



# Harbour Side, S4.55 Modification

## Fee Proposal

September 2025

## 1. Introduction

This report has been prepared by Curio Projects in relation to the Harbourside redevelopment project. The report supports Section 4.55 Modification Applications submitted to the Department of Planning, Housing and Infrastructure (DPHI) for removal of the “Northern Bridge”.

This HIS is based on the plans prepared by Snohetta and Hassel and provides a heritage impact assessment to support the removal of the structure known as the “Northern Bridge” (See Figure 1.0 below).



Figure 1.0: Approximate location of the proposed works is circled in pink. The SHR listed Pyrmont Bridge is highlighted in blue. Source: Planning and spatial viewer with Curio overlays (in pink and blue).

## 2. Statutory Context

The study area is located within the Harbourside redevelopment site at Darling Harbour, immediately to the west of the Pyrmont peninsula.

### 2.1 City of Sydney Local Environmental Plan (LEP) 2012

The City of Sydney LEP 2012 provides local environmental planning provisions for land within the City of Sydney LGA. Clause 5.10 of the LEP sets out objective and planning controls for the conservation of heritage in the Council area, including the conservation of built heritage and archaeological sites.

The subject site is not listed on the LEP as an item of heritage significance, however, it is located within view of the following listed local heritage items and HCA:

Table 2.1: Heritage Items in the Vicinity of the subject site

Item Name	Address	Significance	Item No
<i>The Woolbroker's Arms Hotel</i>	22 Allen Street, Pyrmont	Local	I1206
<i>The Corner Shop and Terrace Group</i>	224-302 Harris Street, Pyrmont	Local	I1233
<i>Retail Premises- Harris Street Group</i>	304-308 Harris Street, Pyrmont	Local	I1234
<i>Former Warehouse 'Harry Lesnie Pty Ltd'</i>	47-49 Murray Street, Pyrmont	Local	I1244
<i>Former Warehouse 'HS Bird &amp; Co</i>	51-53 Murray Street, Pyrmont	Local	I1245
<i>Pyrmont and Murray Street Residential Group</i>	142-168 Pyrmont Street, Pyrmont	Local	I1246
<i>Pyrmont Bridge Road Hotel</i>	11 Pyrmont Road, Pyrmont	Local	I1255
<i>John Taylor Woolstore</i>	137 Pyrmont Street, Pyrmont	Local	I1263
<i>Clarence Bonded and Free Stores</i>	139 Murray Street, Pyrmont	Local	I1264
<i>Pyrmont Fire Station</i>	147 Pyrmont Street, Pyrmont	Local	I1265
<i>Pyrmont Terrace Group</i>	86-92 Pyrmont Street, Pyrmont	Local	I1276
<i>Pyrmont Bridge Hotel</i>	94-96 Pyrmont Street, Pyrmont	Local	I1277
<i>Pyrmont Conservation Area</i>	Pyrmont	Local	C52



Figure 2.0: Location of LEP listed items in relation to the study area (outlined in red). Source: City of Sydney.

## 2.2 NSW Heritage Act 1977 -State Heritage Register

In NSW, heritage items are afforded statutory protection under the NSW Heritage Act 1977 (the Heritage Act). Heritage places and items of importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR).

The subject site is not listed on the SHR. However, it is located in close proximity to the following State-significant heritage items:

- *Pymont Bridge* – SHR no. 01618 (Figure 2.1)
- *The Darling Harbour Woodward Water Feature* – SHR no. 01933 (Figure 2.2)



Figure 2.1: SHR curtilage map for Pymont Bridge. Source: Heritage NSW.

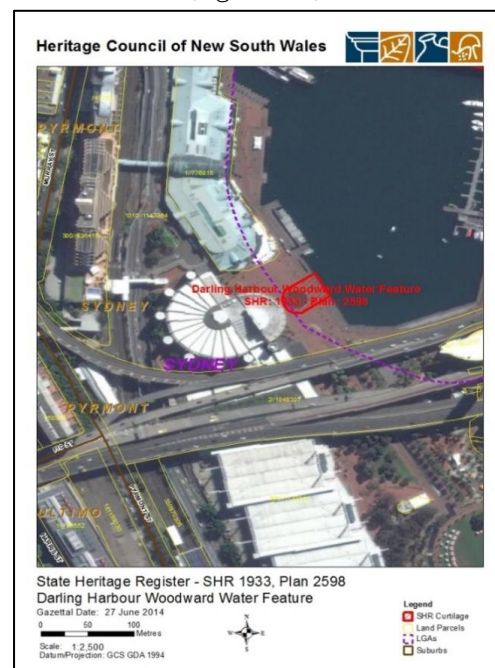


Figure 2.2: SHR curtilage map for The Darling Harbour Woodward Water Feature. Source: Heritage NSW.

