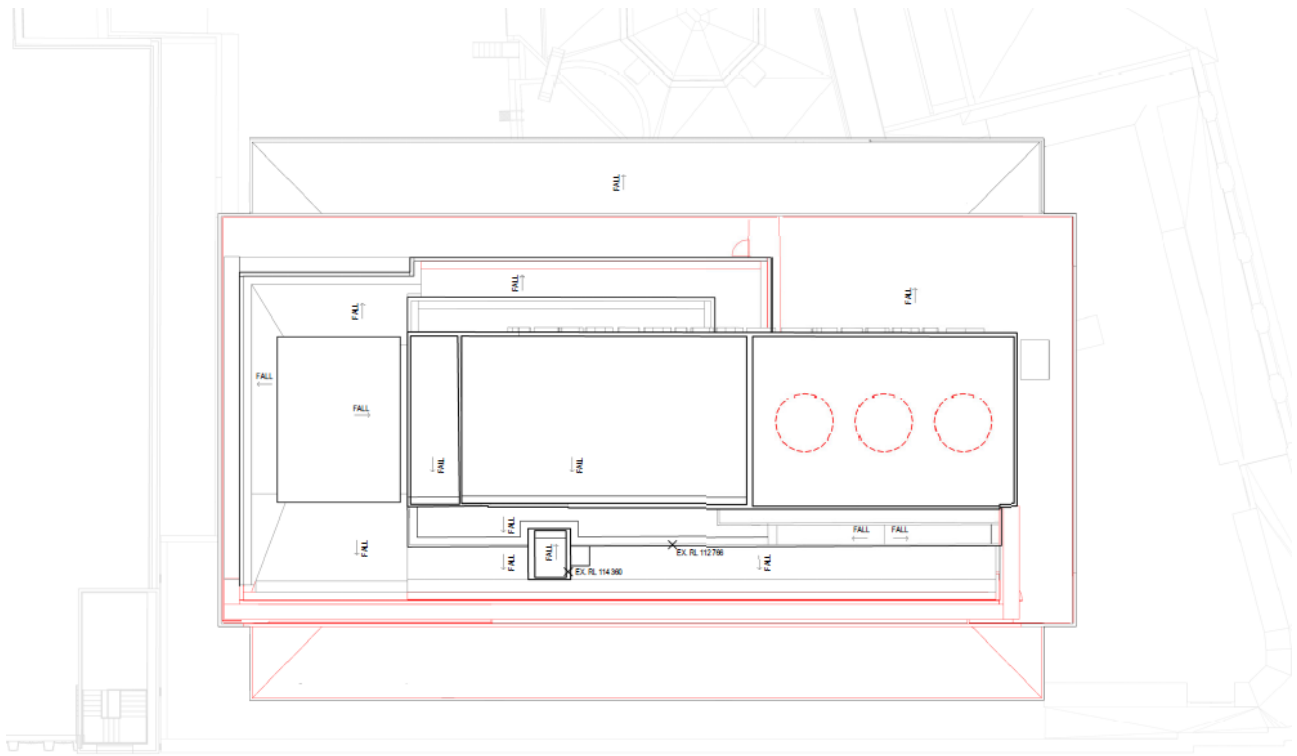


Figure 325 Extract of proposed plans – demolition plan level 32

Source: Woods Bagot 2020

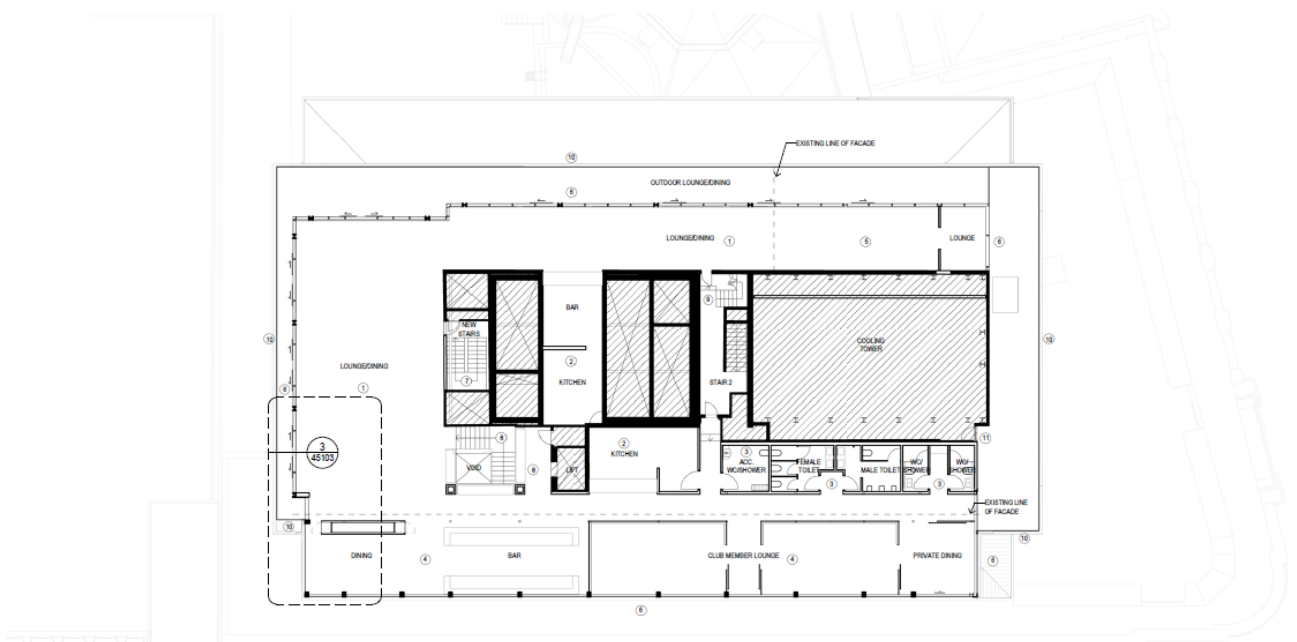


Figure 326 Extract of proposed plans – proposed plan level 32

Source: Woods Bagot 2020

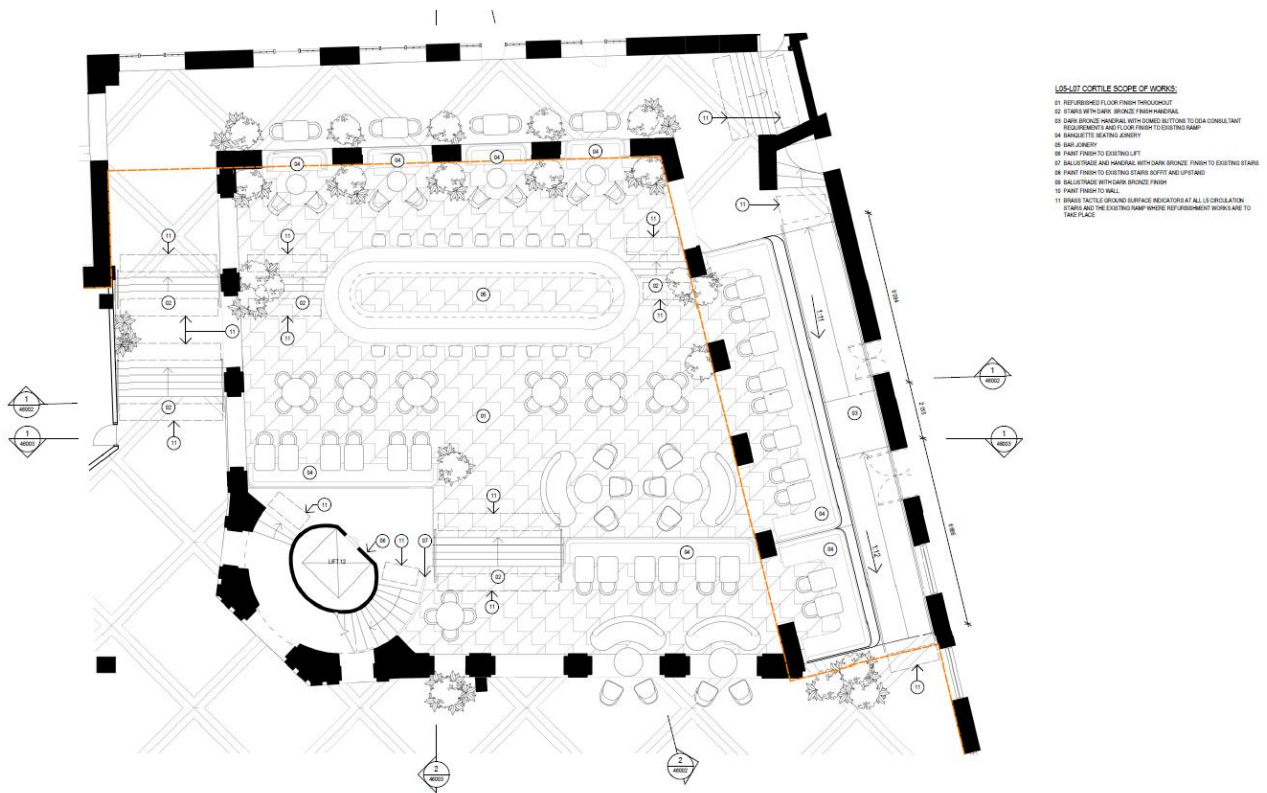
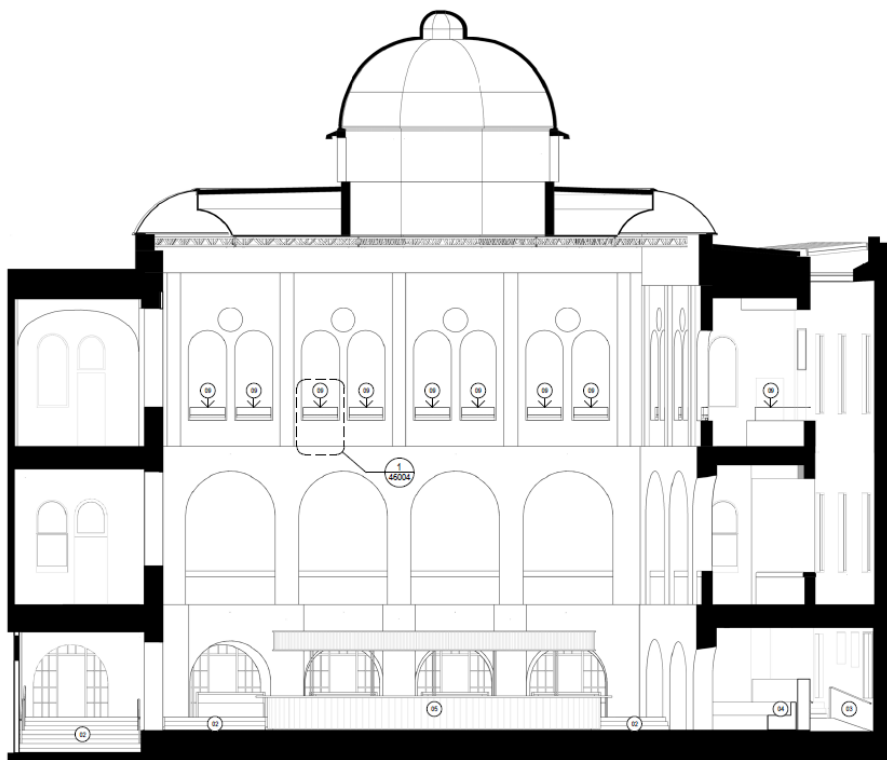


Figure 327 Extract of proposed plans – cortile floor plan

Source: Woods Bagot 2020



L05-L07 CORTILE SCOPE OF WORKS:

- 01 REFURBISHED FLOOR FINISH THROUGHOUT
- 02 STAIRS WITH DARK BRONZE FINISH HANDRAIL
- 03 DARK BRONZE HANDRAIL WITH DOMED BUTTONS TO DDA CONSULTANT REQUIREMENTS AND FLOOR FINISH TO EXISTING RAMP
- 04 BANQUETTE SEATING JOINERY
