

One Carrington Street

Heritage Impact Statement

Report prepared for Sovereign Wynyard Centre Pty Limited

May 2014



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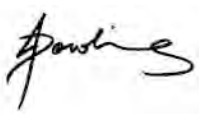
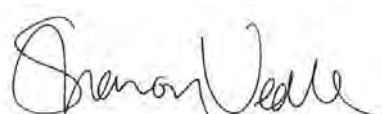
Report Register

The following report register documents the development and issue of the report entitled One Carrington Street—Heritage Impact Statement, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job No.	Issue No.	Notes/Description	Issue Date
13-0055B	1	Preliminary Draft Report	March 2014
13-0055B	2	Final Draft Report	March 2014
13-0055B	3	Final Draft Report	March 2014
13-0055B	4	Final Report	March 2014
13-0055B	5	Revised Final Report	May 2014

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1.0 Introduction

1.1 Background

GML Heritage Pty Ltd (GML) has been commissioned by Sovereign Wynyard Centre Pty Limited and its nominee 'Brookfield' to prepare a Heritage Impact Statement (HIS) for the proposed development known as One Carrington Street, Sydney. The development includes the demolition of the Menzies Hotel, 14 Carrington Street, and 301 George Street (formerly referred to as Thakral House); construction of a new 27-office storey commercial tower; and works to two heritage buildings—the former Shell House, 2–12 Carrington Street, and Beneficial House, 285–287 George Street.

The project received Concept Plan approval on 3 April 2012. The Director General's Requirements (DGRs) included the following requirements for heritage.

The EIS must include the following:

- *heritage impact statement*
- *archaeological assessment (Aboriginal and Non-Aboriginal)*
- *conservation management plans for Shell House and affected parts of Wynyard Station in accordance with New South Wales Heritage Council Guidelines.*

Issue 10 of the DGRs set out the following requirements for the Heritage Impact Statement:

- *Address the impacts of the proposal on the heritage significance of the site and adjacent area including any surrounding heritage buildings and landscape heritage items including places, items or relics of significance to Aboriginal people (including but not limited to Shell House, Wynyard Park and Wynyard Station);*
- *Address the impact on the heritage significance of Shell House following the removal of internal elements;*
- *Provide an Archaeological Assessment of the site and the potential impacts of the proposed works;*
- *Address opportunities for heritage interpretation; and*
- *Consider the visual impact of the new access points on Carrington Street upon Wynyard Park.*

Condition 9 of the Future Environmental Approval Recommendations states under the heading 'Heritage' that:

Any future application for works east of Carrington Street shall demonstrate consistency with the recommendations Section 9 of the Heritage Impact Assessment Report prepared by HBO & EMTB Heritage Pty Ltd dated 12 October 2010 and submitted with the EA.

Items 5 and 6 from the Statement of Commitments require the following:

5. Heritage—New Built Form

- a. The design of the new building will maintain the clear distinction between the new building form and the adjacent heritage items through articulation and where appropriate lightness and transparency where it adjoins the more solid masonry forms of the adjacent heritage items.*
- b. Further heritage assessment will be undertaken to support the detailed design of the future built form, including materials and finishes and facade design.*

c. Further detailed studies on heritage items within Wynyard Station will be undertaken to assist in the design of these aspects and will need to identify original (1932) structure and finishes.

6. Heritage—Former Shell House

a. The roof top addition will be designed to be distinguished as an addition to assist in the interpretation and evolution of the building form.

b. The roof addition will appear as a light framed structure.

c. Further research will be undertaken into the conservation of the glazed terra cotta facing material of the west, north and part east facades and the clock tower.

d. The detailed design will address deterioration of some internal structural elements of the Clock Tower: e.g. spalling concrete.

e. Archival recording will be undertaken of the former Shell House in accordance with the guidelines published by the Heritage Branch of the NSW Department of Planning.

f. Heritage interpretation of the history of the site will be incorporated into the detailed design.

This HIS has been prepared to satisfy the DGRs. An Archaeological Assessment and Impact Statement (including Aboriginal and non-Aboriginal archaeology) have also been prepared as a separate report. Conservation Management Plans (CMPs) for Shell House and 285–287 George Street have been prepared previously by HBO + EMTB and Graham Brooks and Associates respectively.