## 2.3. Section 170 Heritage and Conservation Register

Government Agencies are required to keep a register of heritage items that they own, occupy, and manage in accordance with Section 170 of the Heritage Act. This is known as a Heritage and Conservation Register, commonly referred to as a Section 170 (s170) Register. The agencies are required to identify, conserve, and manage the heritage assets included in this register.

The study area is located close to the following items listed on the s170 Heritage Conservation Registers:

- *Pymont Bridge* – Placemaking NSW – SHI no. 4500383
- *Water Cooling System and Manifold* – Sydney Harbour Foreshore – SHI no. 5061721

## 3.0 Proposed works

- **Demolition and Non-Reinstatement of the Northern Bridge**  
Removal of the existing northern pedestrian bridge structure from the Harbourside site, with no reconstruction or reinstatement proposed (see photograph of existing bridge in Figure 3.1 below)

- **Non-Reinstatement of the Lift Shaft**

The previously approved lift shaft associated with the northern bridge will not be constructed or reinstated as part of the proposed works (see images of existing bridge in Figure 3.0 – 3.1)

- **Removal of Approved Stairs to the Bridge**

If approved, the stairs that were previously approved to provide access to the northern bridge will be removed from the proposal and will not be constructed (refer to Figure 3.2)

- **Installation of a New Glass Lift to the Waterfront Garden**

A new glazed lift is proposed to provide accessible vertical transport from the ground level to the lower waterfront garden area.



Figure 3.0: Northern Bridge From Darling Drive/Murray Street. (Source: Google Maps accessed 22.09.25).



Figure 3.1: View illustrating how the Harbourside site would appear if the Northern Bridge were to be retained and reconstructed as per the existing SSDA Approval (Source: Mirvac, with Curio Additions in Red)



Figure 3.2: This image illustrates the proposed new view with the Northern Bridge removed and the new glazed lift shaft installed, showing the simplified visual composition of the waterfront and improved openness of views across the Harbourside site, should the modification be approved. (Source: Mirvac with Curio Additions in Red).



Figure 3.3: Current approved SSDA scheme compared to the proposed removal of the northern Bridge and added lift shaft. (Source: Mirvac with Curio Additions in Red showing bridge remaining insitu).



Figure 3.4: Proposed 4.55 modification with the northern Bridge removed to open up the views and added lift shaft. (Source: Mirvac with Curio Additions showing a discrete lift, instead of the bridge).

#### 4. Assessment of Heritage Impact

An assessment has been undertaken to determine the potential impact of the proposed works on nearby heritage items located in the vicinity of the Harbourside redevelopment site.

As outlined in the statutory context, the study area is not located within the curtilage of any listed heritage item and is not situated within a Heritage Conservation Area. The northern bridge was constructed in 1988 to link to the Monorail Station and the development to the west Darling Drive<sup>1</sup> and is not considered significant in its own right, nor is it subject to any heritage listings. As noted earlier, the removal of the northern bridge, if possible, was raised as a positive outcome in public submissions submitted as part of the RFI process.

However, it is positioned immediately east of the State Heritage-listed Pyrmont Bridge (SHR Item No. 01618 / SHI No. 4500383) and in proximity to several locally listed heritage items on the Pyrmont peninsula, which are listed under Schedule 5 of the Sydney Local Environmental Plan 2012.

Therefore, the following assessment considers the potential physical and visual impacts of the proposed works — including the removal of the Northern Bridge and installation of a new glazed lift — on the significance, setting and curtilage of each identified heritage item.

**Pyrmont Bridge (State Heritage Register Item No. 01618 / SHI 4500383)**

**Location: Spanning Cockle Bay between Pyrmont and the Sydney CBD**

**Significance: State**

- The Pyrmont Bridge is a prominent State heritage-listed swing bridge that spans Cockle Bay and is one of the most significant surviving items associated with Sydney's maritime and industrial history. It is located immediately to the west of the Harbourside redevelopment site, separated from it by the waterbody of Cockle Bay, and the proposed works are situated outside its curtilage.
- The removal of the existing Northern Bridge, its associated lift shaft and stairs will reduce visual bulk, structural clutter and visual competition within the immediate setting of the Pyrmont Bridge. This change will enhance the legibility of the bridge's distinctive form and contribute to a clearer visual hierarchy in which the Pyrmont Bridge is read as the dominant historic element within this portion of Darling Harbour.
- The proposed new glazed lift will be small in scale, visually recessive and transparent in materiality. It will be located to the east of the Pyrmont Bridge and will not obstruct, dominate or detract from key view corridors towards or from the bridge.
- No physical connection to or disturbance of the Pyrmont Bridge's fabric is proposed. Its historic structure, technical significance and landmark presence will remain unaffected.
- There will be no impact on any significant fabric of the heritage item the Pyrmont

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<sup>1</sup> Anne Ng (Email to Celine Louizos, 23 September 2025)

**11244 – Former warehouse “Harry Lesnie Pty Ltd” (including interiors)**

**Address: 47–49 Murray Street, Pyrmont**

**Significance: Local**

- Located to the west of the site, physically separated by Murray Street and the broader Harbourside redevelopment site.
- Proposed works will not occur within or near its curtilage and will not obstruct primary views to or from the item.
- There are no direct views between the site of the proposed works and the heritage item, as sightlines are blocked by the intervening building at 50 Murray Street.
- In the context of the already-approved large-scale Harbourside redevelopment, the proposed works are inconsequential in scale and character and will not generate any discernible visual or physical impact on the surrounding heritage setting.