- 05 BAR JOINERY
- 06 PAINT FINISH TO EXISTING LIFT
- 07 BALUSTRADE AND HANDRAIL WITH DARK BRONZE FINISH TO EXISTING STAIRS
- 08 PAINT FINISH TO EXISTING STAIRS SOFFIT AND UPSTAND
- 09 BALUSTRADE WITH DARK BRONZE FINISH
- 10 PAINT FINISH TO WALL
- 11 BRASS TACTILE GROUND SURFACE INDICATORS AT ALL L5 CIRCULATION STAIRS AND THE EXISTING RAMP WHERE REFURBISHMENT WORKS ARE TO TAKE PLACE

Figure 328 Extract of proposed plans – internal cortile elevation showing proposed BCA compliant balustrades

Source: Woods Bagot 2020

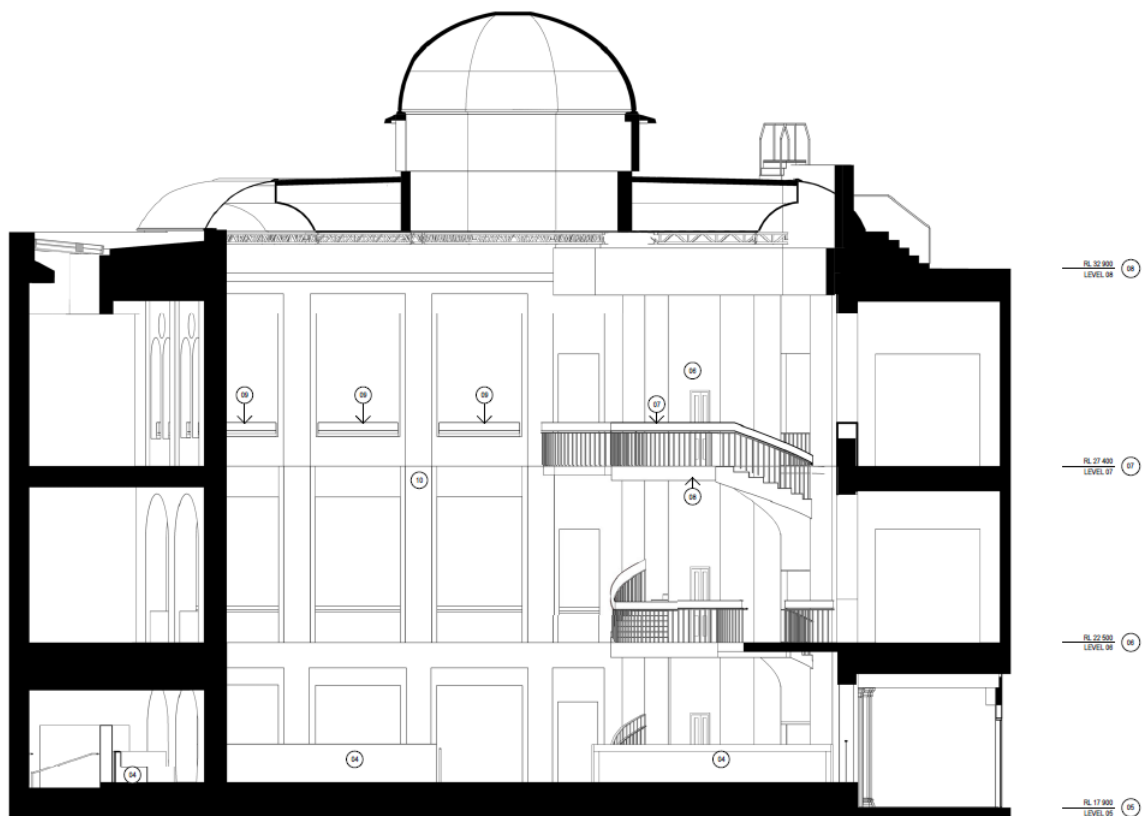


Figure 329 Extract of proposed plans – internal cortile elevation showing proposed BCA compliant handrail to stair

