

HERITAGE IMPACT STATEMENT

4-6 BLIGH STREET,
SYDNEY NSW 2000

6 DECEMBER 2022
P0008963
PREPARED FOR HOLDMARK

URBIS

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EXECUTIVE SUMMARY

Background and SEARs

This Heritage Impact Statement (HIS) has been prepared for Holdmark (the Client) to accompany a detailed State Significant Development (SSD) application for a mixed use building located at 4-6 Bligh Street, which will include hotel, commercial and ancillary retail uses. This detailed SSD seeks to develop the site in accordance with the following approvals and applications:

- Planning Proposal (approved 19 November 2018) for a maximum FSR of 22:1 and a maximum building height of 205 metres.
- Development Application D/2018/892 (approved 31 January 2022) for the demolition of existing commercial building, excavation and shoring of the site to accommodate a future mixed-use development with 3 levels of basement to RL 9.38m.

This report and the proposed development as outlined in the Architectural Plans prepared by Woods Bagot have been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-48674209).

Consideration of the Significance of the Subject Site

The demolition of the existing building is not included in the scope of works for this SSD application and is instead approved under a separate Development Application (D/2018/892). Notwithstanding the above, the SEARs outlined in Section 1 of this report have specifically requested that an assessment of significance for the existing building be included in this heritage impact statement.

The subject site has been assessed in Section 4 of this report against the Heritage Council of NSW's criteria for assessing heritage significance and has been found to not meet the requisite threshold for individual heritage listing. The subject site at 4-6 Bligh Street contains a mid-century commercial office building designed by Peddle, Thorp and Walker, constructed in 1964. The building demonstrates aspects of the Post War International, Modernist and Brutalist styles but does not exemplify any particular style. The building is not considered to be a particularly fine example of the type, and while one of Peddle, Thorp and Walker's works, is not an important or seminal example. The building is not outstanding because of its setting, scale or design.

It should be noted that the development consent (D/2018/892) relating to early works for the proposed application was granted for the site on 31 January 2020. Consent was granted for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) to accommodate the proposed mixed-use hotel and commercial development. As such, this application does not seek consent for these components and instead seeks to rely upon and activate D/2018/892 for early works. The removal of the existing structures is addressed in this HIS for completeness only.

Heritage Impact Assessment

The proposed new building has been assessed in Section 6 of this report for its potential heritage impacts on the heritage items within the vicinity of the subject site.

Overall the proposed new building has been designed to respect the existing streetscape and the adjoining heritage buildings by providing a considered response in terms of setbacks, form of the podium, articulation of the façade to respond to the adjoining City Mutual building, vertical emphasis of openings, and contemporary use of traditional materials to respond to the strong masonry character of the locality.

The building has been designed to respond to the immediate character, using contemporary materials such as copper coloured stainless steel which complements the natural sandstone and face brick tones of the adjoining heritage items (City Mutual and Sofitel Wentworth). Other materials which complement the character of the adjoining heritage items and vicinity heritage items include bronze, oxidised copper and sandstone cladding. The sandstone cladding at the ground floor reinforces the typical masonry base which characterises commercial buildings throughout the Sydney inner city area and responds to the State-listed former 'Club NSW' building directly opposite.

The detailed proportions of the façade openings to Bligh Street have been designed to emphasise the vertical and respond to the character of the adjoining City Mutual building to the south and the Sofitel Wentworth to the north. The podium form has been broken into two vertical forms thereby reinforcing the verticality of the overall building. The projecting hoods of the copper-coloured stainless glass window hoods

in particular responds to the angular projecting form of the window bays within the City Mutual heritage item to the south.

The adjoining heritage items, including the City Mutual building, Qantas House and Sofitel Wentworth, are all individually robust and prominent buildings which command a presence in the streetscape. The construction of a new building on the subject site will not markedly change the existing setting of these heritage items or the ability to view and appreciate the heritage items or their individual significance. The new podium form will be replacing an existing building of generally the same scale and form and there will be no visual impact as a result of the new podium form. The upper level tower form will of course be visible in views towards the adjoining heritage items, however the proposed tower will be only one tower form in a broader context of high-rise development throughout this inner city location, and will not detract from the ability to continue to read and interpret the vicinity heritage items.

The proposal will have no impact on the broader vicinity heritage items which all sit within an evolving urban context. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller-scale historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape and historic layering of the streetscape. The proposed development is of a scale which is substantially higher than the existing building on the site, but it is unlikely to have any additional heritage impacts noting that the surrounding locale already features high density development.

There are no impacts to any of the broader vicinity heritage items surrounding the subject site, including Item 1673 the [Former] Richard Johnson Square (located across Bligh Street to the immediate south-west), and Item 00145 (NSW State Heritage Register) being 31 Bligh Street (to the west on opposite side of Bligh Street) Former "NSW Club" building including interiors. The proposed development on the subject site will have no impact to the Chifley Square Special Character Area and will not alter its defining character including its semi-circular plaza and the curved response of buildings located around the perimeter of this plaza.

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

1. INTRODUCTION

1.1. BACKGROUND & SEARS

This report has been prepared to accompany an SSDA for the for the mixed-use redevelopment proposal at 4-6 Bligh Street, Sydney.

The Council of the City of Sydney, as delegate for the Minister for Planning and Public Spaces (**the Minister**), is the Consent Authority for the SSDA under an Instrument of Delegation issued by the Minister on 3 October 2019.

The application seeks consent for the construction of a 59-storey mixed-use hotel and commercial development. The purpose of the project is to revitalise the site and deliver new commercial floorspace and public realm improvements consistent with the City's vision to strengthen the role of Central Sydney as an international tourism and commercial destination.

A separate development consent (D/2018/892) relating to early works for the proposed application was granted for the site on 31 January 2020. Consent was granted for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) to accommodate the proposed mixed-use hotel and commercial development. As such, this application does not seek consent for these components and instead seeks to rely upon and activate D/2018/892 for early works.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-48674209). The heritage-related requirements within the SEARs are outlined below. This HIS has been prepared to address these heritage-related requirements.

Table 1 – SEARs

SEARs Section	Requirement	Response
20. Environmental Heritage	Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	Refer to Section 6 of this report for an outlined of the potential heritage impacts of the proposal.

1.2. LIMITATIONS

The Aboriginal Cultural Heritage Assessment for the subject site has been undertaken by EcoLogical in a separate report, updated in 2022. This Heritage Impact Statement does not include an assessment of Aboriginal Cultural Heritage, or an impact assessment of the potential heritage impacts on Aboriginal Cultural Heritage. Please refer to the EcoLogical report for further information.

The Historic Archaeological Assessment for the subject site has been undertaken by EcoLogical in a separate report, updated in 2022. This Heritage Impact Statement does not include an assessment of historical archaeology, or an impact assessment of the potential heritage impacts on historical archaeology. Please refer to the EcoLogical report for further information.

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013). Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

1.4. AUTHOR IDENTIFICATION

The report for the original SSD was prepared in 2019 by Ashleigh Persian (Associate Director, Heritage). This report was updated in December 2022 in accordance with SSD-48674209 by Alexandria Cornish (Associate Director). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. SITE LOCATION

The site is identified as 4-6 Bligh Street, Sydney (the site) as illustrated in the figure below. The site comprises a single allotment and is legally described as Lot 1 DP 1244245 with a total area of 1,128m².

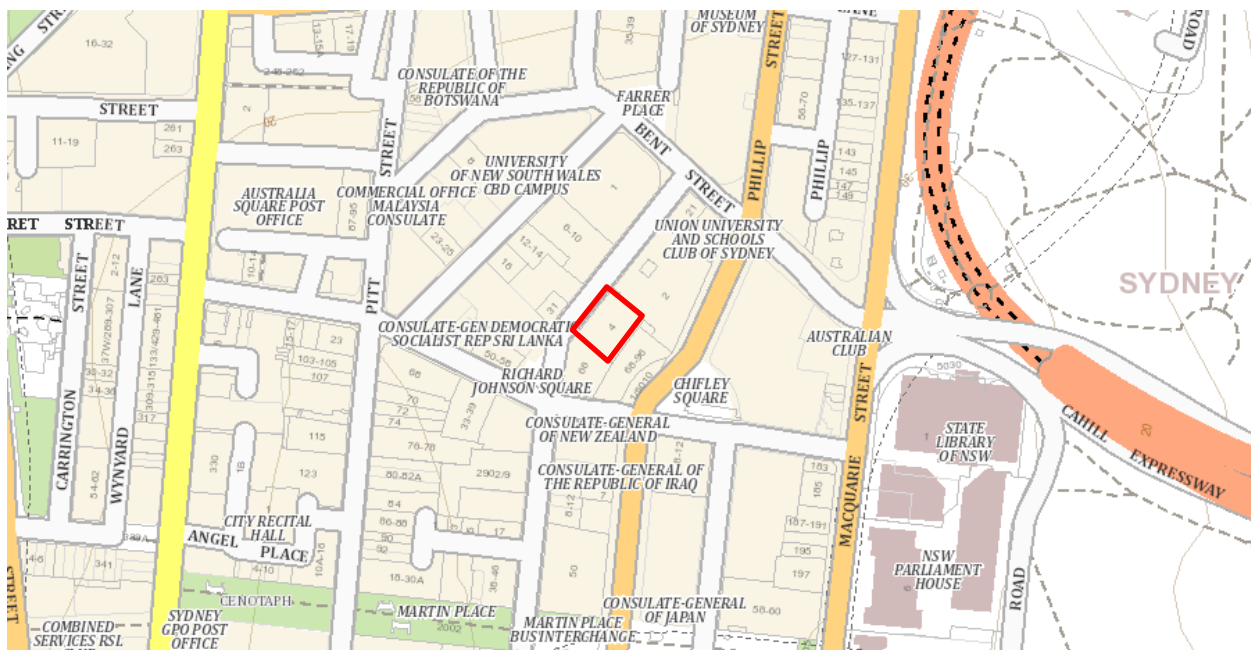


Figure 1 – Locality map with the subject site shown outlined in red

Source: SIX Maps

1.6. HERITAGE CONTEXT OF THE SITE

The subject property at 4-6 Bligh Street is not an individually listed heritage item, nor is it located within a listed heritage conservation area. The subject property is, however, surrounded by individual heritage items of local and State significance, as listed hereunder:

- 60-66 Hunter St (to the immediate south): *Former "City Mutual Life Assurance" building including interiors*, listed heritage Item 00585 (NSW State Heritage Register) & Item 1675 (Sydney LEP 2012).
- [Former] Richard Johnson Square (located across Bligh Street road to the immediate south-west): *Richard Johnson Square including monument and plinth*, listed heritage Item 1673 (Sydney LEP 2012).
- 2 Bligh Street (to the immediate north): *Wentworth Hotel including interiors*, listed heritage Item 1674 (Sydney LEP 2012).

- 31 Bligh Street (to the west on opposite side of Bligh Street): *Former “NSW Club” building including interiors*, listed heritage Item 00145 (NSW State Heritage Register) & Item 1676 (Sydney LEP 2012).
- 68-96 Hunter Street (to the immediate east): *Former “Qantas House” including interiors*, listed heritage Item 01512 (NSW State Heritage Register) & Item 1811 (Sydney LEP 2012).

The *Bennelong Stormwater Channel No 29A* is also located in the vicinity of the subject property, bisecting across Bligh Street. This item is only listed on Sydney Water’s Section 170 Heritage and Conservation Register as reference number 005146. This is an underground heritage item and it is located outside of the subject property boundaries.

Refer to the below extract of the heritage map, showing the above locally and State significant heritage items in the vicinity of the subject property.

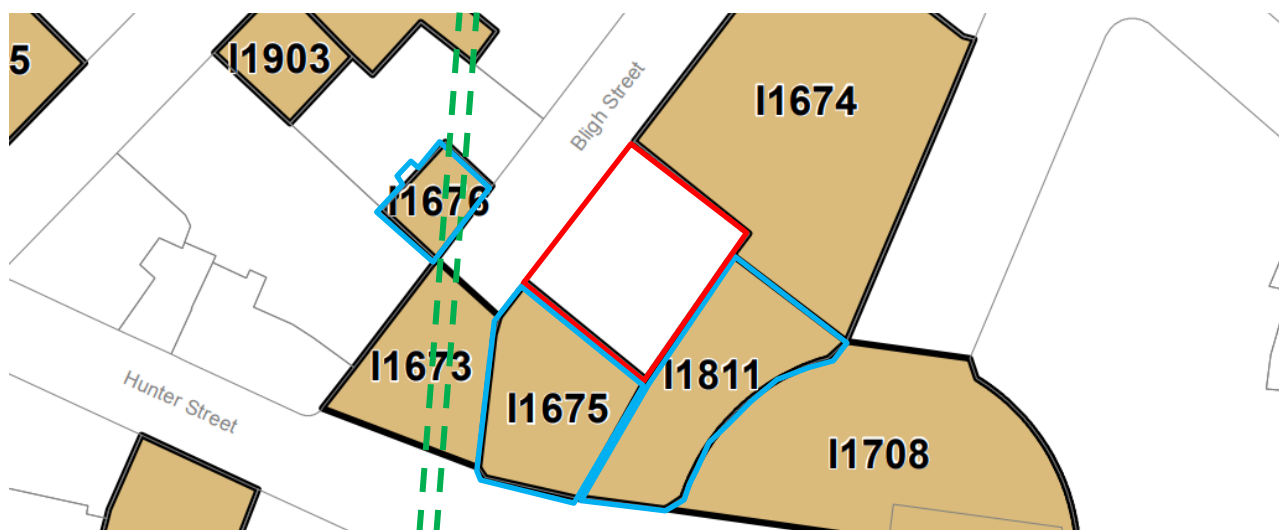


Figure 2 – Extract of Heritage Map showing the subject site outlined in red, locally significant heritage items coloured brown, and vicinity State Heritage Register items outlined in blue. The approximate location of the Bennelong Sewer is indicated in dashed green lines.