1.2 Site Description

The subject site is defined as One Carrington Street, Sydney (Figure 1.1), within the City of Sydney Local Government Area (LGA). It is bounded by Margaret Street to the north, Carrington Street to the west and George Street to the east, and includes a portion of Wynyard Lane (Figure 1.2). The subject comprises Lots 1 and 2, DP 853331; Lot 10, DP 595978; and Lots 22 and 23, DP 59753.

The site is currently occupied by the Menzies Hotel and Former Shell House at 2–12 Carrington Street; Beneficial House at 285–287 George Street; and 301 George Street, Sydney. The site also incorporates access to Wynyard Station but generally does not involve any work to the station itself. There are limited works proposed to be undertaken at the interface of the One Carrington Street development and the station to integrate the two premises.

1.3 Methodology and Terminology

This HIS has been prepared with regard to the guideline document *Statements of Heritage Impact* by the NSW Heritage Council. This HIS is also consistent with the relevant principles and guidelines of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter). The terminology used in this report is consistent with the terminology used in the Burra Charter.

1.4 Previous Reports

The following reports have been referred to in preparing this HIS:

- HBO + EMTB Heritage Pty Ltd, No. 2–12 Carrington Street, Sydney, Former Shell House Draft Conservation Management Plan, prepared for Thakral Holdings Group Pty Ltd, September 2005 (CMP 2005);
- HBO + EMTB Heritage Pty Ltd, City One Wynyard Part 3A: Concept Plan Heritage Impact Statement, prepared for Thakral Holdings Group Pty Ltd, October 2010 (HIS 2010);
- Caldis Cook Group, City One Concept Plan Heritage Response to Key Planning Issues, March 2011;
- Graham Brooks and Associates Pty Ltd, 285–287 George Street, Sydney, Conservation Management Plan and Assessment of Heritage Impact, prepared for Kapau Holdings Pty Ltd, April 2004 (CMP 2004); and
- Graham Brooks and Associates Pty Ltd, 285–287 George Street Assessment of Heritage Impact, prepared for Kapau Holdings Pty Ltd, June 2003.

1.5 Heritage Listings

The subject site includes the following heritage items listed on *Sydney Local Environmental Plan 2012* (Sydney LEP 2012):

- Former Shell House, 2–12 Carrington Street (Item No. I1765); and
- Commercial Building Including Interiors, 285–287 George Street (Beneficial House) (Item No. I1691).

The subject site also includes the pedestrian arcades to Wynyard Railway Station. The station is listed on the RailCorp Section 170 Heritage and Conservation Register.

There are also a number of Local and State significant heritage items in the vicinity of the subject site, including Wynyard Park, the former 'AWA' Building, the Occidental Hotel, former Railway House, Scots Church and the former Skinners Family Hotel. Heritage items in the vicinity are identified in Section 3.0 of this report.

1.6 Statutory Context

1.6.1 Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) (Heritage Act) is a statutory tool designed to conserve the environmental heritage of New South Wales. It is used to regulate development impacts on the state's heritage assets. The Heritage Act defines a heritage item as 'a place, building, work, relic, movable object or precinct'.

The Heritage Act establishes the State Heritage Register (SHR), which affords the highest level of protection to heritage items listed on it. There are no items listed on the SHR within the subject site. Impacts on SHR items in the vicinity of the subject site are addressed in this HIS.

Section 170 Heritage and Conservation Register

Section 170 of the Heritage Act requires government instrumentalities to maintain a heritage and conservation register of heritage items in their ownership or control, and requires minimum standards of maintenance and repair to all items listed on this register. Notice must be given to the Heritage Council of New South Wales prior to the removal of any item from the agency's Section 170 Register, transfer of ownership or demolition of any listed items.

Wynyard Railway Station is listed on the Sydney Trains Section 170 Heritage and Conservation Register as an item of Local significance and is located directly to the west of the subject site. Pedestrian tunnels to the station from George and Hunter Streets are included within the subject site. However, the citation on the NSW State Heritage Inventory does not identify the tunnels as having heritage significance.