Source: Woods Bagot 2020



Figure 330 Extract of proposed plans – proposed internal cortile render

Source: Woods Bagot 2020

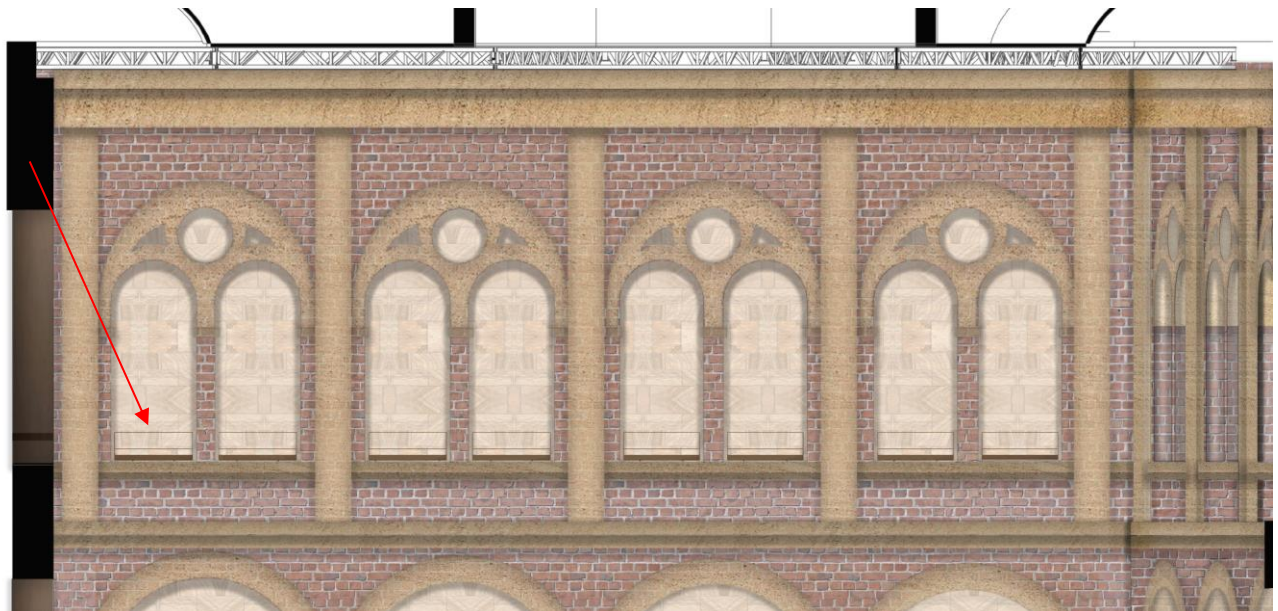


Figure 331 Extract of proposed plans – proposed render of new streamlined bronze balustrades to cortile arcade at level 07 (first floor)

Source: Woods Bagot 2020

7. IMPACT ASSESSMENT

7.1. ASSESSMENT AGAINST THE SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

Table 13 Assessment against the Sydney Local Environmental Plan 2012

Clause	Discussion
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item ...</i></p>	<p>The subject property is a listed heritage item. Accordingly, consent is required for the proposed works as outlined in this report.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>A detailed impact assessment is included in the following sections of this report.</p>
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p>	<p>This Heritage Impact Statement has been prepared in response to Requirement 6 of the Secretary's Environmental Assessment Requirements (SEARs) to assist the consent authority in their determination of the proposal and to assess the potential heritage impacts of the proposal.</p>

Clause	Discussion
<p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	
<p>(6) Heritage conservation management plans</p> <p><i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<p>We have also assessed the works against the policy in the Conservation Management Plan (CMP) prepared for the Former Treasury Buildings by Urbis and dated 21.07.2020 (amended for endorsement re-lodgement following Heritage NSW second review). This CMP is currently with Heritage NSW and the Heritage Council of NSW for review and endorsement.</p>

7.2. ASSESSMENT AGAINST THE SYDNEY DEVELOPMENT CONTROL PLAN 2012

Table 14 Assessment against the Sydney Development Control Plan 2012

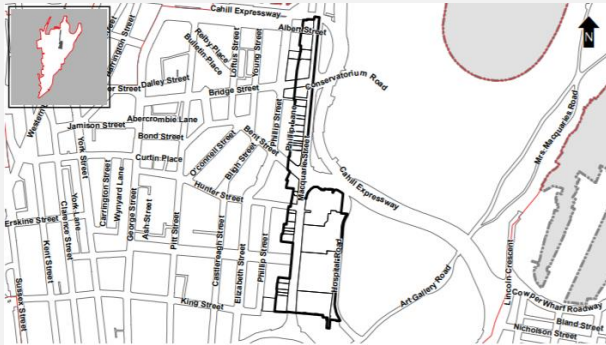
Clause	Discussion
SECTION 2 – LOCALITY STATEMENTS	
<p>2.1.5 Bridge Street/Macquarie Place/Bulletin Place Special Character Area</p>  <p><i>Principles</i></p> <p>(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.</p> <p>(b) Recognise and enhance Bridge Street as one of Sydney's pre-eminent urban spaces and as the locality of heritage items which have housed activities of State and National significance.</p> <p>(c) Protect and extend morning sun access to Macquarie Place, Bridge Street and First Government House Place.</p> <p>(d) Conserve the existing significant laneways in the area and encourage active uses, where compatible with their significance.</p> <p>(e) Maintain and reinforce existing important public spaces, intersections and corners, in particular those crowned by significant buildings, such as the Lands Department and the Chief Secretary's Department Building.</p> <p>(f) Maintain and enhance existing views to the water, and also significant vistas to the Lands Department Building from Loftus Street, Macquarie Place and Bridge Street itself, in addition to the vista along Bridge Street to the Conservatorium of Music.</p> <p>(g) Maintain and reinforce the cohesive and rare streetscape character of Bridge Street and Macquarie</p>	<p>(a) The proposed works are almost entirely located within the existing building envelope and are essentially limited to internal refurbishment of the later 1980s' hotel spaces. External proposed works are limited to the minor extension of the level 32 club lounge on the 1980s' hotel tower and the refurbishment of the modern Bridge/Phillip corner pedestrian entrance to the hotel. The proposed works will have no detrimental impact on the character statement or significance of the Special Character Area.</p> <p>(b) The Level 32 extension will have no material impact on the character or significance of the Special Character Area. The proposed works to the corner entrance at Phillip and Bridge Street will only impact later 1980s' fabric and will have no impact on significant or early fabric. These works are located outside of the State Heritage Register (SHR) curtilage for the Former Treasury Buildings. These proposed entrance works will enhance the overall amenity of this pedestrian entry and provide for equitable access to the property. These works are consistent with the desire for the Special Character Area as they seek to enhance the streetscape and urban spaces within it.</p> <p>(c) The works will have no detrimental impact to morning sun access to significant spaces and buildings within the Special Character Area.</p> <p>(d) The works will not affect any existing laneways within the Special Character Area.</p> <p>(e) The proposed works to the pedestrian corner entrance will seek to enhance this corner form and respond to the immediate heritage context of the locality, including the Former Treasury Buildings and the vicinity heritage items including the Chief Secretary's Building to the south.</p> <p>(f) The proposed works are minor and will not impact any existing significant views to the Harbour or waterfront, or views to or from significant vicinity items including the Lands Department Building or the Conservatorium of Music (former Government stables).</p>

Clause

Place by requiring new buildings to be built to the street alignment and with building heights that reinforce the existing predominant street frontage height.