Source: Sydney Local Environmental Plan 2012, Heritage Map HER_014

The subject property is located adjacent to the *Chifley Square Special Character Area* as outlined under the Sydney Development Control Plan (DCP) 2012. The Sydney DCP 2012 contains development principles for new development within this area.



Figure 3 – Extract of Chifley Square Special Character Area map, subject site outlined in red.

Source: Sydney DCP 2012, 2.1-22

2. SITE DESCRIPTION

2.1. AREA DESCRIPTION

The subject site is located in the north of the Sydney Central Business district, half a kilometre (by direct line) from Circular Quay, towards the western border of the Botanical Gardens. The building is located on the eastern alignment of Bligh Street. The area is predominately commercial and features high-density office buildings, often with retail tenancies on the ground floor. In some cases this includes older properties with contemporary vertical extensions. The streetscape constitutes a variety of architectural styles, characteristic of the historic development of the area as an urban centre, with a number of heritage properties interspersed with contemporary towers. These properties do not share a consistent massing and feature a variety of materials including masonry and glazed curtain walls.

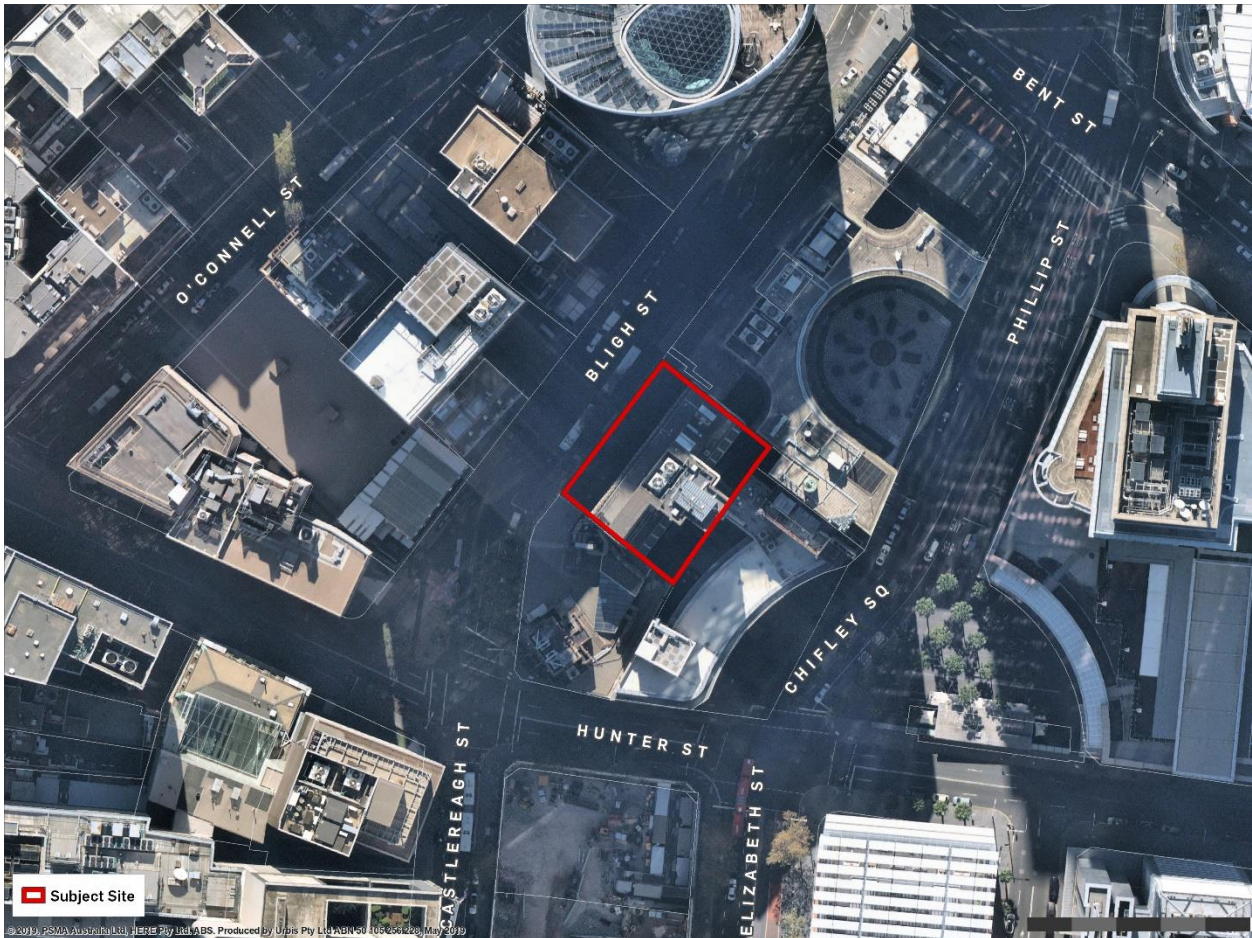


Figure 4 – Aerial View of the subject area. The subject site is indicated in red.

Source: SIX Maps, Overlay by Urbis

Bligh Street is bounded at the north by Bent Street, and by Hunter Street to the south. The road follows the curve of the block towards the south east, and the natural topography of the subject site slopes down towards the south. The street features footpaths of asphalt with stone kerbing, interrupted by tree plantings.



Figure 5 – View north from Hunter Street.

Source: Urbis, September 2019



Figure 6 – View south from Bent Street.

Source Urbis, September 2019

2.2. SITE DESCRIPTION

The subject property, Bligh House, is an 18-storey office tower constructed of pre-cast concrete. Designed by Peddle Thorp & Walker, the building was completed in c.1964 and features elements of the Post War International and Brutalist styles. The building is surrounded by neighbouring properties on three sides and is primarily visible from the street on its western façade, presenting to Bligh Street. The building form consists of a base podium of three floors, including a retail gallery on the ground floor, with a set-back tower above. At the time of its construction the building was one of the tallest buildings in Sydney, although it has since been surpassed by contemporary constructions.



Figure 7 – View of the primary façade as seen from directly across the street.

Source: Urbis, September 2019



Figure 8 – View of the subject property facing north east. The set back of the tower is visible, and the projection of the concrete columns is evident.

Source: Urbis, September 2019

The ground floor gallery features a tiled walkway which is formed in an 'L' shape, extending to the south. The gallery is enclosed by a balustrade consisting of a metal handrail and frame with glazed panels, and features three street level access points, including a primary set of steps in the centre, and a set of split level stairs to the south. The gallery, supported by columns, surrounds several retail tenancies (currently unoccupied), which are constructed of glazed panels. A recessed entryway in the centre of the ground floor provides

access to the lobby, a further entry is located at the north. A driveway is located at the south of the ground floor providing access to basement parking.

The two upper levels of the western façade of the podium feature 14 sets of recessed vertical windows. These windows are divided by bold angled columns of stylised concrete. These columns project from the façade, terminating in a point at the top and bottom. These rows are enclosed by a narrow window on either side of the façade. Three spandrel bands of concrete are articulated across the façade.

The upper levels of the tower are recessed from the podium, creating separation between the facades of the neighbouring heritage properties. These floors, which are utilised for offices, feature similar use of concrete, although the fenestration differs with 30 narrow sash windows reaching across each floor. The concrete on both the podium and the tower has been finished with acid etching to provide a warm tone which contrasts with the cooler tones of the glazing. The top level of the building is further recessed from the edge of the tower. Due to this set back, these floors are concealed from street-level view. The western elevation of these floors also consists of glazing, with what appears to be concrete mullions mimicking the details of the lower floors. The roof of these floors includes provisions for services. The eastern elevation appears to primarily consist of unfinished concrete which extends to the rear of the neighbouring property. The south east portion of this façade is shallower and consists of bands of glazing with thicker bands of concrete.



Figure 9 – Detail of the podium showing the articulation of the concrete.

Source: Urbis, September 2019



Figure 10 – View southeast of the ground floor gallery area. The primary access point can be seen, leading to retail spaces.

Source: Urbis, September 2019

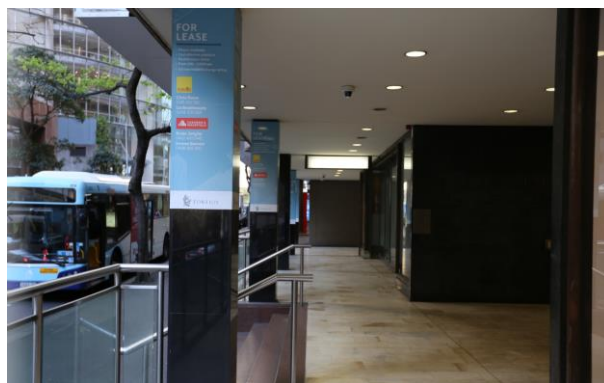


Figure 11 – View north showing the interior of the ground floor gallery with tiled flooring.

Source: Urbis, September 2019



Figure 12 – Interior view of the lobby facing east.

Source: Urbis, September 2019



Figure 13 – View east showing a detail of the entrance to the garage.

Source: Urbis, September 2019

2.3. VICINITY HERITAGE ITEMS

The subject property is surrounded by individual heritage items of local and State significance, as listed hereunder:

- 60-66 Hunter St (to the immediate south): *Former “City Mutual Life Assurance” building including interiors*, listed heritage Item 00585 (NSW State Heritage Register) & Item 1675 (Sydney LEP 2012).
- [Former] Richard Johnson Square (located across Bligh Street road to the immediate south-west): *Richard Johnson Square including monument and plinth*, listed heritage Item 1673 (Sydney LEP 2012).
- 2 Bligh Street (to the immediate north): *Wentworth Hotel including interiors*, listed heritage Item 1674 (Sydney LEP 2012).
- 31 Bligh Street (to the west on opposite side of Bligh Street): *Former “NSW Club” building including interiors*, listed heritage Item 00145 (NSW State Heritage Register) & Item 1676 (Sydney LEP 2012).
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The *Bennelong Stormwater Channel No 29A* is also located in the vicinity of the subject property, bisecting across Bligh Street. This item is only listed on Sydney Water’s Section 170 Heritage and Conservation Register as reference number 005146. This is an underground heritage item and it is located outside of the subject property boundaries.



Figure 14 – Richard Johnson Square including monument and plinth

Source: Urbis, September 2019



Figure 15 – Bennelong Stormwater Channel No 29A, not this item is underground

Source: Urbis, September 2019



Figure 16 – Former “City Mutual Life Assurance” building including interiors

Source: Urbis, September 2019

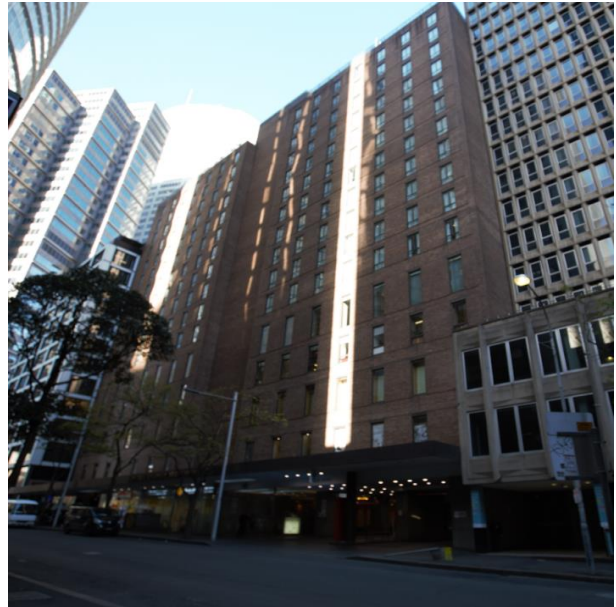


Figure 17 – Wentworth Hotel including interiors

Source: Urbis, September 2019



Figure 18 – Former “NSW Club” building

Source: Urbis, September 2019



Figure 19 – Former “Qantas House” including interiors

Source: Urbis, September 2019

3. HISTORICAL OVERVIEW

3.1. SITE HISTORY

Bligh Street was one of a number of streets re-named by Governor Macquarie in 1810 (from Bell Row) and commemorates Captain William Bligh, Governor-in-Chief of NSW who was unlawfully removed from office by officers of the NSW Corps in what became known as the Rum Rebellion in 1806.¹ There were structures located on what is now the subject site from as early as 1802 (refer to Figure 20). This predates the extension of Phillip Street south towards Hunter Street which occurred in the 1820s and 1830s (refer to Figure 22).



Figure 20 – Plan de la ville de Sydney: (Capitale des colonies Anglaises aux Terres Australes) / leve par Mr. Lesueur & assujetti aux relevemens de Mr. Boullanger (Novembre, 1802), approximate location of the subject site shown outlined in red

Source: National Library of Australia, Rex Nan Kivell Collection NK 3578.



Figure 21 – Plan of the town and suburbs of Sydney, August 1822 (approximate location of the subject site shown in red)

Source: National Library of Australia, Map F 107

¹ Eco Logical 2022, 4-6 Bligh Street Sydney Historical Archaeological Assessment, p.9

Robert Campbell Junior, merchant, entrepreneur and pastoralist, built his large residence and city estate on Bligh Street in around 1810, the southern part of which is now included within the subject site boundaries as shown on the following image (Figure 22).² Campbell's residence would later become the Union Club between c.1857 and its demolition in 1955.³

By 1833, the remainder of the land within the subject site boundaries was in the ownership of Samuel Terry, merchant and land owner, who has purchased the property from the original grantees Thomas Raine and David Ramsey.⁴ The structures on Terry's land at this time appear to include a residence with verandah and a series of outbuildings in a 'U' shape around the site boundaries. No major changes to the improvements on the site occur between 1833 and the end of the nineteenth century.