1.6.2 Sydney Local Environment Plan 2012

Development in the City of Sydney LGA is controlled by Sydney LEP 2012. The heritage conservation objectives of the Sydney LEP 2012 are contained in Part 5, Section 5.10. They are:

- (a) to conserve the environmental heritage of the City of Sydney,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Clause 5.10 (5) allows the Council to require a heritage management document be prepared for development on land on which a heritage item is located, or is in the vicinity of a heritage item or conservation area. Clauses 5.10 (7) and (8) set out provisions for archaeological sites and Aboriginal places of heritage significance.

1.7 Limitations

GML has relied partially on existing CMPs for Shell House (CMP 2005) and Beneficial House (CMP 2004) in the preparation of this HIS. Additional historical research and impact assessment has been undertaken to ensure the implications of the Project Application design for the built and archaeological heritage significance of the site and its context are addressed.

As the Concept Plan Approval gives in principle approval for demolition of the Menzies Hotel and 301 George Street, the heritage significance of these buildings has not been assessed in this report.

1.8 Authors

This HIS has been prepared by Julia Dowling, Senior Consultant; and Alicia Vickers, Graduate Consultant. The historical outline was prepared by Michelle Richmond, Historian. Peter Romey, GML Partner, reviewed the report.

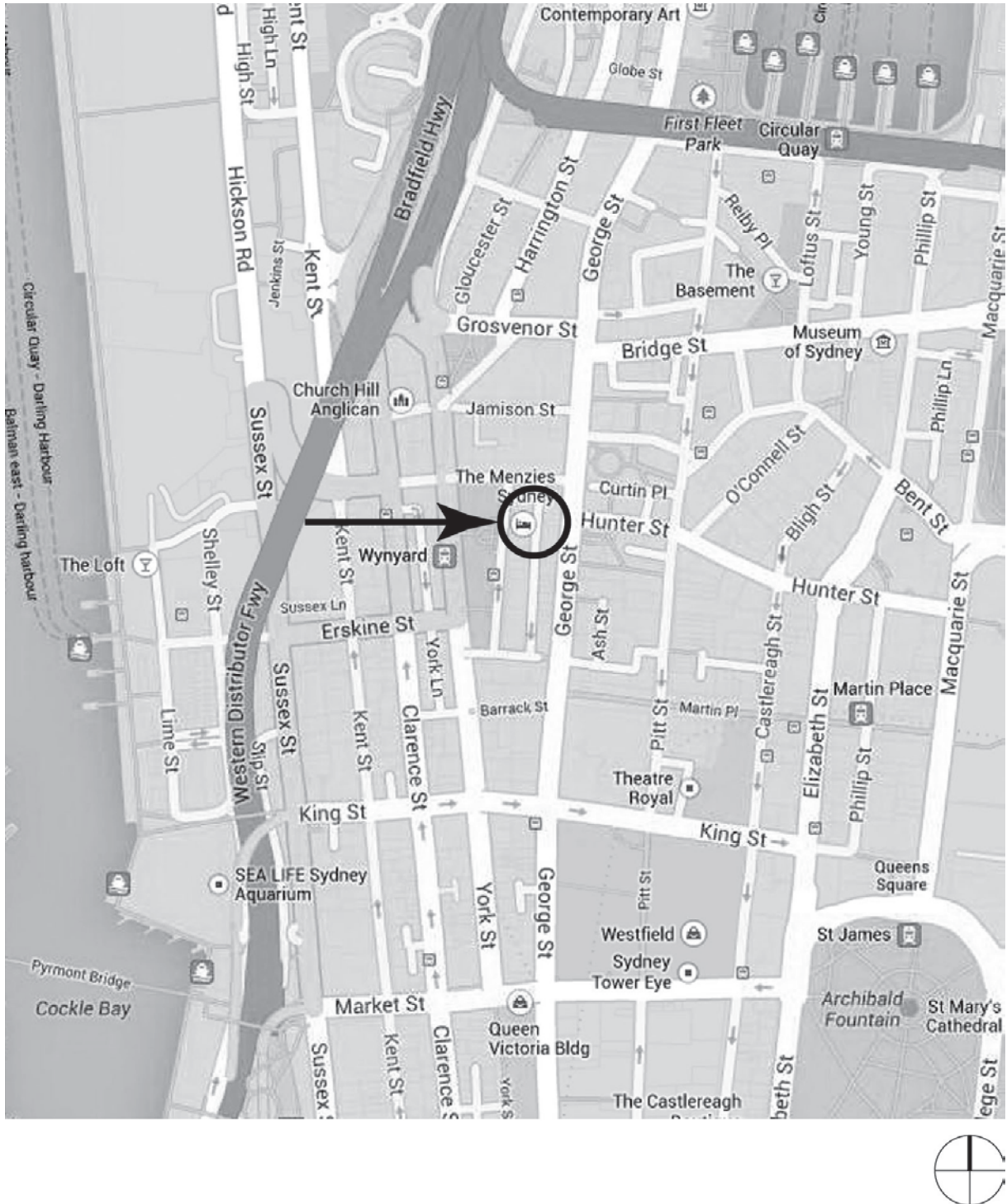


Figure 1.1 Site location plan. (Source: Google Earth with GML overlay)



Figure 1.2 Site plan. (Source: Architectus/MAKE Architects with GML overlay)

2.0 Historical Analysis

2.1 Introduction

This historical analysis covers the history and development of the properties numbered 2–12 Carrington Street (former Shell House); 14–28 Carrington Street (Menzies Hotel including the Menzies Arcade); 285–287 George Street (Beneficial House); 301 George Street (formerly Thakral House), plus Wynyard Lane which provided rear access to the Carrington Street and George Street properties, and the railway concourse under the Menzies Hotel and 301 George Street.

This analysis is important for its contribution to the assessment of cultural significance and is based on primary and secondary sources referenced throughout. Information has also been drawn from several previous reports, including:

- Graham Brooks and Associates Pty Ltd, Assessment of Heritage Impact 285–287 George Street, Sydney, for Kapau Holdings Pty Ltd, 2003;