(h) Protect vistas that terminate at significant heritage buildings, including nineteenth and twentieth century public and commercial buildings.

2.1.6 Macquarie Street Special Character Area



Principles

(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.

(b) Recognise Macquarie Street as one of Sydney's pre-eminent public spaces flanked by heritage items which house activities of State and national significance.

(c) Protect and extend mid-winter lunchtime sun access to Hyde Park, the Royal Botanic Gardens and the Domain.

(d) Improve and enhance the public domain and pedestrian amenity of the street and promote its image as a grand and civic boulevard.

(e) Maintain and reinforce the urban character and scale of Macquarie Street and sense of built edge definition to the western side of the Royal Botanic Gardens by requiring new buildings to:

- i. be built to the street alignment; and
 - ii. have street frontage heights and building setbacks above street frontage heights, consistent with the prevailing scale, form and character of buildings nearby.
- (f) Emphasise Macquarie Street as the eastern built edge of the City and maintain the stepped building form from it

Discussion

(g) The proposal will maintain the existing streetscape alignment of the buildings which respond to the Former Treasury Buildings.

(h) As above, the proposed works are minor and generally internal, and will not alter or impact any significant views within the Special Character Area that currently terminate at important or significant buildings.

(a) The proposed works are almost entirely located within the existing building envelope and are essentially limited to internal refurbishment of the later 1980s' hotel spaces. External proposed works are limited to the minor extension of the level 32 club lounge on the 1980s' hotel tower and the refurbishment of the modern Bridge/Phillip corner pedestrian entrance to the hotel. The proposed works will have no detrimental impact on the character statement or significance of the Special Character Area.

(b) The proposal will not have any adverse impact on Macquarie Street's significance or importance as one of Sydney's pre-eminent public spaces flanked by heritage items which house activities of State and national significance. This identified significance will be retained.

(c) There are no additional mid-winter lunchtime shadow impacts as a result of the proposal.

(d) No works are proposed to the Macquarie Street elevation of the subject property. The only works proposed which have any relation to Macquarie Street include the internal refurbishment of the Level 05 Strong Room area – the current group entrance for the hotel. This internal refurbishment involves removing later intrusive partitions and re-opening the space, which will not only provide for a better hotel entrance amenity, but go some way towards recapturing the original spatial configuration of this internal space. Along Bridge and Phillip Street, enhanced pedestrian access will be provided via the renewed corner entrance.

(e) As above, no physical changes will occur to the Macquarie Street elevation of the subject property, and as such no changes will occur to the existing building form, street alignment or building heights.

(f) As above, no external changes are occurring to Macquarie Street and therefore this identified character will be maintained.

Clause	Discussion
<p>westwards towards the north-south ridge of the City centre.</p> <p>(g) Maintain and enhance existing views and vistas to the harbour and Opera House to the north and Hyde Park to the south.</p> <p>(h) Conserve and enhance the heritage significance of the area including the nineteenth and twentieth century public, institutional, religious and commercial buildings and their settings.</p> <p>(i) Ensure new development is designed and sited to protect the heritage significance of heritage items within the area, with special consideration given to heritage curtilage of heritage items established by an approved Conservation Management Plan.</p>	<p>(g) No changes will occur to any existing views towards to Harbour or Opera House or Hyde Park as a result of the proposal. The works are generally limited to internal works, with a minor addition to the 1980s' tower at Level 32 which will not impact any existing significant heritage views.</p> <p>(h) The proposal seeks to refurbish the interior hotels spaces of the 1980s' building, thereby enhancing the amenity of the hotel and future proofing its tourism operations. These works will in turn help to conserve the Former Treasury Buildings by facilitating an ongoing sympathetic use.</p> <p>(i) None of the proposed works will affect the existing heritage curtilages of the Former Treasury Building or any of the heritage items in the vicinity.</p>
<p>2.1.4 Circular Quay Special Character Area</p>	<p>The subject property is located in the vicinity of the Circular Quay Special Character Area. As already outlined above, the proposed works are almost entirely located within the existing building envelope and are essentially limited to internal refurbishment of the later 1980s' hotel spaces. External proposed works are limited to the minor extension of the level 32 club lounge on the 1980s' hotel tower and the refurbishment of the modern Bridge/Phillip corner pedestrian entrance to the hotel. The proposed works will have no detrimental impact on the character statement or significance of the Special Character Area</p>
<p>SECTION 3.9 HERITAGE</p>	
<p>3.9.3 Archaeological assessments</p> <p>(3) An archaeological assessment is to be submitted as part of the Statement of Environmental Effects for development applications affecting an archaeological site or a place of Aboriginal heritage significance, or potential archaeological site that is likely to have heritage significance.</p>	<p>There are no excavation works proposed as part of this proposal. There are no potential archaeological impacts of the proposal and accordingly, an archaeological assessment is not considered necessary. Most of the works to the ground floor are cosmetic or replacement of later non significant fabric. The works will not disturb areas of archaeological potential identified in the current CMP.</p>
<p>3.9.4 Development of sites of State heritage significance or containing more than one heritage item</p> <p>(1) This provision applies to development that will introduce major changes to a heritage item identified in Schedule 5 of the Sydney LEP 2012 as being of State</p>	<p>This provision is not relevant. Despite the subject property containing a state significant heritage item, the proposed changes are not major and do not meet the criteria set out here.</p>

Clause	Discussion
<p>heritage significance or to a site containing more than one heritage item, if the development involves:</p> <p>(a) demolition that will result in a reduction of the building envelope of the heritage item by more than 35%;</p> <p>(b) an increase in the size of the building envelope of the heritage item by more than 20%; or</p> <p>(c) building over more than 20% of a heritage item's building footprint within the airspace above the item, but not within the airspace next to the item.</p> <p>(2) When considering an application for development to which this provision applies, the consent authority is to:</p> <p>(a) appoint a committee that includes heritage professionals to examine and advise on the merits of the proposal;</p> <p>(b) be satisfied that that committee has followed an appropriate public process for the purpose of that examination; and</p> <p>(c) consider the advice of the committee, but is not bound by the advice of the committee.</p>	
<p>3.9.5 Heritage items</p> <p>(1) Development affecting a heritage item is to:</p> <p>(a) minimise the extent of change to significant fabric, elements or spaces;</p>	<p>There are no changes proposed that will have an adverse heritage impact on significant fabric of the Former Treasury Buildings. The only proposed works which will have any physical impact on the Former Treasury Buildings are outlined below. These works are minor, and will have no adverse heritage impacts for the reasons outlined below.</p> <p>The existing metal balustrades at Level 07 (first floor) of the cortile arcade will be replaced with new balustrades. These new balustrade elements have been designed by Woods Bagot to be minimal in appearance and respond to the overall design intent of the refurbishment works by utilising a dark bronze material finish. No intervention to significant fabric is proposed, with the new balustrade elements to be fixed to the sandstone coping utilising the existing fixing points for the existing balustrade elements. No further penetrations will occur. These elements are entirely reversible and replaceable, and will allow the building to continue to operate as a hotel whilst also meeting code compliance. The proposed elements are beautifully restrained in their detailing and are readily apparent as new work. They will not detract from the traditional character of the masonry arcades. This</p>