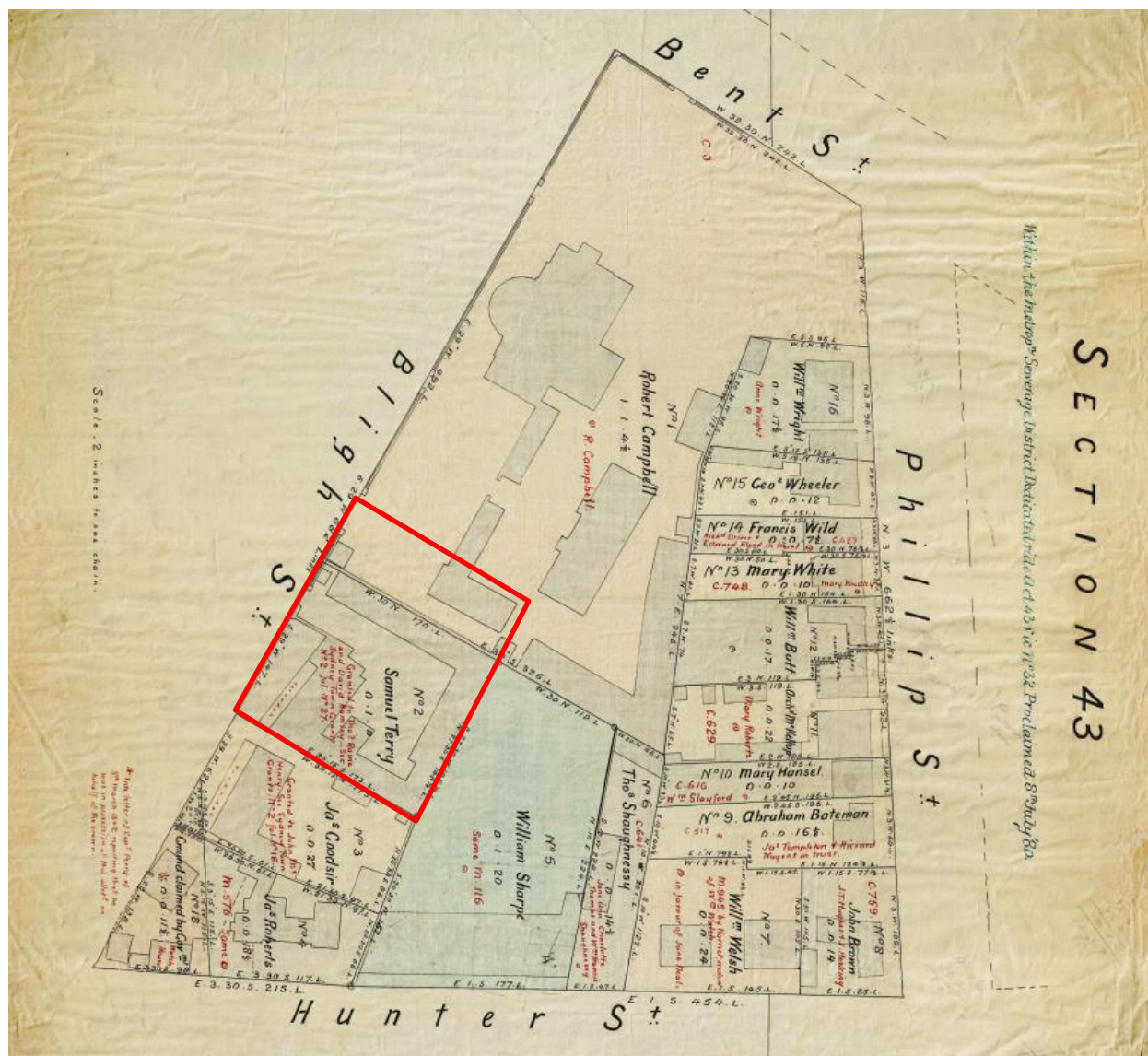


Figure 22 – Extract of City of Sydney – Survey Plans, 1833, with the subject site shown outlined in red

Source: City of Sydney, *Historical Atlas of Sydney, City of Sydney – Survey Plans, 1833: Section 43*

² Steven M, *Australian Dictionary of Biography*, Robert Campbell Junior (1789-1851), accessed online at <http://adb.anu.edu.au/biography/campbell-junior-robert-1878>

³ The Past Present Website, accessed online at <https://australiaspastpresent.com/2016/11/18/demolished-sydney-the-union-club/>

⁴ Dow G, *Australian Dictionary of Biography*, Samuel Terry (1776-1838), accessed online at <http://adb.anu.edu.au/biography/terry-samuel-2721>



Figure 23 – Extract of City of Sydney (Sheilds), 1845, with the subject site shown outlined in red

Source: City of Sydney, *Historical Atlas of Sydney*, City of Sydney (Sheilds), 1845: Single sheet

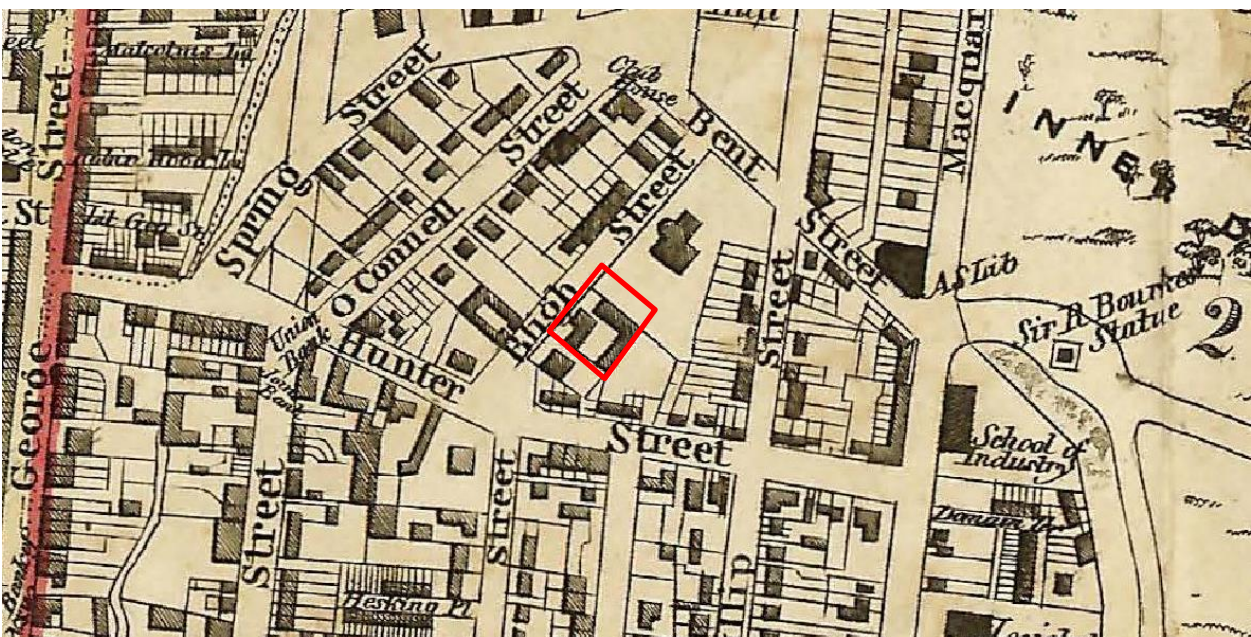


Figure 24 – Extract of City of Sydney, 1854, with the subject site shown outlined in red

Source: City of Sydney, *Historical Atlas of Sydney*, City of Sydney, 1854: Single sheet

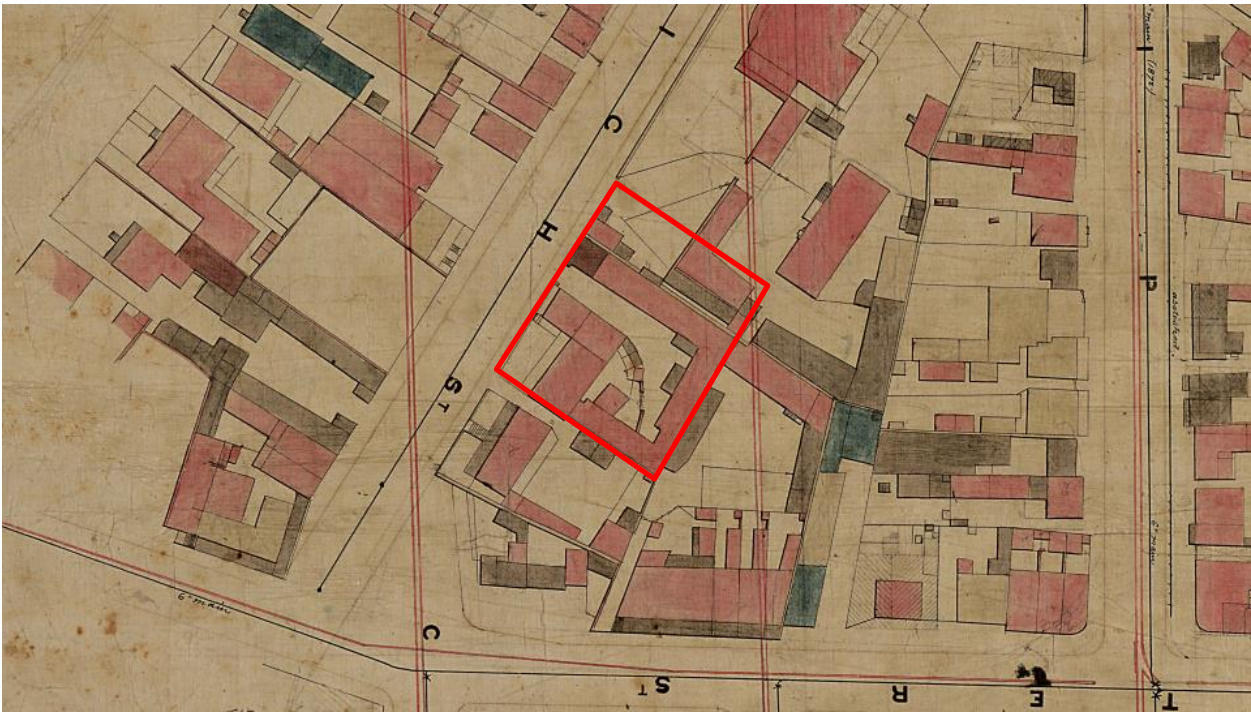


Figure 25 – Extract of City of Sydney – Trigonometrical Survey, 1855-1865, with the subject site shown outlined in red

Source: City of Sydney, *Historical Atlas of Sydney*, City of Sydney – Trigonometrical Survey, 1855-1865: Block D1

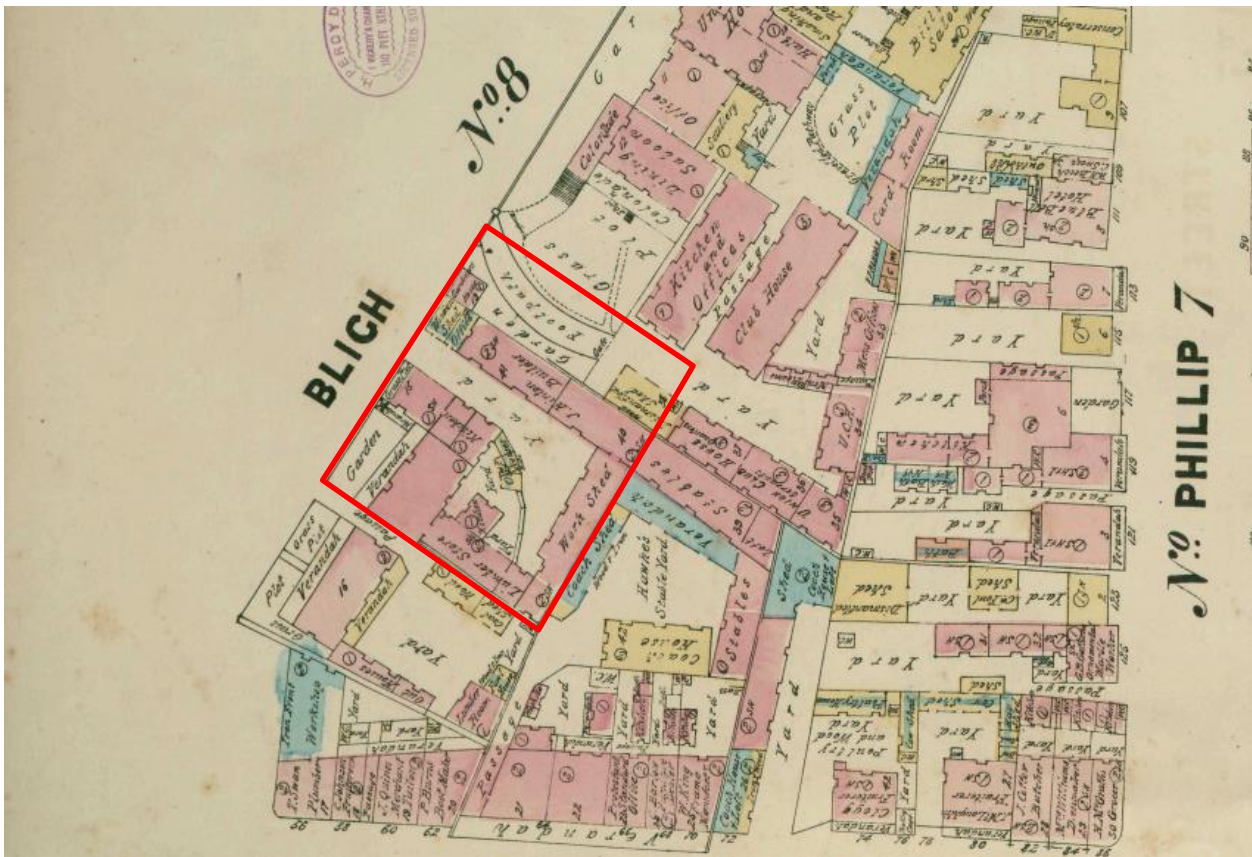


Figure 26 – Extract of Plans of Sydney (Doves), 1880, with the subject site shown outlined in red

Source: City of Sydney, *Historical Atlas of Sydney*, Plans of Sydney (Doves), 1880: Map 2 – Blocks 5, 6, 7, 8