**11245 – Former warehouse “HS Bird & Co” (including interiors)**

**Address: 51–53 Murray Street, Pyrmont**

**Significance: Local**

- Similarly located west of the site, separated by Murray Street.
- No physical works proposed in proximity to its curtilage.
- The works are not visible in the same primary sightlines as the warehouse and will not detract from its intact historic warehouse character.
- Any potential views between the site of the proposed works and the heritage item are completely obstructed by the intervening building at 50 Murray Street, resulting in no direct visual relationship between the two.

**1255- Pyrmont Bridge Road Hotel (including interior and courtyard)**

**Address: 11 Pyrmont Bridge Road, Pyrmont**

**Significance: Local**

- Located to the northwest of the site, separated by Pyrmont Bridge Road and contemporary large high-scale tall development.
- Proposed works are confined to the Harbourside site and do not alter the hotel's setting or curtilage.
- The Pyrmont Bridge Road Hotel is visually separated from the Harbourside site by intervening high-rise contemporary development, which blocks any direct visual connection between them. The proposed works will not be visible in principal view corridors towards the heritage item and will not affect its visual prominence or ability to demonstrate its heritage significance.

### **I1276 – Terrace group (including interiors)**

**Address: 86–92 Union Street, Pyrmont**

**Significance: Local**

- Located to the southwest of the site, separated from the Harbourside precinct by Union Street and intervening modern commercial development that provides a clear physical and visual buffer.
- The terrace group is not visually or physically connected to the Harbourside site or the Northern Bridge, and does not form part of the same immediate setting or curtilage.
- The terrace group will continue to demonstrate its heritage values, including its cohesive late-Victorian form, architectural character, and contributory role within the Union Street streetscape, all of which will remain visually and physically intact.
- The removal of the Northern Bridge will reduce visual clutter and improve the legibility of the surrounding townscape, representing a positive change within the broader Harbourside redevelopment. This is expected to enhance the visual setting of the redevelopment when viewed from the terrace group, providing a minor beneficial effect on the visual amenity of the area.

### **I1277 – Pyrmont Bridge Hotel (including interior)**

**Address: 94–96 Union Street, Pyrmont**

**Significance: Local**

- Located adjacent to the southern approach to Pyrmont Bridge but physically separated from the Harbourside site.
- Removal of the Northern Bridge will have no visual or physical effect on the hotel due to intervening development and distance.
- The new glazed lift will be visually recessive and not within primary view lines of the hotel.
- The removal of the Northern Bridge will have no visual or physical effect on the Pyrmont Bridge Hotel. The existing bridge does not fall within key view lines to or from the hotel, and its removal will not alter the hotel's visual prominence, presentation, or ability to demonstrate its heritage values.

### **Conclusion**

Curio Projects support the removal of the structure known as the Northern Bridge (including its associated lift shaft and stairs) and the installation of a new glazed lift to the lower waterfront garden, as the overall impacts are minor in nature, yet extremely positive in terms of the views and vistas to and from heritage items within the vicinity.

The assessment has found that the bridge itself is not significant and its immediate surrounds are not located within the curtilage of any listed heritage item or within a Heritage Conservation Area. It is situated immediately east of the State Heritage-listed Pyrmont Bridge (SHR Item No. 01618 / SHI No. 4500383) and in proximity to several locally listed heritage items on the Pyrmont peninsula. The proposed works will not result in any physical impact to these items or their curtilages.

The removal of the Northern Bridge will reduce visual clutter and structural bulk in the immediate vicinity of the Pyrmont Bridge, representing a minor positive visual outcome that will improve the



legibility and prominence of this State-significant item. The proposed glazed lift will be small in scale, visually recessive, and transparent in materiality, ensuring it will not intrude upon or detract from any key view corridors towards the Pyrmont Bridge or the nearby local heritage items. Overall, the proposed works are considered to have no adverse heritage impact on the fabric, setting or heritage significance of the Pyrmont Bridge or any of the surrounding local heritage items. The works are therefore considered acceptable from a heritage perspective and consistent with the principles of the Australia ICOMOS Burra Charter.

Prior to its removal, it is considered appropriate to undertake a photographic recording of bridge, in accordance with the NSW archival recording guidelines (NSW Heritage).

Should you require any further information or clarification, please do not hesitate to contact myself or Celine Louizos on [celine@curioprojects.com.au](mailto:celine@curioprojects.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Celine Louizos".

Reviewed and Endorsed by Celine Louizos,  
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