Clause	Discussion
	<p>proposed change is minimal and will have no adverse or material impact on the significance of the place.</p> <p>Within the existing group entrance space at Level 05 (basement) of the Strong Room fronting Macquarie Street, the later retail partitions will be removed. This removal will recapture some sense of the original space and provide an enhanced amenity for the hotel's group entrance. This also provides the opportunity to refurbish the later internal finishes like the 1980s' floor covering and decoration, to provide a more defined connection of this space with the remainder of the hotel and internal cortile space. This proposed change is minimal and will have no adverse or material impact on the significance of the place.</p> <p>The proposed refurbishment of the cortile is located outside of the SHR curtilage for the Former Treasury Buildings and the proposed changes to this space will not have any adverse heritage impacts to any fabric of heritage significance. These works are minor and will enhance the amenity of the place and facilitate the ongoing use and appreciation of the hotel and the Former Treasury Buildings.</p>
(b) use traditional techniques and materials where possible unless techniques and materials can offer substantial conservation benefits;	No proposed works are proposed that would necessitate the use of traditional techniques and materials. All works are limited to later contemporary fabric changes and reuse of existing fixing points.
(c) enable the interpretation of each of the significant values of the item through the treatment of the item's fabric, spaces and setting;	The proposal works in this application are minor and have limited physical intervention to the place. The works will enhance the place and its use which will facilitate its ongoing conservation. The significance of the place will be interpreted through the careful retention and conservation of significant fabric, the sympathetic introduction of new elements where required, and the application of an interpretation strategy which is being prepared separately for this application in accordance with the SEARs.
(d) provide a use compatible with its significance and which with any changes proposed, including any BCA upgrade or the introduction of services will have minimal impact on significant fabric, elements or spaces;	The use of the place will not change as part of this proposal.
(e) the provision of on-site interpretation, or a combination of each of these measures;	The significance of the place will be interpreted through the careful retention and conservation of significant fabric, the sympathetic introduction of new elements where required, and the application of an interpretation

Clause	Discussion
(f) not reduce or obscure the heritage significance of the item; and	<p>strategy which is being prepared separately for this application in accordance with the SEARs.</p> <p>There are no works proposed that would reduce or obscure the significance of the Former Treasury Buildings.</p>
(g) be reversible where necessary so new work can be removed with minimal damage, or impact to significant building fabric.	<p>As discussed above, most of the works entail replacement or refurbishment of the later contemporary 1980s' fabric of the hotel finishes and will have no impact on significant fabric.</p> <p>The existing metal balustrades at Level 07 (first floor) of the cortile arcade will be replaced with new balustrades. These new balustrade elements have been designed by Woods Bagot to be minimal in appearance and respond to the overall design intent of the refurbishment works by utilising a dark bronze material finish. No intervention to significant fabric is proposed, with the new balustrade elements to be fixed to the sandstone coping utilising the existing fixing points for the existing balustrade elements. No further penetrations will occur. These elements are entirely reversible and replaceable, and will allow the building to continue to operate as a hotel whilst also meeting code compliance. The proposed elements are beautifully restrained in their detailing and are readily apparent as new work. They will not detract from the traditional character of the masonry arcades.</p>
(h) be consistent with an appropriate Heritage Conservation Management Plan, Conservation Management Strategy, or policy guidelines contained in the Heritage Inventory Assessment report for the item;	<p>The proposed works are consistent with the intent and policy of the current CMP, and an assessment against this policy is outlined below at Section 7.4 of this report.</p>
(i) ensure that any changes to the original/significant room configuration is evident and can be interpreted; and	<p>No changes are occurring which would obscure any original or significant rooms, spaces or elements. Within the existing group entrance space at Level 05 (basement) of the Strong Room fronting Macquarie Street, the later retail partitions will be removed. This removal will recapture some sense of the original space and provide an enhanced amenity for the hotel's group entrance. This also provides the opportunity to refurbish the later internal finishes like the 1980s' floor covering and decoration, to provide a more defined connection of this space with the remainder of the hotel and internal cortile space. This proposed change is minimal and will have no adverse or material impact on the significance of the place.</p>

Clause	Discussion
(j) respect the pattern, style, dimensions or original windows and doors.	No changes are proposed that would affect the style, dimensions or pattern of the original windows and doors or the Former Treasury Buildings.
(2) Development should enhance the heritage item by removing unsympathetic alterations and additions and reinstating missing details, building and landscape elements, where physical or documentary evidence is available.	The significant fabric of the place will be preserved with demolition limited to the non-significant fabric 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 intrusive air conditioning turret in the cortile space along with other pastiche elements like the faux lion pedestals, non-original floor finish and the balustrades at the corner of Bridge and Phillip Streets.
<p>(3) Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:</p> <p>(a) building envelope;</p> <p>(b) proportions;</p> <p>(c) materials, colours and finishes; and</p> <p>(d) building and street alignment.</p>	<p>The proposed works are minor and will have no material impact on the building envelope, proportion, original or significant materials, and street alignment of the Former Treasury Buildings. The only discernible external change will be the cosmetic refurbishment of the existing contemporary corner entrance at bridge and Phillip streets, which will have no material impact on any heritage items in the vicinity, and the minor extension to the Level 32 Club Lounge area in the 1980s' tower. These changes to contemporary fabric are minor and will not have any adverse heritage impact on any heritage items in the vicinity. They will not alter the existing heritage context of the Former Treasury Buildings or the vicinity heritage items.</p>
<p>(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:</p> <p>(a) providing an adequate area around the building to allow interpretation of the heritage item;</p>	No changes are proposed to the existing curtilages of the subject site or the vicinity heritage items. The proposed works will be almost entirely internal, and even where there are minor external works, they will not alter the setting of any heritage item and will not impact the ability to interpret the subject heritage item or any heritage item in the vicinity.
(b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);	There are no significant landscaping elements affected by the subject proposal.
(c) protecting, where possible and allowing the interpretation of archaeological features; an	There are no excavation works proposed as part of this proposal. There are no potential archaeological impacts of the proposal and accordingly, an archaeological assessment is not considered necessary. Most of the works to the ground floor are cosmetic or replacement of later non significant fabric. The works will not disturb

Clause	Discussion
(d) Retaining and respecting significant views to and from the heritage item.	<p>areas of archaeological potential identified in the current CMP.</p> <p>There are no significant views towards or from the Former Treasury Buildings which will be affected by the subject proposal. The only visible change will be in southward views towards the 1980s' tower, where the minor Level 32 extension will be visible amongst the urban skyline of the city. However, significant views towards the Former Treasury Building are from the west (eastward) and south (northward), and the proposed works, including external works, will have no material impact on these existing significant views. The proposal will also have no material or adverse impact on any significant views towards or from any of the heritage items in the vicinity.</p>
<p>3.9.10 Building materials for heritage items and buildings within heritage conservation areas</p> <p>(2) Existing face brickwork and stone walls are not to be coated, rendered or painted.</p>	Existing masonry elements including stone and brick which are unpainted will remain unpainted,
(3) Original materials are to be retained, unless it can be demonstrated that significant deterioration has occurred and repair is not practical. Any replacement should be with similar materials.	Original and significant materials will be retained and conserved.
(4) New materials are to complement the colour, finishes and proportion of existing materials on the building and be identifiable as new on close inspection without detracting from the character and heritage significance of the building.	All new material has been chosen to complement the existing traditional character and detailing of the Former Treasury Buildings. High quality materials which complement the heritage fabric have been adopted, for example bronze for the new balustrades, and sympathetic black and white tiles for the cortile floor covering.