Figure 27 – Extract of 1884 Metropolitan Series Detail Map, with the subject site shown outlined in red

Source: State Library NSW, Mitchell Library Map Collection, Metropolitan Series Detail Map, Map 42, 43, 44 & 45, M Ser 4 811.17/1

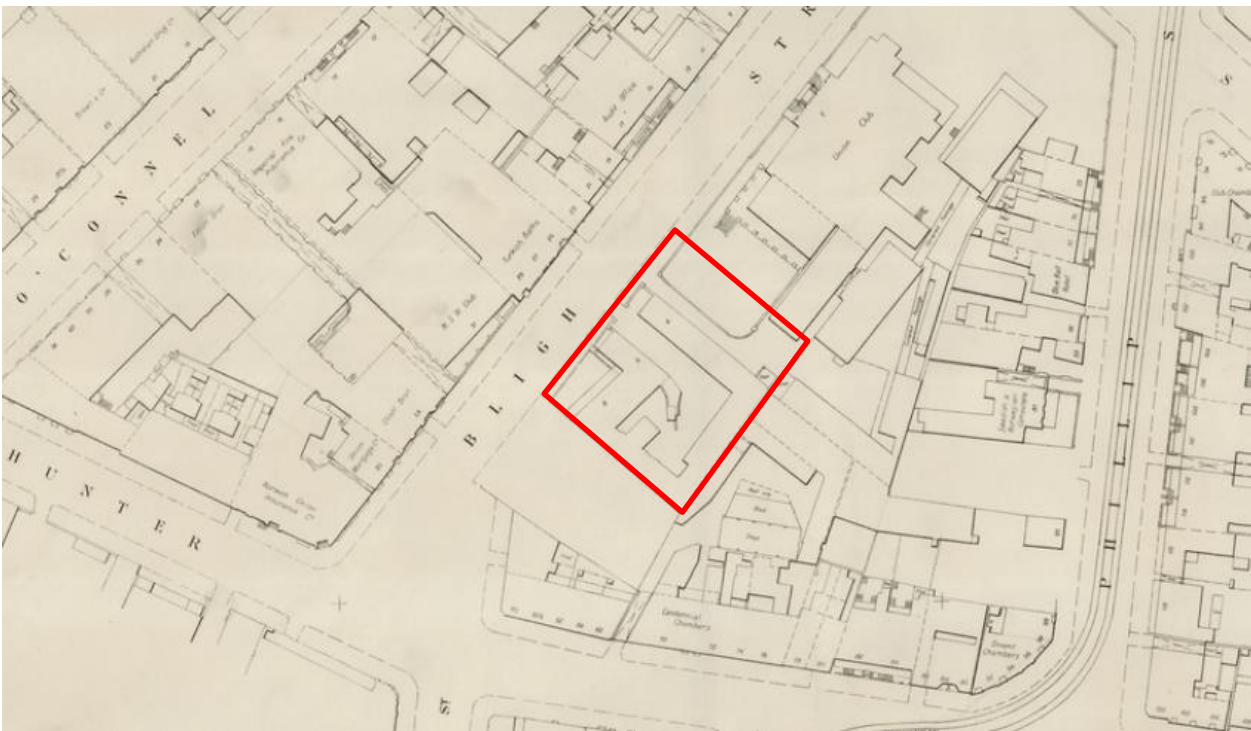


Figure 28 – Extract of 1895 Metropolitan Series Detail Map, with the subject site shown outlined in red

Source: State Library NSW, Mitchell Library Map Collection, Metropolitan Series Detail Map, Map 42, M Ser 4 811.17/1

The existing improvements on the site were demolished and replaced with two new substantial buildings in c.1900, being the Australian Mortgage Land & Finance Company building at 4 Bligh Street, which was a substantial three-storey sandstone building, and the new Australian Jockey Club offices building at 6 Bligh Street being a Federation brick and stone building

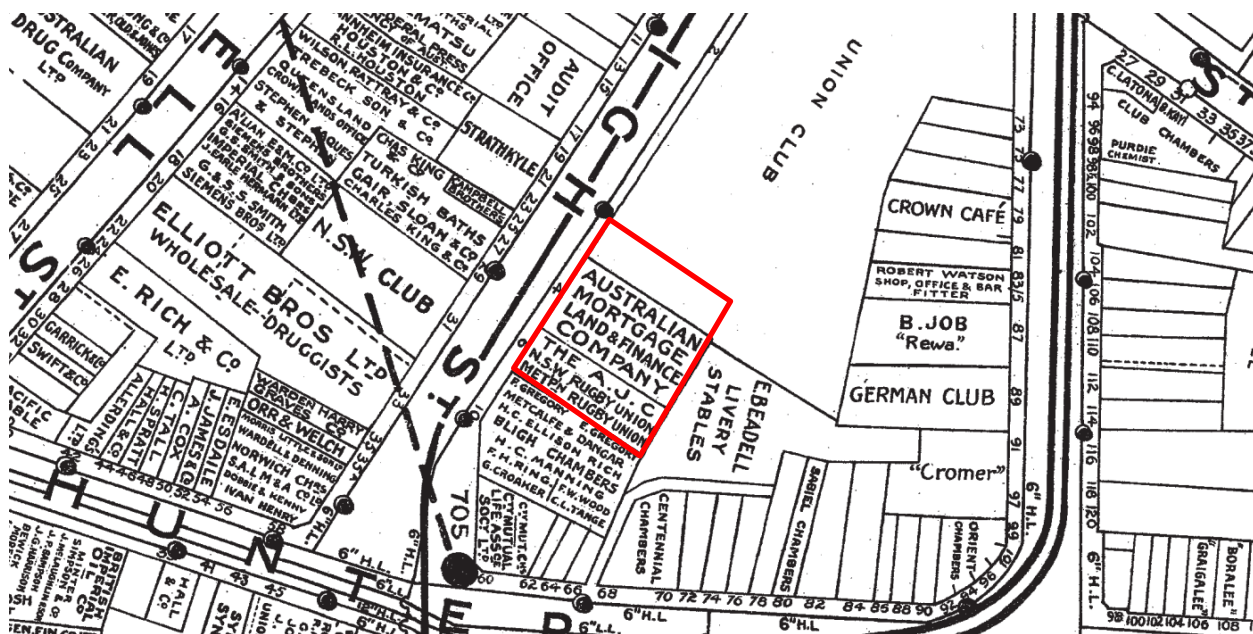


Figure 29 – Extract of Central City of Sydney, 1910 map, with the subject site shown outlined in red

Source: City of Sydney, *Historical Atlas of Sydney, Central City of Sydney, 1910: Single sheet*

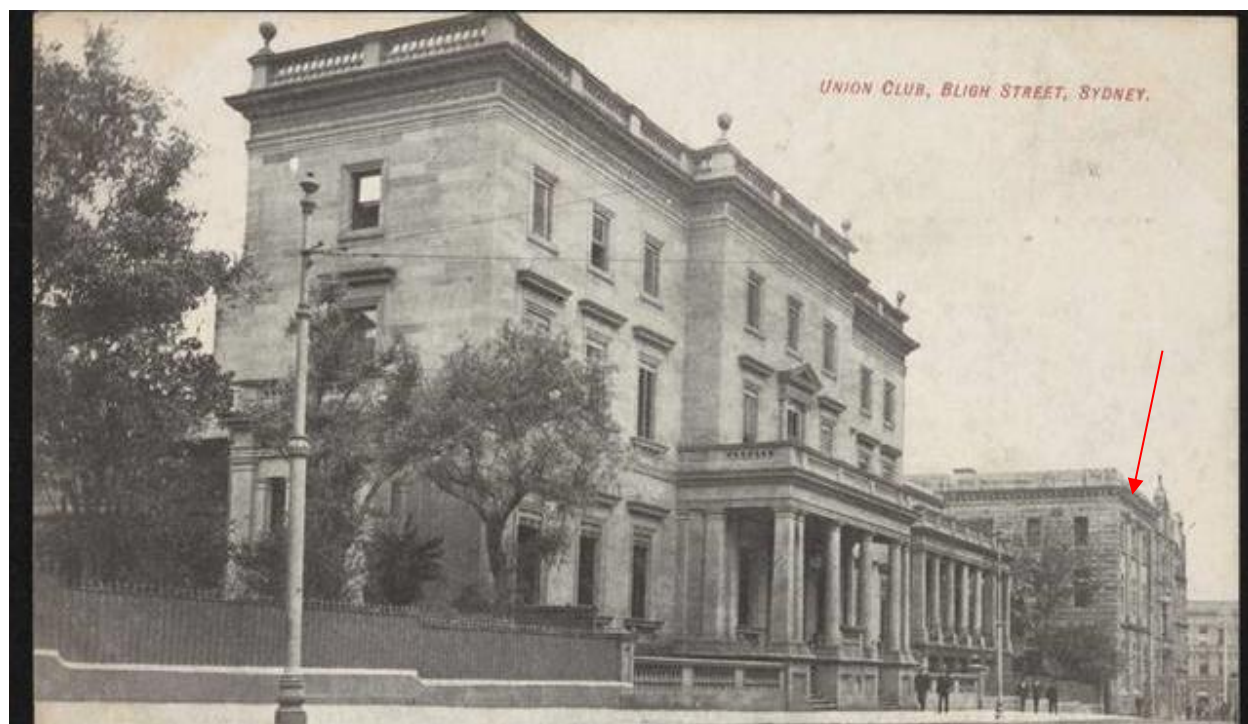


Figure 30 – Undated photograph looking south along Bligh Street with the Union Club to the left, and the subject site shown with a red arrow ("Unused postcard with a black and white photograph of the UNION CLUB, BLIGH STREET, SYDNEY").

Source: National Museum Australia, *Collection Explorer*, accessed online at <http://collectionsearch.nma.gov.au/object/31174>



Figure 31 – Extract of the 1943 historical aerial with the subject site outlined in red

Source: SIX Maps 2019

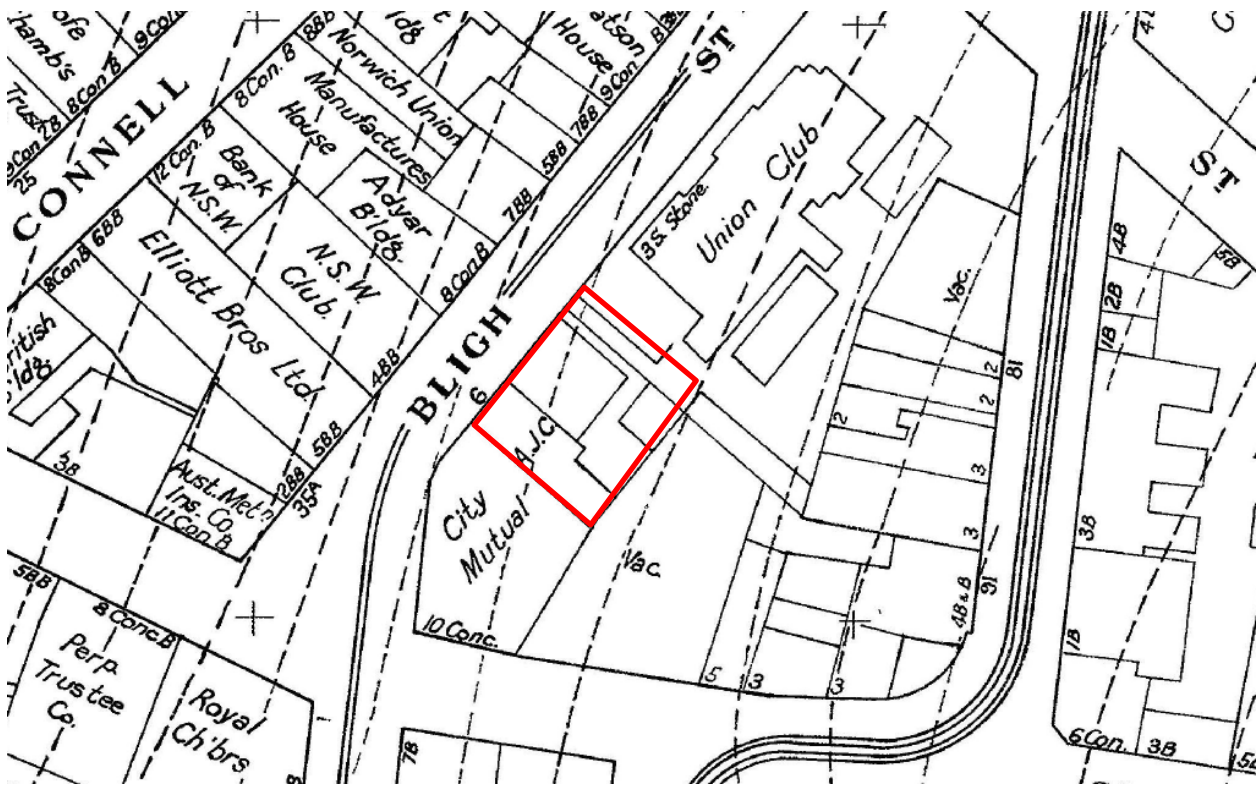


Figure 32 – Extract of City of Sydney – Civic Survey, 1938-1950 (this map 1948), with the subject site shown outlined in red

Source: City of Sydney, Historical Atlas of Sydney, City of Sydney – Civic Survey, 1938-1950: Map 7 – City Proper



Figure 33 – Undated photograph looking south along Bligh Street with the Union Club to the left, and the subject site shown with a red arrow (“Bligh Street; Union Club”).