7.3. ASSESSMENT AGAINST THE HERITAGE NSW GUIDELINES

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

Table 15 Heritage NSW Guidelines

Guideline	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>The proposed works are almost entirely located within the existing building envelope and are essentially limited to internal refurbishment of the later 1980s' hotel spaces. The proposal seeks to refurbish the interior hotels spaces of the 1980s' building, thereby enhancing the amenity of the hotel and future proofing its tourism operations. These works will in turn help to conserve the Former Treasury Buildings by facilitating an ongoing sympathetic use.</p> <p>There are no changes proposed that will have an adverse heritage impact on significant fabric of the Former Treasury Buildings. The only proposed works which will have any physical impact on the Former Treasury Buildings are outlined below. These works are minor, and will have no adverse heritage impacts for the reasons outlined below.</p> <ul style="list-style-type: none"> ▪ The existing metal balustrades at Level 07 (first floor) of the cortile arcade will be replaced with new balustrades. These new balustrade elements have been designed by Woods Bagot to be minimal in appearance and respond to the overall design intent of the refurbishment works by utilising a dark bronze material finish. No intervention to significant fabric is proposed, with the new balustrade elements to be fixed to the sandstone coping utilising the existing fixing points for the existing balustrade elements. No further penetrations will occur. These elements are entirely reversible and replaceable, and will allow the building to continue to operate as a hotel whilst also meeting code compliance. The proposed elements are beautifully restrained in their detailing and are readily apparent as new work. They will not detract from the traditional character of the masonry arcades. This proposed change is minimal and will have no adverse or material impact on the significance of the place. ▪ Within the existing group entrance space at Level 05 (basement) of the Strong Room fronting Macquarie Street, the later retail partitions will be removed. This removal will recapture some sense of the original space and provide an enhanced amenity for the

Guideline	Discussion
	<p>hotel's group entrance. This also provides the opportunity to refurbish the later internal finishes like the 1980s' floor covering and decoration, to provide a more defined connection of this space with the remainder of the hotel and internal cortile space. This proposed change is minimal and will have no adverse or material impact on the significance of the place.</p> <ul style="list-style-type: none"> ▪ The proposed refurbishment of the cortile is located outside of the SHR curtilage for the Former Treasury Buildings and the proposed changes to this space will not have any adverse heritage impacts to any fabric of heritage significance. These works are minor and will enhance the amenity of the place and facilitate the ongoing use and appreciation of the hotel and the Former Treasury Buildings. <p>External proposed works are limited to the minor extension of the level 32 club lounge on the 1980s' hotel tower and the refurbishment of the modern Bridge/Phillip corner pedestrian entrance to the hotel.</p> <p>The proposed works to the corner entrance at Phillip and Bridge Street will only impact later 1980s' fabric and will have no impact on significant or early fabric. These works are located outside of the State Heritage Register (SHR) curtilage for the Former Treasury Buildings. These proposed entrance works will enhance the overall amenity of this pedestrian entry and provide for equitable access to the property.</p> <p>None of the proposed works will affect the existing heritage curtilages of the Former Treasury Building or any of the heritage items in the vicinity. The proposal works in this application are minor and have limited physical intervention to the place. The works will enhance the place and its use which will facilitate its ongoing conservation.</p> <p>The significance of the place will be interpreted through the careful retention and conservation of significant fabric, the sympathetic introduction of new elements where required, and the application of an interpretation strategy which is being prepared separately for this application in accordance with the SEARs.</p> <p>The proposed works are consistent with the intent and policy of the current CMP, and an assessment against this policy is outlined below at Section 7.4 of this report.</p>

Guideline	Discussion
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>There are no aspects of the proposal which would have any detrimental heritage impact on significant fabric, spaces or elements.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>Not required. The proposal overall is minor and the most sympathetic solutions have been applied to avoid potential heritage impacts to significant fabric.</p>
<p>Minor partial demolition</p> <p>Is the demolition essential for the heritage item to function?</p> <p>Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?</p> <p>Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?</p> <p>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If no, why not?</p> <p>Will the additions visually dominate the heritage item?</p> <p>Is the addition sited on any known or potentially significant archaeological deposits?</p> <p>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</p> <p>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p>	<p>The significant fabric of the place will be preserved with demolition limited to the non-significant fabric 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 intrusive air conditioning turret in the cortile space along with other pastiche elements like the faux lion pedestals, non-original floor finish and the balustrades at the corner of Bridge and Phillip Streets.</p> <p>This proposed change is minimal and will have no adverse or material impact on the significance of the place.</p>
<p>Minor additions</p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If no, why not?</p> <p>Will the additions visually dominate the heritage item?</p>	<p>The only visible change will be in southward views towards the 1980s' tower, where the minor Level 32 extension will be visible amongst the urban skyline of the city. However, significant views towards the Former Treasury Building are from the west (eastward) and south (northward), and the proposed works, including external works, will have no material impact on these existing significant views. The proposal will also have no material or adverse impact on any significant views</p>

Guideline	Discussion
<p>Is the addition sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<p>towards or from any of the heritage items in the vicinity. The proposed minor addition will not overwhelm the heritage item and will not visually dominate the heritage item. The proposed addition has been designed to be refined and streamlined and will sit within the existing city skyline of contemporary buildings comfortably, without detracting from the significance of the subject site or heritage items in the vicinity.</p>
<p>Change of use</p> <p>Has the advice of a heritage consultant or structural engineer been sought?</p> <p>Has the consultant's advice been implemented? If not, why not?</p> <p>Does the existing use contribute to the significance of the heritage item?</p> <p>Why does the use need to be changed?</p> <p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</p>	<p>No change of use is proposed.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p>	<p>No changes are proposed to the existing curtilages of the subject site or the vicinity heritage items. The proposed works will be almost entirely internal, and even where there are minor external works, they will not alter the setting of any heritage item and will not impact the ability to interpret the subject heritage item or any heritage item in the vicinity.</p>

Guideline	Discussion
<p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	
<p>New services (e.g. air conditioning, plumbing)</p> <p>How has the impact of the new services on the heritage significance of the item been minimised?</p> <p>Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</p> <p>Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?</p> <p>Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?</p>	<p>New air conditioning elements are proposed and will be entirely located with the later 1980s' fabric of the hotel building. These services will not have physical or visual impact to any fabric of heritage significance and will be entirely located within non-significant contemporary fabric.</p>

7.4. ASSESSMENT AGAINST THE CONSERVATION MANAGEMENT PLAN POLICY

We have assessed the works against the policy in the Conservation Management Plan (CMP) prepared for the Former Treasury Buildings by Urbis and dated 21.07.2020 (amended for endorsement re-lodgement following Heritage NSW second review). This CMP is currently with Heritage NSW and the Heritage Council of NSW for review and endorsement.

The proposed works are addressed in relation to relevant questions posed in the Conservation Management Plan Policy.

Table 16 Conservation Management Plan Policy

Policy	Discussion
Policy 4. This Conservation Management Plan should be submitted to City of Sydney Council and Heritage NSW (as delegate for the Heritage Council of NSW) as part of any application for new works. Where appropriate or requested, it should be accompanied by a heritage impact statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.	The CMP is being lodged as part of the SSD package.
Policy 21. Any significant elements proposed for demolition or removal should be subject to archival photographic recording, copies of which should be retained on site and provided to the consent authorities (heritage Council of NSW / Heritage NSW under Department of premier and Cabinet and City of Sydney Council). This should include photography and include measured drawings where appropriate. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture, or How to Prepare Archival Records of Heritage Items.	A requirement for an archival recording for the areas subject to the this SSD should form part of the conditions of consent. This should be limited to the basement level of the Strong Room and the cortile space.
Policy 26. A schedule of conservation works should be prepared by a suitably qualified heritage consultant / conservation architect to protect and conserve the significant fabric of the place. This schedule should be prepared as soon as practicable or in conjunction with the next major phase of development. The schedule should order works by matter of priority.	A separate Schedule of Conservation Works has been prepared for this place 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.
Policy 35. New and future uses should not require partitioning of exceptional and highly significant spaces as identified in the schedule (Appendix B) and significance diagrams at Section 5.2. Any further reconfiguration of internal spaces should have regard to the original floor layout and use of those spaces.	No significant spaces are proposed to be partitioned. In fact later partitions are being removed from the Level 05 (basement) space within the Strong Room to try and recapture the earlier spatial qualities of this room.

Policy	Discussion
<p>Policy 36. Opportunities should be explored to remove existing intrusive fabric, or fabric that obscures significant fabric, including false ceilings, services and/or the 1980s' concrete fire stairs. New works should aim to maximise exposure of original fabric and features.</p>	<p>The significant fabric of the place will be preserved with demolition limited to the non-significant fabric 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 intrusive air conditioning turret in the cortile space along with other pastiche elements like the faux lion pedestals, non-original floor finish and the balustrades at the corner of Bridge and Phillip Streets.</p>
<p>Policy 37. Uses should enhance the appreciation of the site's values and significance, ensure the conservation of the identified significant building elements, fabric and spaces and context; and accommodate the activities, services and fittings which are essential to the use without damaging significant spaces, elements or fabric.</p>	<p>There are no changes proposed that will have an adverse heritage impact on significant fabric of the Former Treasury Buildings. New air conditioning elements are proposed and will be entirely located with the later 1980s' fabric of the hotel building. These services will not have physical or visual impact to any fabric of heritage significance and will be entirely located within non-significant contemporary fabric.</p>
<p>Policy 38. New services required (eg. fire safety provisions, lift, air conditioning, toilets, etc) for a potential new use should not cause damage, destroy or compromise the buildings or any interior spaces, elements and fabric of significance.</p>	<p>New air conditioning elements are proposed and will be entirely located with the later 1980s' fabric of the hotel building. These services will not have physical or visual impact to any fabric of heritage significance and will be entirely located within non-significant contemporary fabric.</p>
<p>Policy 49. The scale and general configuration of the Former Treasury Buildings, including their significant architectural composition, significant fabric, and overall picturesque composition of the architectural form and roofscape should be retained and conserved; Original Treasury Building c.1849-51 (including later portico addition), Northern Wing addition c.1896-99, and the Western Wing addition c.1916-19. There should be no vertical extension of the buildings within the SHR curtilage area.</p>	<p>No changes are proposed which would have any impact on the existing significant scale and configuration of the Former Treasury Buildings. The proposed works are generally minor and located outside of the SHR curtilage for the heritage item.</p>
<p>Policy 50. The significant formerly external rear elevations of the Former Treasury Buildings facing into the cortile, along with the significant colonnaded arcades, should be retained and conserved. Development which interfaces with these arcades and elevations (currently 1980s' hotel development) should ensure that a full visual appreciation of these significant elevations is maintained.</p>	<p>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 significant lion sculptures and air conditioning 'turret' will be removed to visually clean up the space.</p> <p>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</p>

Policy	Discussion
	<p>as an outdoor space, the design brings the outside in, with layering of levels and large scale biophilia for a contemporary dining experience.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The existing metal balustrades at Level 07 (first floor) of the cortile arcade will be replaced with new balustrades. These new balustrade elements have been designed by Woods Bagot to be minimal in appearance and respond to the overall design intent of the refurbishment works by utilising a dark bronze material finish. No intervention to significant fabric is proposed, with the new balustrade elements to be fixed to the sandstone coping utilising the existing fixing points for the existing balustrade elements. No further penetrations will occur. These elements are entirely reversible and replaceable, and will allow the building to continue to operate as a hotel whilst also meeting code compliance. The proposed elements are beautifully restrained in their detailing and are readily apparent as new work. They will not detract from the traditional character of the masonry arcades. This proposed change is minimal and will have no adverse or material impact on the significance of the place.</p> <p>Overall the proposed works to the cortile space which interfaces with the colonnade arcades, and the proposed replacement balustrades, will have an improved heritage outcome for the place.</p>

Policy	Discussion
<p>Policy 58. The three-storey arcade is a rare and highly decorative element of the building and should be retained and conserved to the highest extent feasible. Remnants of the original arcade configuration at the southern end of the Northern Wing should be retained to enable interpretation of the original form.</p>	<p>No changes are proposed to the significant arcade, which will be retained and conserved. Minor alterations include the replacement of existing balustrades with a more appropriate highly refined element, as outlined above.</p>
<p>Policy 99. Changes to the cortile space are possible subject to assessment and approval, including modification and replacement of fabric in line with its assessed significance outlined in this CMP, provided that the changes or replacements do not detract from the significance of the Former Treasury Buildings heritage item and that the heritage item's values can be visually appreciated and interpreted.</p>	<p>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 significant lion sculptures and air conditioning 'turret' will be removed to visually clean up the space.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Overall the proposed changes to the cortile space will enhance the legibility and interpretation of the Former Treasury Buildings and will not have an adverse heritage impact.</p>
<p>Policy 100. Any proposed changes to the cortile should ensure that these changes enhance the open spatial qualities of the cortile space which directly interfaces with the Former Treasury Buildings.</p>	<p>No changes are proposed which would detract from the open spatial qualities of the cortile space.</p>

Policy	Discussion
<p>Policy 101. The elliptical stair and caged lift was originally located within a tower as part of the Western Wing, and was relocated to its existing location as part of the 1980s' hotel redevelopment of the site. Relocation of this stair and lift element may be considered subject to heritage assessment and approval. Consideration of alternative locations should include consideration of alternative location opportunities within the remaining Western Wing.</p>	<p>There are no major changes proposed for the lift and elliptical stair except for code upgrades to the non original balustrade. These minor changes will have no detrimental heritage impact and will enhance the amenity and safety of this element for guests of the hotel to enjoy. The stair and lift will be retained in the existing location as part of this proposal.</p>
<p>Policy 102. While the stair fabric is not original nor significant, the combination of the elliptical stair form with the caged lift was part of the original design intent of the Western Wing and therefore any relocation of the caged lift should preferably incorporate an elliptical stair. Consideration should be given to the original design of the stair. New work should be readily apparent as new work.</p>	<p>No change to the collective form of the lift with elliptical stair is proposed. Minor upgrades are proposed only to the later balustrade as outlined above.</p>
<p>Policy 103. Decorative elements located within the basement level of the cortile space, including the lion pedestals and caged air conditioning vent, are later twentieth century elements which intended to replicate traditional details of the Former Treasury Buildings. These elements do not positively contribute to the setting of the Former Treasury Buildings and may be removed</p>	<p>These elements are proposed to be removed and a cohesive contemporary interior design approach applied. This is a positive heritage outcome and will assist in the appropriate interpretation and understanding of the place.</p>
<p>Policy 104. Required initiatives to meet the requirements of the National Construction Code (including the Building Code of Australia and the Plumbing Code of Australia) and other codes and standards must be carefully designed to avoid unacceptable adverse heritage impacts.</p>	<p>Minor upgrades to meet code compliance are proposed, including the balustrade to the elliptical stair (as outlined above), installation of a new accessible ramp at the contemporary building corner at Bridge and Phillip Streets (which will not impact any significant fabric), and the replacement of Level 07 (first floor) arcade balustrades. These upgrades are minor and will have no detrimental heritage impacts to the place.</p>
<p>Policy 119. The significant façades, overall form, fabric, landmark and aesthetic qualities of the former Treasury buildings are to be retained and conserved. The site's landmark position on Macquarie Street atop the ridgeline and oriented towards other prominent buildings of governance, opposite the Royal Botanic Gardens should be conserved and interpreted. The site's prominent corner location should be retained and conserved.</p>	<p>No changes are proposed which would have any detrimental impact on the overall form of the Former Treasury Buildings, its significant fabric, or its relationship to other items of significance in the vicinity.</p>

Policy

Policy 120. The significant physical, visual and associative relationship between the Former Treasury Buildings and the Royal Botanic Gardens, Domain, Transport House, the Chief Secretary's Building, and the site of First Government House, should be retained, conserved and interpreted.