Source: State Library of NSW, Call Number: Home and Away - 35054



Figure 34 – Extract of Aerial Photographic Survey, 1949, with the subject site shown outlined in red

Source: City of Sydney, Historical Atlas of Sydney, City of Sydney – Aerial Photographic Survey, 1949: Image 13

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

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

4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 2 – Assessment of heritage significance

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The subject building is a typical mid-century commercial office building constructed for and occupied for Government. The building is located in a central Sydney location on the site of numerous earlier buildings, however none of the earlier buildings were of particular historic importance.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>

Criteria	Significance Assessment
<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>The subject site was originally owned and occupied by Samuel Terry, a prominent figure in the colony. However the subject site was only one of his extensive land holdings, and a small an unimportant landholding in comparison with other sites.</p> <p>The site was variously occupied throughout the nineteenth century as a residence and workshops before it was redeveloped for new offices for both the Australian Jockey Club and the Australian Mortgage Land & Finance Company. These owners only occupied the property for additional office space and this association is not considered significant. The site's late twentieth century office use is typical of the area and not significant to the place.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation <input type="checkbox"/> • is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> • provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/> • has been so altered that it can no longer provide evidence of a particular association <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 existing building is of a common typology for the period and common construction and does not demonstrate technical or create excellence in its architectural form or materiality. The building does not demonstrate unique or innovative approaches or detailing. The building is a pedestrian example of post war architecture and does not have any defining contribution to the streetscape or setting.</p> <p>While the building was designed by Peddle, Thorp and Walker (PTW) architects, it is not a significant nor seminal example of their work.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input type="checkbox"/> exemplifies a particular taste, style or technology <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement <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 site has no known significant social associations or cultural values.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative <input checked="" 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 building is located in a central Sydney location on the site of numerous earlier buildings, however none of the earlier buildings were of particular historic importance, and the construction of basements in the 1960s for the current building would have generally removed any evidence of these previous structures. Notwithstanding the above, it is beyond the scope of this report to assess the archaeological potential of the place.</p> <p>The existing fabric of the building does not demonstrate any technical achievement or new or innovative methods of construction. The building is unlikely to yield any new or important information that is not readily available elsewhere throughout the city.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <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 subject building is a pedestrian example of a mid-century commercial office building in the Sydney CBD and is not rare.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input 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 type="checkbox"/> is the only example of its type <input type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not rare <input checked="" 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 NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> cultural or natural places; or cultural or natural environments. 	<p>The subject site is a pedestrian example of a mid-century commercial office building demonstrating elements of the International, Modernist and Brutalist styles. The building is not considered to be a particularly fine example of the type, and while one of Peddle, Thorp and Walker's works, is not an important or seminal example. The building is not outstanding because of its setting, scale or design.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> • is a fine example of its type <input type="checkbox"/> • has the principal characteristics of an important class or group of items <input type="checkbox"/> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input 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 type="checkbox"/> • is outstanding because of its setting, condition or size <input type="checkbox"/> • is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></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"/>

4.3. STATEMENTS OF SIGNIFICANCE

4.3.1. Subject Site

The subject site has been assessed against the Heritage Council of NSW's criteria for assessing heritage significance and has been found to not meet the requisite threshold for individual heritage listing.

The subject site at 4-6 Bligh Street contains a mid-century commercial office building designed by Peddle, Thorp and Walker, constructed in 1964. The building demonstrates aspects of the Post War International, Modernist and Brutalist styles but does not exemplify any particular style. The building is not considered to be a particularly fine example of the type, and while one of Peddle, Thorp and Walker's works, is not an important or seminal example. The building is not outstanding because of its setting, scale or design.

It is noted that the previous Planning Proposal for the subject site (approved 19 November 2018 for a maximum FSR of 22:1 and a maximum building height of 205 metres), provides implied consent for the demolition of the existing building and redevelopment of the site in accordance with the amended planning controls, subject to final design of the new building.

4.3.2. Vicinity Heritage Items

The subject property is surrounded by individual heritage items of local and State significance, as listed hereunder:

- 60-66 Hunter St (to the immediate south): *Former "City Mutual Life Assurance" building including interiors*, listed heritage Item 00585 (NSW State Heritage Register) & Item 1675 (Sydney LEP 2012).
- [Former] Richard Johnson Square (located across Bligh Street road to the immediate south-west): *Richard Johnson Square including monument and plinth*, listed heritage Item 1673 (Sydney LEP 2012).
- 2 Bligh Street (to the immediate north): *Wentworth Hotel including interiors*, listed heritage Item 1674 (Sydney LEP 2012).
- 31 Bligh Street (to the west on opposite side of Bligh Street): *Former "NSW Club" building including interiors*, listed heritage Item 00145 (NSW State Heritage Register) & Item 1676 (Sydney LEP 2012).
- 68-96 Hunter Street (to the immediate east): *Former "Qantas House" including interiors*, listed heritage Item 01512 (NSW State Heritage Register) & Item 1811 (Sydney LEP 2012).

The *Bennelong Stormwater Channel No 29A* is also located in the vicinity of the subject property, bisecting across Bligh Street. This item is only listed on Sydney Water's Section 170 Heritage and Conservation Register as reference number 005146. This is an underground heritage item and it is located outside of the subject property boundaries.

The following table contains the existing statements of significance for these vicinity heritage items.

Table 3 – Vicinity items statements of significance

Item	Statement of Significance
60-66 Hunter St (to the immediate south): Former "City Mutual Life Assurance" building including interiors, listed heritage Item 00585 (NSW State Heritage Register) & Item 1675 (Sydney LEP 2012).	<p>The City Mutual Life Assurance Building is one of the foremost examples of high quality and well-designed commercial Art Deco architecture in Sydney's CBD and represents the culmination of the work of one of Australia's foremost proponents of this style, Emil Sodersteen. As a largely intact and well maintained late 1930's structure, the building demonstrates through its powerful exterior elevations and dramatic interior spaces the aesthetic and commercial aspects of Art Deco architecture in Australia.</p> <p>The building occupies a dominant position in the surrounding urban context, serving as a backdrop to Richard Johnson Square and as a landmark in the Bligh and Hunter Streetscapes. Since its completion in 1936, the building has been a symbol of the Mutual Life Assurance Society and the building stands as a monument to the Society's participation in the evolution of Sydney's business and commerce.⁸</p>
[Former] Richard Johnson Square (located across Bligh Street road to the immediate south-west): Richard Johnson Square including monument and plinth, listed heritage Item 1673 (Sydney LEP 2012).	<p>Richard Johnson Square is historically and culturally significant as an important example of 20th century civic planning.⁹</p>
2 Bligh Street (to the immediate north): Wentworth Hotel including interiors, listed heritage Item 1674 (Sydney LEP 2012).	<p>The Wentworth Hotel facing Chifley Square is a twenty storey tower of Post War Minimalist Style. It is of historic importance for its association with QANTAS and QANTAS House. The hotel is important as the only Australian work by Skidmore Owings and Merrill, and as the oldest major Sydney Hotel. The Wentworth Hotel is aesthetically significant for the huge copper canopy over the entrance, which at the time of construction, was one of the largest completely fabricated awnings in the world. The distinctive horse shoe design of the Wentworth Hotel is significant as a familiar architectural landmark in Sydney. It was Australia's biggest international hotel at time of construction. It derives social significance from its long-standing status as Sydney's hotel for the rich and famous, for the continuity of the name Wentworth Hotel, and as the venue for the annual Black & White Ball, the major fundraising event of the Black & White Committee, the most patrician of Sydney's charity groups. The building is scientifically significant for the largest air conditioning system, column free ballroom, and as the largest brick structure in the southern hemisphere. The building contains a rare example of a vertical passenger lift spanning four floors.¹⁰</p>

⁸ NSW Heritage Division, NSW State Heritage Inventory, City Mutual Life Assurance Building, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045589>

⁹ NSW Heritage Division, NSW State Heritage Inventory, Richard Johnson Square Including Monument and Plinth, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424648>

¹⁰ NSW Heritage Division, NSW State Heritage Inventory, Wentworth Hotel Including Interiors, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423918>

Item	Statement of Significance
<p>31 Bligh Street (to the west on opposite side of Bligh Street): Former "NSW Club" building including interiors, listed heritage Item 00145 (NSW State Heritage Register) & Item 1676 (Sydney LEP 2012).</p>	<p>The former NSW Club is of high significance for the quality of its facade and for its Victorian interiors, partially reconstructed in the 1978 refurbishment of the building. It has historic, aesthetic and social significance and is rare as the early Victorian period club theme surviving in Sydney in largely intact form and as the finest Italian Palazzo style facade surviving from the Victorian period in Australia. The building is of significance as one of the first buildings to be "saved" following the 1976 NSW Heritage Act.¹¹</p>
<p>68-96 Hunter Street (to the immediate east): Former "Qantas House" including interiors, listed heritage Item 01512 (NSW State Heritage Register) & Item 1811 (Sydney LEP 2012).</p>	<p>Qantas House, No. 1 Chifley Square, Sydney, designed in 1950 by Felix Tavenor of Rudder Littlemore & Rudder, Architects and completed in 1957 represents the highest standard of architectural response to its urban setting and client needs through its form, composition and construction.</p> <p>A variant of the Post-War International style of architecture, Qantas House represents transitional aspects of 'moderate' 1930s European modernism, combined with the latest in post-war curtain wall technologies and materials and is the best design response to its setting in Australia from this period.</p> <p>Although altered internally, its external facade remains largely intact. The graceful double-curved facade is coherently ordered and its shape reflects and visually reinforces the implementation of a long-planned extension to Elizabeth Street. It became the inspiration for the eventual completion of the ironically named, but no less significant, Chifley Square, modelled on a town planned scheme of some eighty years before. Qantas House is a key defining element in this important, planned, urban space; it provides an appropriate visual termination to important vistas and it visually links to adjoining important buildings and streets.</p> <p>Historically significant as the first planned world headquarters for Qantas Empire Airways, at the time Australia's only, and Government-owned, international airline, the building, and in particular the aerofoil-shaped aluminium mullions of its curtain wall, gives form to Qantas' forward looking and expansive image at a time when air travel was taking off. Qantas Airways remained as its sole occupant for twenty-five years and remains associated with the building through its lease of the ground floor. The building is highly regarded by the people of Sydney for its inherent aesthetic qualities and its association with Qantas, an Australian corporate icon.</p> <p>Qantas House is a fine example in the Australian context of intact, post-war, multi-storeyed office buildings from the first phase in the 1950s, and is from the small group in Sydney of this group designed prior to the amendments to the Heights of Buildings Act in 1957 that heralded the subsequent 'high-rise' phase. It has particular rarity within Australia for its unique shape, the outstanding quality of its curtain wall facade and its contribution to its urban setting. As such, it is considered to have heritage significance at a national level.</p>

¹¹ NSW Heritage Division, NSW State Heritage Inventory, Former "NSW Club" Building Including Interiors, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=2423721>

Item	Statement of Significance
	A well known and much loved city landmark, Qantas House is an icon of its time; a quintessential Sydney building that represents a brave future and a strong sense of history and of place. ¹²
Bennelong Stormwater Channel No 29A, Sydney Water's Section 170 Heritage and Conservation Register as reference number 005146.	The Bennelong Stormwater Channel is of high historical and technical significance as it was one of the five original combined sewers built in Sydney around 1857. The other four sewers were; Blackwattle Bay, Hay Street, Tank Stream and Woolloomooloo. These five sewers were responsible for greatly improving public health, hygiene and living standards for the city's residents. This was done by diverting stormwater and sewerage from the streets and discharging it out into the Harbour currents. The introduction of BOOS in 1889 diverted sewer flow to the ocean and eventually led to the drain being used predominantly for stormwater, hence further improving public health. Of the five combined sewers Bennelong is probably the most significant, as it is the most intact and was originally known as the "main sewer" because it serviced the CBD area. It was also the first oviform sewer to be built in Australia. Furthermore, the Margaret Street Sewer, which was once attached to the Bennelong system, contains the first sewer aqueduct to be built in Australia. This aqueduct runs along Hunter Street, which is part of the Bennelong catchment. ¹³

The following table provides the current statement of significance for the Chifley Square Special Character Area.

Table 4 – Chifley Square Special Character Area statement of significance

Item	Statement of Significance
Chifley Square Special Character Area	<p>The original concept of the semi-circular form was first proposed by John Sulman in 1908. The same concept resurfaced in 1937 and was proposed by City Engineer Garnsey, as a means of relieving traffic congestion at the junction of Hunter and Elizabeth Streets. The scheme was implemented in 1947.</p> <p>The completion of Qantas House, with a curved form, in 1957 made a major contribution to the creation of Chifley Square. The place was officially named "Chifley Square" in 1961 in honour of the late Hon J.B. Chifley, former Prime Minister of Australia, and a year later Elizabeth Street was extended creating a public square with a traffic island in the middle.</p> <p>The final semi-circular form of the Square was formed with the completion of Chifley Tower in 1993 to the east of the Square, which completed the curved form of Qantas House to the west. The building was designed by an international designer and follows the picturesque romantic skyscraper style of the early 20th century American office towers. The detailed elements of the building, whether at the street or upper levels exhibit a rather lofty and imposing presence, expressing the corporate nature of the building, which is entirely appropriate by virtue of its location in the financial core of the city. Further public domain works were implemented in 1996-1997 to reclaim the Square, improve its quality and create a sophisticated public plaza.</p>

¹² NSW Heritage Division, NSW State Heritage Inventory, Qantas House (No. 1 Chifley Square), accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5049926>

¹³ NSW Heritage Division, NSW State Heritage Inventory, Bennelong Stormwater Channel No 29, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4570854>

Item	Statement of Significance
	<p>The area is characterised by large-scale high rise tower buildings interspersed with lower scale development. Despite the fact that the majority of the towers at the edges of the Square are seen as individual elements within the cityscape, they follow the street alignment at lower levels, with a curved alignment to the north creating a distinct sense of enclosure for the Square. The curved form of the Square and the recent Aurora Place to the east, visible within this setting, create a unique urban landscape within Central Sydney and provide a visual relief and break in the intensely built up area of the financial centre.¹⁴</p>

¹⁴ Sydney Development Control Plan 2012, Section 2 Locality Statements, p.2.1.22

5. THE PROPOSAL

The detailed SSD application seeks development consent for:

- Site establishment, including removal of two existing trees along the Bligh Street frontage and de-commissioning and removal of an existing substation (s2041) on the site.
- Construction of a 59-storey hotel and commercial office tower. The tower will have a maximum building height of RL225.88 (205m) and a total gross floor area (GFA) provision of 26,796sqm, and will include the following elements:
 - Three basement levels accommodating a substation, rainwater tank, hotel back of house, plant and services. A porte cochere and four service bays will be provided on basement level 1, in addition to 137 bicycle spaces and end of trip facilities on basement level 2.
 - A 12-storey podium accommodating hotel concierge and arrival at ground level, conference facilities, eight levels of commercial floor space and co-working facilities, and hotel amenities including a pool and gymnasium at level 12.
 - 42 tower levels of hotel facilities including 417 hotel keys comprising standard rooms, suites and a penthouse.
 - Two tower levels accommodating restaurant, bar, back of house and a landscaped terrace at level 57.
 - Plant, servicing and BMU at level 59 and rooftop.
- Increase to the width of the existing Bligh Street vehicular crossover to 4.25m and provision of an additional 4m vehicular crossover on Bligh Street to provide one-way access to the porte cochere and service bays on basement level 1.
- Landscaping and public domain improvements including:
 - Replacement planting of three street trees in the Bligh Street frontage,
 - Construction of a landscape pergola structure on the vertical façade of the north-eastern and south-eastern podium elevations,
 - Awning and podium planters, and
 - Provision of a feature tree at the level 57 terrace.
- Identification of two top of awning building identification signage zones with a maximum dimension of 1200mm x 300mm. Consent for detailed signage installation will form part of a separate development application.
- Utilities and service provision.
- Installation of public art on the site, indicatively located at ground level.