Policy 122. The significant views identified in this Conservation Management Plan at Section 2.3 and as shown on the following significant views diagram should be conserved and managed as part of any future development.



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.

Discussion

As above, no changes are proposed which would have any impact on the relationship between the Former Treasury Buildings and the heritage items in the vicinity.

There are no significant views towards or from the Former Treasury Buildings which will be affected by the subject proposal. The only visible change will be in southward views towards the 1980s' tower, where the minor Level 32 extension will be visible amongst the urban skyline of the city. However, significant views towards the Former Treasury Building are from the west (eastward) and south (northward), and the proposed works, including external works, will have no material impact on these existing significant views. The proposal will also have no material or adverse impact on any significant views towards or from any of the heritage items in the vicinity.

A separate Heritage Interpretation Strategy has been prepared for this place in accordance with the SEARs for SSD-10454 and in accordance with the recommendations of the current CMP (awaiting endorsement). This separate Heritage Interpretation Strategy has been prepared by Urbis and is included in this SSD application package.

7.5. PRE-LODGE MENT FEEDBACK FROM HERITAGE NSW

Urbis, Woods Bagot and Built presented the proposal to Mariyam Nizam and Rajeev Maini from Heritage NSW on 24th July 2020 prior to lodgement of the SSD. Heritage NSW provided the following generally positive pre-lodgement feedback on 5 August 2020:

- *Heritage NSW supports the retention and enhancement of the spatial quality of the cortile and welcomes the retention of the dome above the space.*
- *The design indicates a reasonable balance between the old and the new. This was illustrated by the proposed scheme of materials and finishes.*
- *The reinstatement of a larger unified space in the Strong Room is considered a positive heritage impact.*
- *The values associated to the item specifically mention the 1980s philosophy of conservation and retaining evidence of these works such as the elliptical stair and lift is supported.*
- *It is recommended that the detailed design of the development incorporates interpretation and such works are implemented as part of the project itself.*
- *The design of the handrail located on Level 7 should be reconsidered to be more recessive. While the handrail may have limited visibility from the cortile space below, the extended use of the handrail along the voids may have a high visual impact. The proposed section of the handrail includes a heavy base that may dominate the visual aesthetic of the sandstone coping.*

In response to the about pre-lodgement feedback, we provide the following discussion regarding the proposed replacement balustrades to the level 07 (first floor) colonnaded arcade:

The existing metal balustrades at Level 07 (first floor) of the cortile arcade will be replaced with new balustrades. These new balustrade elements have been designed by Woods Bagot to be minimal in appearance and respond to the overall design intent of the refurbishment works by utilising a dark bronze material finish.

No intervention to significant fabric is proposed, with the new balustrade elements to be fixed to the sandstone coping utilising the existing fixing points for the existing balustrade elements. No further penetrations will occur.

These elements are entirely reversible and replaceable and will allow the building to continue to operate as a hotel whilst also meeting code compliance. The proposed elements are beautifully restrained in their detailing and are readily apparent as new work. They will not detract from the traditional character of the masonry arcades.

This proposed change is minimal and will have no adverse or material impact on the significance of the place.

8. CONCLUSION AND RECOMMENDATIONS

The proposed works are almost entirely located within the existing building envelope and are essentially limited to internal refurbishment of the later 1980s' hotel spaces. The proposal seeks to refurbish the interior hotel spaces of the 1980s' building, thereby enhancing the amenity of the hotel and future proofing its tourism operations. These works will in turn help to conserve the Former Treasury Buildings by facilitating an ongoing sympathetic use.

There are no changes proposed that will have an adverse heritage impact on significant fabric of the Former Treasury Buildings. The only proposed works which will have any physical impact on the Former Treasury Buildings are outlined below. These works are minor and will have no adverse heritage impacts for the reasons outlined below.

- The existing metal balustrades at Level 07 (first floor) of the cortile arcade will be replaced with new balustrades. These new balustrade elements have been designed by Woods Bagot to be minimal in appearance and respond to the overall design intent of the refurbishment works by utilising a dark bronze material finish. No intervention to significant fabric is proposed, with the new balustrade elements to be fixed to the sandstone coping utilising the existing fixing points for the existing balustrade elements. No further penetrations will occur. These elements are entirely reversible and replaceable and will allow the building to continue to operate as a hotel whilst also meeting code compliance. The proposed elements are beautifully restrained in their detailing and are readily apparent as new work. They will not detract from the traditional character of the masonry arcades. This proposed change is minimal and will have no adverse or material impact on the significance of the place.
- Within the existing group entrance space at Level 05 (basement) of the Strong Room fronting Macquarie Street, the later retail partitions will be removed. This removal will recapture some sense of the original space and provide an enhanced amenity for the hotel's group entrance. This also provides the opportunity to refurbish the later internal finishes like the 1980s' floor covering and decoration, to provide a more defined connection of this space with the remainder of the hotel and internal cortile space. This proposed change is minimal and will have no adverse or material impact on the significance of the place.
- The proposed refurbishment of the cortile is located outside of the SHR curtilage for the Former Treasury Buildings and the proposed changes to this space will not have any adverse heritage impacts to any fabric of heritage significance. These works are minor and will enhance the amenity of the place and facilitate the ongoing use and appreciation of the hotel and the Former Treasury Buildings.

External proposed works are limited to the minor extension of the level 32 club lounge on the 1980s' hotel tower and the refurbishment of the modern Bridge/Phillip corner pedestrian entrance to the hotel.

There are no significant views towards or from the Former Treasury Buildings which will be affected by the subject proposal. The only visible change will be in southward views towards the 1980s' tower, where the minor Level 32 extension will be visible amongst the urban skyline of the city. However, significant views towards the Former Treasury Building are from the west (eastward) and south (northward), and the proposed works, including external works, will have no material impact on these existing significant views. The proposal will also have no material or adverse impact on any significant views towards or from any of the heritage items in the vicinity.

The proposed works to the corner entrance at Phillip and Bridge Street will only impact later 1980s' fabric and will have no impact on significant or early fabric. These works are located outside of the State Heritage Register (SHR) curtilage for the Former Treasury Buildings. These proposed entrance works will enhance the overall amenity of this pedestrian entry and provide for equitable access to the property.

None of the proposed works will affect the existing heritage curtilages of the Former Treasury Building or any of the heritage items in the vicinity. The proposal works in this application are minor and have limited physical intervention to the place. The works will enhance the place and its use which will facilitate its ongoing conservation. The significance of the place will be interpreted through the careful retention and conservation of significant fabric, the sympathetic introduction of new elements where required, and the application of an interpretation strategy which is being prepared separately for this application in accordance with the SEARs. The proposed works are consistent with the intent and policy of the current CMP, and an assessment against this policy is outlined below at Section 7.4 of this report.

Overall the proposed works are considered to have an acceptable heritage impact and are recommended for approval.

9. BIBLIOGRAPHY AND REFERENCES

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