We have relied on the following plans dated 2 December 2022 prepared by Woods Bagot architects in this assessment.

SSDA DRAWING LIST		
Number	Name	Scale

00 Cover

DA0000	Cover Sheet	
DA0001	Drawing List	NTS

11 Overall Arrangement

DA1001	Context Analysis	1:1000
DA1002	Environmental Analysis	1:1000
DA1003	Existing Site Plan	1:500
DA1004	Proposed Site Plan	1:500
DA1005	Setback Diagrams	1:250
DA1006	Shadow Diagrams	NTS

22 Floor Plan

DA22B1	Basement Level 01	1:100
DA22B2	Basement Level 02	1:100
DA22B3	Basement Level 03	1:100
DA22B4	Basement Level 04	1:100
DA2200	Ground Floor	1:100
DA2201	Level 01 - Events	1:100
DA2202	Level 02 - Meeting and Co-Working	1:100
DA2203	Level 03 - Commercial	1:100
DA2210	Level 10 - Commercial	1:100
DA2211	Level 11 - Plant	1:100
DA2212	Level 12 - Wellness	1:100
DA2213	Level 13 - Plant	1:100
DA2214	Level 14-32 - Rooms	1:100
DA2233	Level 33 - Plant/Rooms	1:100
DA2234	Level 34-45 - Rooms	1:100
DA2246	Level 46-53 - Suites	1:100
DA2254	Level 54 - Plant/Suites	1:100
DA2255	Level 55 - Penthouse	1:100
DA2256	Level 56 - Suites	1:100
DA2257	Level 57 - Restaurant	1:100
DA2258	Level 58 - Bar	1:100
DA2259	Level 59 - Plant	1:100
DA2260	Roof	1:100

42 Detail Arrangement

DA4201	Ground Facade Interface to Sofitel Wentworth	1:20
DA4202	Ground Steps Details	1:20
DA4203	Ground Facade Interface to City Mutual	1:20
DA4204	Level 01 Facade Interface to City Mutual	1:20
DA4205	Level 01 Entry Awning	1:20
DA4206	Level 01 Facade Interface to Sofitel Wentworth	1:20
DA4207	Level 01 to Commercial Facade	1:20
DA4208	Typical Commercial Façade	1:20
DA4209	Typical Commercial Facade Lightwell	1:20
DA4210	Commercial Facade to Pool Edge	1:20
DA4211	Typical Hotel Façade Type 1A	1:20
DA4212	Typical Hotel Facade Type 1B	1:20
DA4213	Typical Hotel Façade Type 2A	1:20
DA4214	Typical Hotel Façade Type 2B	1:20
DA4215	Typical Hotel Façade Type 2C	1:20
DA4216	Typical Hotel Facade Type 3	1:20
DA4217	Typical Plant Room Facade Type 1	1:20
DA4218	Typical Plant Room Facade Type 2	1:20
DA4219	Typical Plant Room Facade Type 3	1:20
DA4220	Level 12 Canopy	1:20

64 Detail: Schedules

DA6401	GFA Plans	1:500
DA6402	GFA Plans	1:500
DA6403	GFA Plans	1:500
DA6404	GFA Plans	1:500

70 Townscape

DA7001	Townscape Renders	NTS
DA7002	Townscape Renders	NTS
DA7003	Townscape Renders	NTS
DA7004	Townscape Renders	NTS
DA7005	Townscape Renders	NTS
DA7006	Ground Level Render	NTS
DA7007	Bligh Street Render	NTS
DA7008	Aerial View Render	NTS
DA7009	City View Render	NTS
DA7010	Domain Render	NTS

90 Finishes

DA9001	Finishes Board	NTS
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Extracts of the proposed plans have been included below for reference.

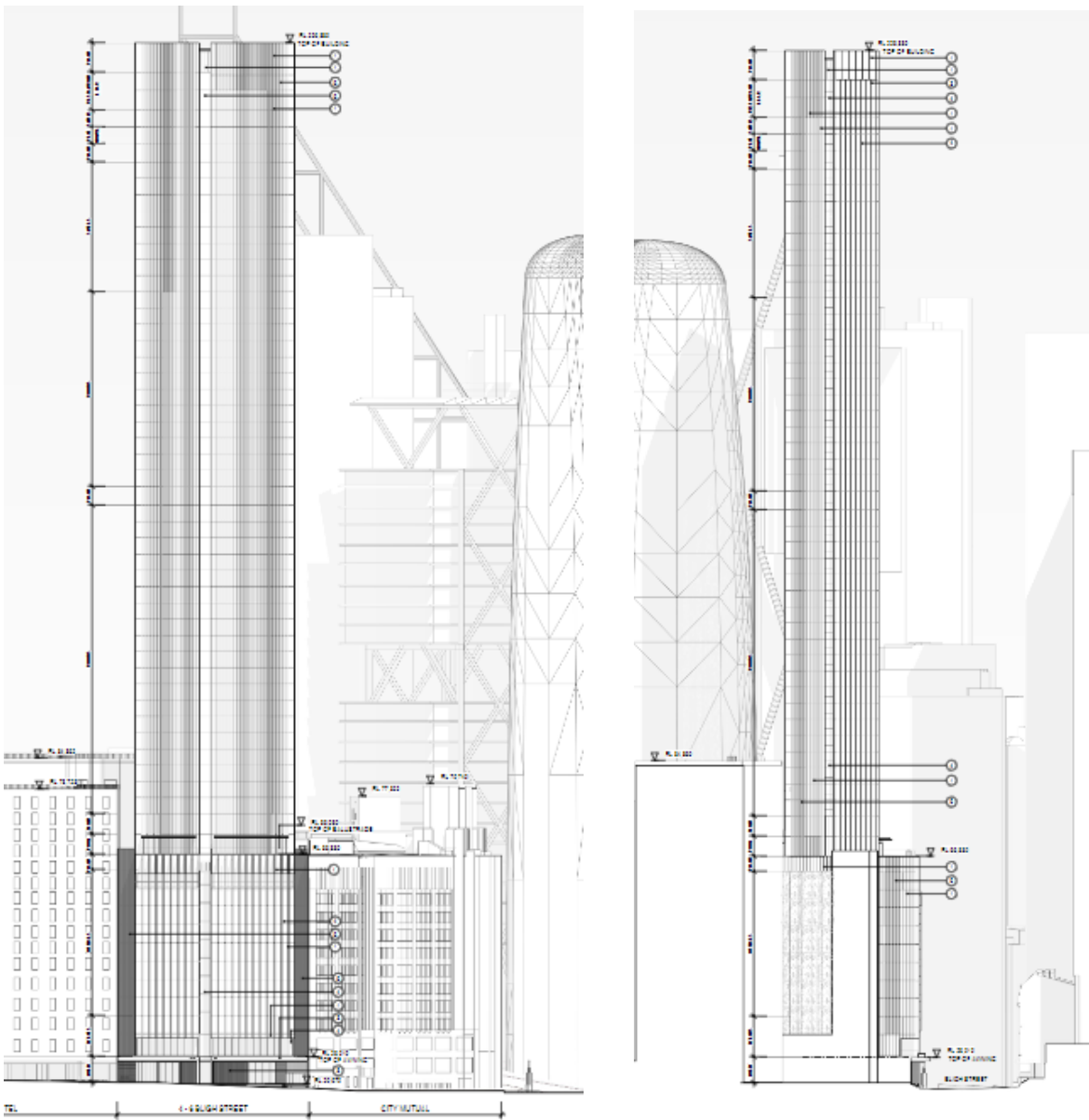


Figure 37 – Extract of proposed plans: front elevation (left) and side elevation (right)

Source: Woods Bagot 2022

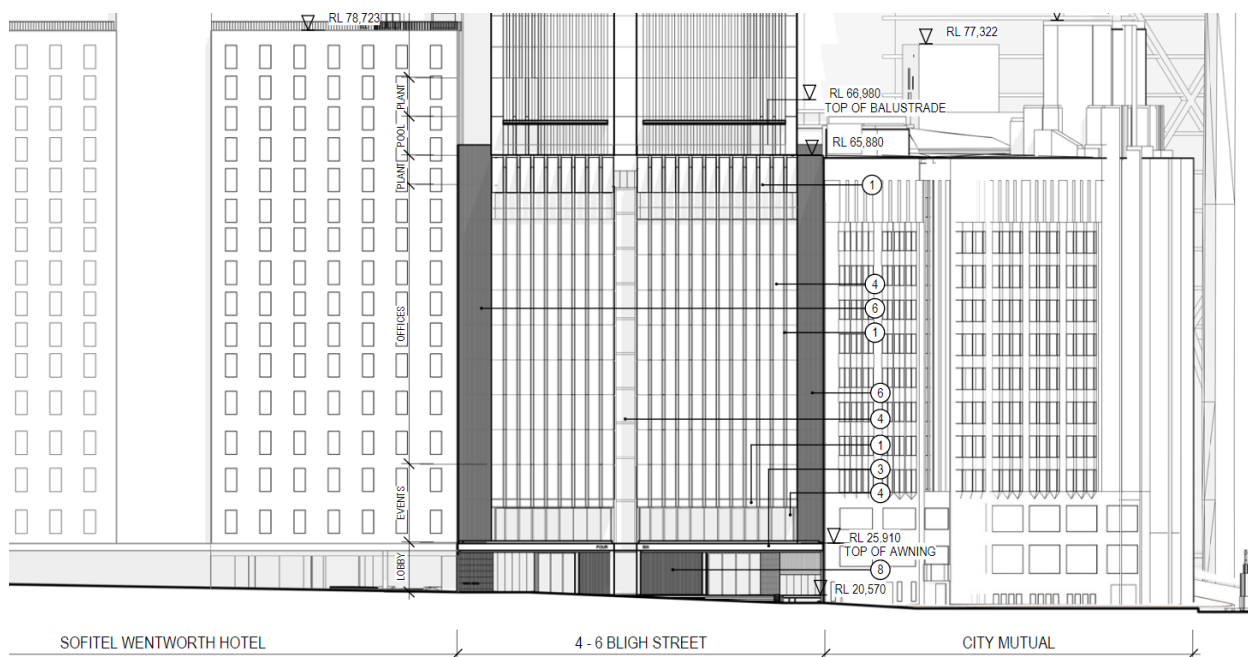


Figure 38 – Extract of proposed plans: front elevation of the podium form

Source: Woods Bagot 2022

LEGEND

- [1] Copper coloured stainless steel
- [2] Copper coloured textured stainless steel
- [3] Dark bronze coloured stainless steel
- [4] Clear glass
- [5] Bronze tint glass
- [6] Ribbed dark bronze anodised aluminium
- [7] Oxidised Copper
- [8] Sandstone cladding

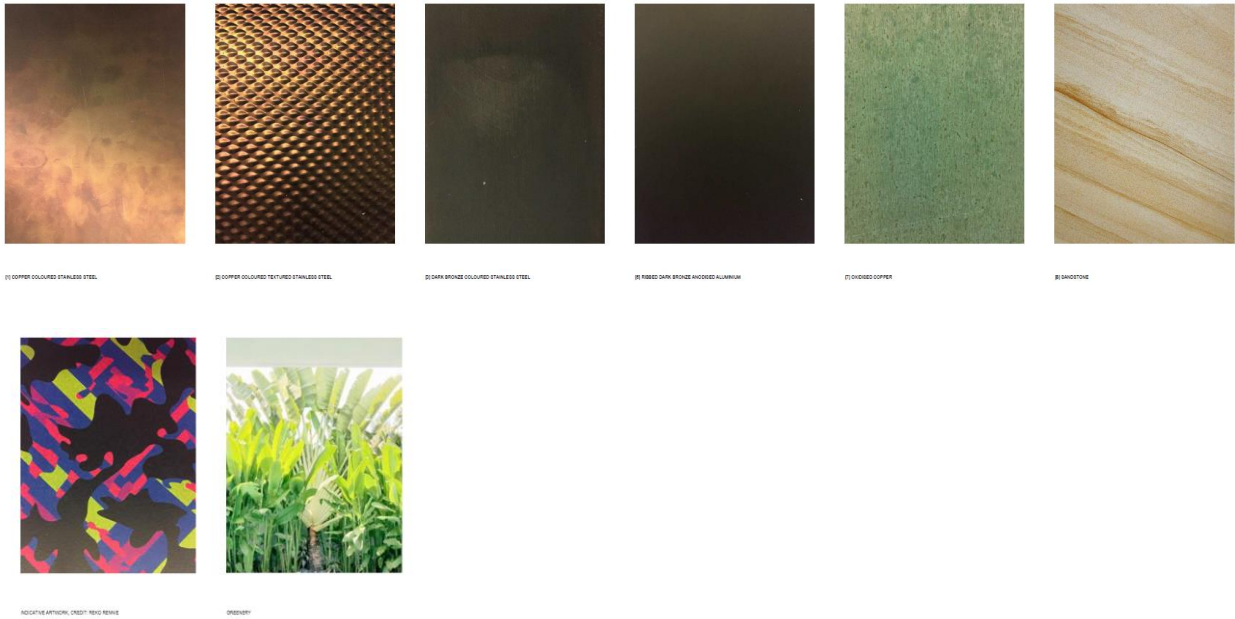


Figure 39 – Extract of proposed plans: materials

Source: Woods Bagot 2022



Figure 40 – Extract of proposed plans: Render showing the tower form indicated with an arrow

Source: Woods Bagot 2022



Figure 41 – Extract of proposed plans: Podium render showing relationship to the City Mutual building to the right

Source: Woods Bagot 2022

6. IMPACT ASSESSMENT

6.1. STATUTORY CONTROLS

6.1.1. Sydney Local Environmental Plan 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 5 – Assessment against Sydney Local Environmental Plan 2012

Clause	Discussion
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area ...</p>	<p>The subject property at 4-6 Bligh Street is not an individual listed heritage item, nor is it located within a listed heritage conservation area. The subject property is, however, surrounded by individual heritage items of local and State significance.</p> <p>It is proposed to construct a new mixed-use podium and tower form building on the site. Accordingly, consent is required for the proposal.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>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).</p>	<p>A detailed impact assessment has been undertaken in the following sections of this report.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>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.</p>	<p>This heritage impact statement has been undertaken to assist the consent authority in their assessment of the subject proposal, and to assess the potential heritage impacts of the proposal.</p>

Clause	Discussion
<p>(6) Heritage conservation management plans</p> <p>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.</p>	<p>The subject site is not a listed heritage item and does not have a conservation management plan.</p>
<p>(7) Archaeological sites</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>This heritage impact statement excludes archaeological assessment of the site.</p>
<p>(8) Aboriginal places of heritage significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>This heritage impact statement excludes Aboriginal cultural heritage assessment of the site.</p>

6.1.2. Sydney Development Control Plan 2012

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 6 – Assessment against Sydney Development Control Plan 2012

Clause	Discussion
SECTION 2 – LOCALITY STATEMENTS	
<p>2.1.12 Chifley Square Special Character Area</p> <p><u>Principles</u></p> <p>(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.</p> <p>(b) Recognise and enhance Chifley Square as one of the important public open spaces in the heart of the financial centre of the city,</p> <p>(c) Promote and encourage the use of the space as a destination and meeting place for people.</p> <p>(d) Interpret the history of the place and its evolution in the design of both public and private domain and create a distinct sense of place inherent in the character of Chifley Square.</p> <p>(e) Reinforce the urban character and distinct sense of enclosure of Chifley Square by:</p> <p>i. emphasising and reinforcing the semi-circular geometry of the space;</p> <p>ii. requiring new buildings to be integrated with the form of existing buildings; and</p> <p>iii. limiting the height of new buildings.</p> <p>(f) Protect and extend sun access to Chifley Square during lunchtime hours from mid-April to the end of August.</p>	<p>The subject property is located adjacent to the Chifley Square Special Character Area as outlined under the Sydney Development Control Plan (DCP) 2012.</p> <p>The proposed development on the subject site will have no impact to the Chifley Square Special Character Area and will not alter its defining character including its semi-circular plaza and the curved response of buildings located around the perimeter of this plaza.</p>

Clause	Discussion
SECTION 3 – GENERAL PROVISIONS 3.9: Heritage	
3.9.1 Heritage Impact Statements (1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting: (a) heritage items identified in the Sydney LEP 2012; or (b) properties within a Heritage Conservation Area identified in Sydney LEP 2012.	While the subject site is not a heritage item or located within a heritage conservation area, it is surrounded by heritage items. This heritage impact statement has been undertaken to assist the consent authority in their assessment of the subject proposal, and to assess the potential heritage impacts of the proposal on the heritage items in the vicinity of the subject site.
(2) The consent authority may not grant consent to a development application that proposes substantial demolition or major alterations to a building older than 50 years until it has considered a heritage impact statement, so as to enable it to fully consider the heritage significance of a building and the impact that the proposed development has on the building and its setting.	<p>The existing building (Bligh House) was completed in 1964/65, making it around 55 years' old in 2019.</p> <p>This heritage impact statement has been prepared to accompany an SSD application for the construction of a new building including basement, podium and tower components. The demolition of the existing building is not included in the scope of this SSD application and is instead being under a separate Development Application (D/2018/892).</p> <p>Notwithstanding the above, the SEARs outlined in Section 1 of this report have specifically requested that an assessment of significance for the existing building be included in this heritage impact statement.</p> <p>The subject site has been assessed in Section 4 of this report against the Heritage Council of NSW's criteria for assessing heritage significance and has been found to not meet the requisite threshold for individual heritage listing. The subject site at 4-6 Bligh Street contains a mid-century commercial office building designed by Peddle, Thorp and Walker and constructed in 1964. The building demonstrates aspects of the Post War International, Modernist and Brutalist styles but does not exemplify any particular style. The building is not considered to be a particularly fine example of the type, and while one of Peddle, Thorp and Walker's works, is not an important or seminal example. The building is not outstanding because of its setting, scale or design.</p>
(3) A Heritage Impact Statement is to be prepared by a suitably qualified person, such as a heritage consultant. Guidelines for the preparation of Statements of Heritage Impact are available on the website of the Heritage Branch, NSW Department of Planning at www.heritage.nsw.gov.au .	Urbis is a qualified heritage consultancy firm and has prepared this heritage impact statement in accordance with the Guidelines for the preparation of Statements of Heritage Impact.

Clause	Discussion
<p>(4) The Heritage Impact Statement is to address:</p> <p>(a) the heritage significance of the heritage item or the contribution which the building makes to the heritage significance of the heritage conservation area;</p> <p>(b) the options that were considered when arriving at a preferred development and the reasons for choosing the preferred option;</p> <p>(c) the impact of the proposed development on the heritage significance of the heritage item, heritage items within the vicinity, or the heritage conservation area; and</p> <p>(d) the compatibility of the development with conservation policies contained within an applicable Heritage Conservation Management Plan or Conservation Management Strategy, or conservation policies within the Sydney Heritage Inventory Report.</p>	<p>(a) The subject property at 4-6 Bligh Street is not an individual listed heritage item, nor is it located within a listed heritage conservation area.</p> <p>(b) The proposal aligns with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres. The design has been through a Design Competition which resulted in the current scheme, which has been modified slightly for finalised detailing since the Competition.</p> <p>(c) This heritage impact statement and the assessment contained in Section 6 of this report has considered the potential heritage impact of the proposal on the heritage items in the vicinity of the subject site. Assessment against the relevant provisions relating to development in the vicinity of heritage items is included in the below sections.</p> <p>(d) The subject site is not a listed heritage item and does not have a conservation management plan.</p>
<p>3.9.5 Heritage items</p> <p>Provisions</p> <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>(a) The overall building envelope aligns with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres and approved a general building envelope.</p> <p>The building envelope includes a podium form to Bligh Street which aligns with the datum of the adjoining State heritage listed City Mutual building at the corner of Hunter Street. The upper levels of the building's tower form are then set back significantly to create a distinct separation in the building form and prevent the new building from dominating the heritage item. The proposed podium form will be of a lower height when compared with the adjoining heritage item to the north and will have no impact.</p> <p>The tower form of the building envelope is consistent with the surrounding high-rise commercial and mixed-use character of the inner-city location of the subject site. The area is characterised by large high-rise towers interspersed with relatively lower scaled heritage items at the podium level. The proposed building envelope and building form is consistent with the surrounding character and will have no detrimental heritage impact on heritage items in the vicinity.</p> <p>(b) As above, the proportions of the new building align with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205</p>

Clause	Discussion
	<p>metres and approved a general building envelope. The proportions of the building are consistent with other contemporary architecture in the area, and define a ground floor plane, podium form and tower form above.</p> <p>The detailed proportions of the façade openings to Bligh Street have been designed to emphasise the vertical and respond to the character of the adjoining City Mutual building to the south and the Sofitel Wentworth to the north. The podium form has been broken into two vertical forms thereby reinforcing the verticality of the overall building. The projecting hoods of the copper coloured stainless glass window hoods in particular responds to the angular projecting form of the window bays within the City Mutual heritage item to the south.</p> <p>(c) The building has been designed to respond to the immediate character, using contemporary materials such as copper coloured stainless steel which complements the natural sandstone and brick tones of the adjoining heritage items (City Mutual and Sofitel Wentworth). Other materials which complement the interwar character of the adjoining heritage items and vicinity heritage items include bronze, oxidised copper and sandstone cladding.</p> <p>(d) As above, the street alignments and building alignment, particularly that of the upper level tower form, align with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres and approved a general building envelope.</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> <p>(b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</p> <p>(c) protecting, where possible and allowing the interpretation of archaeological features; and</p> <p>(d) Retaining and respecting significant views to and from the heritage item.</p>	<p>(a) The proposal is replacing an existing late twentieth century building which is situated in the context of heritage items to the south, north and east, as well as in the general vicinity. The proposed new building will not materially change the setting of these vicinity heritage items, particularly at the podium level. The upper level tower form will of course be visible in views towards the vicinity heritage items, however this tower will be one in a broader context of high-rise development throughout this inner city location, and will not detract from the ability to continue to read and interpret the vicinity heritage items.</p> <p>(b) There is no significant landscaping associated with the vicinity heritage items that will be affected by the proposal. The inner city location and highly developed nature of this area of the city means that there is a lack of significant landscaping. The landscaping within the Chifley Plaza will not be affected by the proposal.</p> <p>(c) This report does not provide comment on archaeological features.</p> <p>(d) The upper level tower form will of course be visible in views towards the vicinity heritage items, however this tower will be one in a broader context of high-rise development throughout this inner city location, and will not detract from the ability to continue to read and interpret the vicinity heritage items. Views to and from these vicinity heritage items are constantly changing and this is a result of the highly urbanised environment of the site. The subject</p>

Clause	Discussion
	building will have no detrimental cumulative impact on significant views to or from the vicinity heritage items.
<p>3.9.13 Excavation in the vicinity of heritage items and in heritage conservation areas</p> <p>Provisions</p> <p>(1) Excavation beneath, or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a Geotechnical Engineering report and a Structural Engineering report.</p> <p>(2) Excavation will not be permitted if:</p> <p>(a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and</p> <p>(b) it will occur under or forward of the front facade.</p>	<p>Mott Macdonald has prepared a Structural report for this application, however analysis of the potential impacts of the excavation has been assessed in detail in the other Development Application (D/2018/892 currently under determination, lodged 3 August 2018) for the demolition of existing commercial building, excavation and shoring of the site to accommodate a future mixed-use development with 4 levels of basement (refer to the Demolition and Excavation Management Plan prepared by Tetra Tech Proteus).</p> <p>Notwithstanding the above, excavation of the site <u>does not</u> form part of the proposed scope of works covered in this SSD application. This SSD application is seeking consent for the construction of a new building only.</p>
<p>SECTION 4 – DEVELOPMENT TYPES</p> <p>4.2 Residential Flat, Non-Residential and Mixed Use Developments</p>	
<p>4.2.2 Building setbacks</p> <p>4.2.2.2 Setbacks above the street frontage height</p> <p>(1) Setbacks above the street frontage height are to be included where:</p> <p>(b) new development is adjacent to a heritage item to reduce visual impact and to respect the heritage item.</p>	<p>As above, the building form and setbacks, particularly that of the upper level tower form, align with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres and approved a general building envelope. The overall building form and setbacks of the building and the podium levels respect the adjoining heritage buildings and will not dominate the existing heritage character of the streetscape. The proposed new building will not materially change the setting of these vicinity heritage items, particularly at the podium level. The upper level tower form will of course be visible in views towards the vicinity heritage items, however this tower will be one in a broader context of high-rise development throughout this inner city location, and will not detract from the ability to continue to read and interpret the vicinity heritage items.</p>
<p>SECTION 5 – SPECIFIC AREAS</p> <p>5.1 Central Sydney</p>	
<p>5.1.6 Building exteriors</p> <p>Provisions</p> <p>(1) Adjoining buildings, particularly heritage buildings must be considered in the design of new buildings in terms of:</p>	<p>(a) As above, the street alignments and building alignment, particularly that of the upper level tower form, align with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres and approved a general building envelope.</p>

Clause	Discussion
<p>(a) street alignment;</p> <p>(b) street frontage heights;</p> <p>(c) setbacks above street frontage heights; and</p> <p>(d) facade proportions including horizontal or vertical emphasis and enclosed corners at street intersections.</p>	<p>(b) The overall building envelope aligns with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres and approved a general building envelope.</p> <p>The building envelope includes a podium form to Bligh Street which aligns with the datum of the adjoining State heritage listed City Mutual building at the corner of Hunter Street. The upper levels of the building's tower form are then set back significantly to create a distinct separation in the building form and prevent the new building from dominating the heritage item. The proposed podium form will be of a lower height when compared with the adjoining heritage item to the north and will have no impact.</p> <p>(c) As above, the building form and setbacks, particularly that of the upper level tower form, align with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres and approved a general building envelope. The overall building form and setbacks of the building and the podium levels respect the adjoining heritage buildings and will not dominate the existing heritage character of the streetscape.</p> <p>(d) As above, the proportions of the new building align with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres and approved a general building envelope. The proportions of the building are consistent with other contemporary architecture in the area, and define a ground floor plane, podium form and tower form above.</p> <p>The detailed proportions of the façade openings to Bligh Street have been designed to emphasise the vertical and respond to the character of the adjoining City Mutual building to the south and the Sofitel Wentworth to the north. The podium form has been broken into two vertical forms thereby reinforcing the verticality of the overall building. The projecting hoods of the copper coloured stainless glass window hoods in particular responds to the angular projecting form of the window bays within the City Mutual heritage item to the south.</p>
<p>(2) Building exteriors are to be designed so that:</p> <p>(a) the predominant masonry character and articulation of Central Sydney is reinforced, particularly at the lower levels of buildings;</p>	<p>The building has been designed to respond to the immediate character, using contemporary materials such as copper coloured stainless steel which complements the natural sandstone and brick tones of the adjoining heritage items (City Mutual and Sofitel Wentworth). Other materials which complement the interwar character of the adjoining heritage items and vicinity heritage items include bronze, oxidised copper and sandstone cladding. These materials reinforce the dominant masonry character and articulation of the immediate streetscape character while being a clearly contemporary response to the context. The sandstone cladding at the ground floor reinforces the typical masonry base which characterises commercial buildings throughout the Sydney inner city area.</p>

Clause	Discussion
SECTION 6 – SPECIFIC SITES 6.3.14 4-6 Bligh Street, Sydney	
<p>6.3.14.1 Setbacks</p> <p>(1) Provide setbacks above the street-wall in accordance with Figure 6.154 Setbacks above the Street Frontage Height.</p> <p>(2) The rear podium setback to adjacent heritage items is to respect the significant features of the item including maintaining daylight to light wells, particularly to QANTAS House 1 Chifley Square, where a setback of 4 metres may be appropriate.</p>	<p>As above, the building form and setbacks, particularly that of the upper level tower form, align with the bulk and scale of the Planning Proposal (approved 19 November 2018) which provided for a maximum FSR of 22:1 and a maximum building height of 205 metres and approved a general building envelope. The overall building form and setbacks of the building and the podium levels respect the adjoining heritage buildings and will not dominate the existing heritage character of the streetscape. The proposal includes significant light-well setbacks to the south, east and north to all of the adjoining heritage buildings in accordance with this requirement.</p>
<p>6.3.14.2 Heritage</p> <p>(1) New development adjacent to a heritage item should respect and reinforce the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to the heritage significance of the adjacent heritage items.</p>	<p>This has all been discussed in detail above. Overall the proposed new building has been designed to respect the existing streetscape alignment of the adjoining heritage buildings by providing a considered response in terms of setbacks, form of the podium, articulation of the façade to respond to the adjoining City Mutual building, vertical emphasis of openings, and contemporary use of traditional materials that responds to the strong masonry character of the locality.</p>
<p>(2) Consideration must be given to the impact of adjacent development on the significance, setting, landmark values and ability to view and appreciate the heritage items from public places.</p>	<p>The adjoining heritage items, including the City Mutual building, the Qantas House and Sofitel Wentworth, are all individually robust and prominent buildings which command a presence in the streetscape. The construction of a new building on the subject site will not markedly change the existing setting of these heritage items or the ability to view and appreciate the heritage items or their individual significance. The proposal will have no impact on the broader vicinity heritage items which all sit within an ever-changing urban context. The new podium form will be replacing an existing building of generally the same scale and form and there will be no visual impact as a result of the new podium form. The upper level tower form will of course be visible in views towards the adjoining heritage items, however the proposed tower will be only one tower form in a broader context of high-rise development throughout this inner city location, and will not detract from the ability to continue to read and interpret the vicinity heritage items.</p>
<p>(3) Aboriginal Cultural Heritage is to be assessed if there is evidence of the original land surface/natural soil profiles occurring at the site.</p>	<p>The Aboriginal Cultural Heritage Assessment for the subject site has been undertaken by EcoLogical in a separate report, updated in 2022. This Heritage Impact Statement does not include an assessment of Aboriginal Cultural Heritage, or an impact assessment of the potential heritage impacts on Aboriginal Cultural Heritage. Please refer to the EcoLogical report for further information.</p>

Clause	Discussion
(4) Archaeological assessment is to be undertaken to ensure archaeological relics are appropriately identified.	The Historic Archaeological Assessment for the subject site has been undertaken by EcoLogical in a separate report, updated in 2022. This Heritage Impact Statement does not include an assessment of historical archaeology, or an impact assessment of the potential heritage impacts on historical archaeology. Please refer to the EcoLogical report for further information.

6.2. HERITAGE DIVISION GUIDELINES

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

Table 7 – Assessment against Heritage Division Guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>Overall the proposed new building has been designed to respect the existing streetscape and the adjoining heritage buildings by providing a considered response in terms of setbacks, form of the podium, articulation of the façade to respond to the adjoining City Mutual building, vertical emphasis of openings, and contemporary use of traditional materials to respond to the strong masonry character of the locality.</p> <p>The building has been designed to respond to the immediate character, using contemporary materials such as copper coloured stainless steel which complements the natural sandstone and brick tones of the adjoining heritage items (City Mutual and Sofitel Wentworth). Other materials which complement the character of the adjoining heritage items and vicinity heritage items include bronze, oxidised copper and sandstone cladding. The sandstone cladding at the ground floor reinforces the typical masonry base which characterises commercial buildings throughout the Sydney inner city area.</p> <p>The detailed proportions of the façade openings to Bligh Street have been designed to emphasise the vertical and respond to the character of the adjoining City Mutual building to the south and the Sofitel Wentworth to the north. The podium form has been broken into two vertical forms thereby reinforcing the verticality of the overall building. The projecting hoods of the copper coloured stainless glass window hoods in particular responds to the angular projecting form of the window bays within the City Mutual heritage item to the south.</p> <p>The adjoining heritage items, including the City Mutual building, Qantas House and Sofitel Wentworth, are all individually robust and prominent buildings which command a presence in the streetscape. The construction of a new building on the subject site will not markedly change the existing setting of these heritage items or the ability to view and appreciate the heritage items or their individual significance. The proposal will have no impact on the broader vicinity heritage items which all sit within an evolving urban context. The new podium form will be replacing an existing building of generally the same scale and form and there will be no visual impact as a result of the new podium form. The upper level tower form will of course be visible in views towards the adjoining heritage items, however the proposed tower will be only one tower form in a broader context of high-rise development throughout this inner city location, and will not detract from the ability to continue to read and interpret the vicinity heritage items.</p> <p>There are no impacts to any of the broader vicinity heritage items surrounding the subject site, including Item 1673 the [Former] Richard Johnson Square (located across Bligh Street to the immediate south-</p>

Question	Discussion
	<p>west), and Item 00145 (NSW State Heritage Register) being 31 Bligh Street (to the west on opposite side of Bligh Street) Former "NSW Club" building including interiors.</p> <p>The proposed development on the subject site will have no impact to the Chifley Square Special Character Area and will not alter its defining character including its semi-circular plaza and the curved response of buildings located around the perimeter of this plaza.</p>
<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 detrimental impacts on heritage significance as a result of the proposal. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller-scale historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape and historic layering of the streetscape. The proposed development is of a scale which is substantially higher than the existing building on the site, but it is unlikely to have any additional heritage impacts noting that the surrounding locale already features high density development.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>The final design has been developed to respond to the site specific constraints of the property and to align with the envelope approved under the previous Planning Proposal (approved 19 November 2018).</p>
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>This heritage impact statement has been prepared to accompany an SSD application for the construction of a new building including basement, podium and tower components. The demolition of the existing building is not included in the scope of this SSD application and is instead being under a separate Development Application (D/2018/892).</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>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>Overall the proposed new building has been designed to respect the existing streetscape and the adjoining heritage buildings by providing a considered response in terms of setbacks, form of the podium, articulation of the façade to respond to the adjoining City Mutual building, vertical emphasis of openings, and contemporary use of traditional materials to respond to the strong masonry character of the locality.</p> <p>The building has been designed to respond to the immediate character, using contemporary materials such as copper coloured stainless steel which complements the natural sandstone and brick tones of the adjoining heritage items (City Mutual and Sofitel Wentworth). Other materials which complement the character of the adjoining heritage items and vicinity heritage items include bronze, oxidised copper and sandstone cladding. The sandstone cladding at the ground floor reinforces the typical masonry base which characterises commercial buildings throughout the Sydney inner city area.</p> <p>The detailed proportions of the façade openings to Bligh Street have been designed to emphasise the vertical and respond to the character of the adjoining City Mutual building to the south and the Sofitel Wentworth to the north. The podium form has been broken into two vertical forms thereby reinforcing the verticality of the overall building. The projecting hoods of the copper coloured stainless glass window hoods in particular responds to the angular projecting form of the window bays within the City Mutual heritage item to the south.</p> <p>The adjoining heritage items, including the City Mutual building, Qantas House and Sofitel Wentworth, are all individually robust and prominent buildings which command a presence in the streetscape. The construction of a new building on the subject site will not markedly change the existing setting of these heritage items or the ability to view and appreciate the heritage items or their individual significance. The new podium form will be replacing an existing building of generally the same scale and form and there will be no visual impact as a result of the new podium form. The upper level tower form will of course be visible in views towards the adjoining heritage items, however the proposed tower will be only one tower form in a broader context of high-rise development throughout this inner city location, and will not detract from the ability to continue to read and interpret the vicinity heritage items.</p> <p>The proposal will have no impact on the broader vicinity heritage items which all sit within an evolving urban context. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller-scale historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape and historic layering of the streetscape. The proposed development is of a scale which is substantially higher than the existing building on the site, but it is unlikely to have any additional heritage impacts noting that the surrounding locale already features high density development.</p> <p>There are no impacts to any of the broader vicinity heritage items surrounding the subject site, including Item 1673 the [Former] Richard</p>
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Question	Discussion
	<p>Johnson Square (located across Bligh Street to the immediate south-west), and Item 00145 (NSW State Heritage Register) being 31 Bligh Street (to the west on opposite side of Bligh Street) Former “NSW Club” building including interiors. The proposed development on the subject site will have no impact to the Chifley Square Special Character Area and will not alter its defining character including its semi-circular plaza and the curved response of buildings located around the perimeter of this plaza.</p>

7. CONCLUSION AND RECOMMENDATIONS

The demolition of the existing building is not included in the scope of this SSD application and has instead been approved under a separate Development Application (D/2018/892). Notwithstanding the above, the SEARs outlined in Section 1 of this report have specifically requested that an assessment of significance for the existing building be included in this heritage impact statement.

The subject site has been assessed in Section 4 of this report against the Heritage Council of NSW's criteria for assessing heritage significance and has been found to not meet the requisite threshold for individual heritage listing. The subject site at 4-6 Bligh Street contains a mid-century commercial office building designed by Peddle, Thorp and Walker, constructed in 1964. The building demonstrates aspects of the Post War International, Modernist and Brutalist styles but does not exemplify any particular style. The building is not considered to be a particularly fine example of the type, and while one of Peddle, Thorp and Walker's works, is not an important or seminal example. The building is not outstanding because of its setting, scale or design.

It is noted that the previous Planning Proposal for the subject site (approved 19 November 2018 for a maximum FSR of 22:1 and a maximum building height of 205 metres), provides implied consent for the demolition of the existing building and redevelopment of the site in accordance with the amended planning controls, subject to final design of the new building.

The proposed new building has been assessed in Section 6 of this report for its potential heritage impacts on the heritage items within the vicinity of the subject site.

Overall the proposed new building has been designed to respect the existing streetscape and the adjoining heritage buildings by providing a considered response in terms of setbacks, form of the podium, articulation of the façade to respond to the adjoining City Mutual building, vertical emphasis of openings, and contemporary use of traditional materials to respond to the strong masonry character of the locality.

The building has been designed to respond to the immediate character, using contemporary materials such as copper coloured stainless steel which complements the natural sandstone and face brick tones of the adjoining heritage items (City Mutual and Sofitel Wentworth). Other materials which complement the character of the adjoining heritage items and vicinity heritage items include bronze, oxidised copper and sandstone cladding. The sandstone cladding at the ground floor reinforces the typical masonry base which characterises commercial buildings throughout the Sydney inner city area and responds to the State-listed former 'Club NSW' building directly opposite.

The detailed proportions of the façade openings to Bligh Street have been designed to emphasise the vertical and respond to the character of the adjoining City Mutual building to the south and the Sofitel Wentworth to the north. The podium form has been broken into two vertical forms thereby reinforcing the verticality of the overall building. The projecting hoods of the copper coloured stainless glass window hoods in particular responds to the angular projecting form of the window bays within the City Mutual heritage item to the south.

The adjoining heritage items, including the City Mutual building, Qantas House and Sofitel Wentworth, are all individually robust and prominent buildings which command a presence in the streetscape. The construction of a new building on the subject site will not markedly change the existing setting of these heritage items or the ability to view and appreciate the heritage items or their individual significance. The new podium form will be replacing an existing building of generally the same scale and form and there will be no visual impact as a result of the new podium form. The upper level tower form will of course be visible in views towards the adjoining heritage items, however the proposed tower will be only one tower form in a broader context of high-rise development throughout this inner city location, and will not detract from the ability to continue to read and interpret the vicinity heritage items.

The proposal will have no impact on the broader vicinity heritage items which all sit within an evolving urban context. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller-scale historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape and historic layering of the streetscape. The proposed development is of a scale which is substantially higher than the existing building on the site, but it is unlikely to have any additional heritage impacts noting that the surrounding locale already features high density development.

There are no impacts to any of the broader vicinity heritage items surrounding the subject site, including Item 1673 the [Former] Richard Johnson Square (located across Bligh Street to the immediate south-west), and

Item 00145 (NSW State Heritage Register) being 31 Bligh Street (to the west on opposite side of Bligh Street) Former "NSW Club" building including interiors. The proposed development on the subject site will have no impact to the Chifley Square Special Character Area and will not alter its defining character including its semi-circular plaza and the curved response of buildings located around the perimeter of this plaza.

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

8. BIBLIOGRAPHY AND REFERENCES

8.1. BIBLIOGRAPHY

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

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