- HBO+EMTB Heritage Pty Ltd, 2–12 Carrington Street, Sydney, Former Shell House Draft Conservation Management Plan, for Thakral Holdings Group Pty Ltd, 2005; and
- HBO+EMTB Heritage Pty Ltd, City One Wynyard Part 3A: Concept Plan Heritage Impact Assessment, for Thakral Holdings Group Pty Ltd, 2010.

The study area includes the heritage items of former Shell House, 2–12 Carrington Street, designed by Spain & Cosh Architects; and Beneficial House, 285–287 George Street (former Peapes Menswear), designed by Hardy Wilson. It adjoins the heritage item Lisgar House, 30-32 Carrington Street.

2.2 Phase 1: Old Military Barracks Parade Ground c1788–1850

The land on which the study site lies was part of the original Military Barracks Parade Ground established soon after the arrival of the First Fleet in 1788. This area extended east from present day York Street down to George Street, south to Barrack Street and just north of Margaret Street.

When the First Fleet arrived into Sydney Cove in 1788, land on the western side of the cove in the general vicinity of the study area was occupied by the tents and grounds of the military encampment. One of the earliest sets of buildings to be constructed in the colony were the military barracks which were built on top of the western ridge near present day York Street. The large open ground in front of the barracks, which extended east to George Street, was set aside as the military parade ground (Figure 2.2). The outline of the enclosure of the Military Barracks is shown on Governor Phillip's 1792 map of the colony (Figure 2.1). The location of the Military Barracks on the western ridge obliterated Governor Phillip's previously planned street grid which had the main streets heading in a northeasterly direction. The barracks and parade ground claimed for the military the prime position along the ridge overlooking the settlement that had originally been set aside for a permanent Government House. Orientation of the settlement would be influenced by this western ridge and by the Tank Stream (the colony's water supply) as land was cleared and the town extended southward (Figure 2.3).

During Macquarie's governorship, a large (ten foot high and two foot thick) square block stone wall was constructed around the parade ground along the western side of George Street, dividing the barracks from the commercial centre of early Sydney (Figures 2.4–2.6).¹ The fortress like walls began just north of the present Margaret Street and extended to Barrack Street. There were gates on the

four sides of the walls—the main gate (with guardhouse) was in George Street close to the present Wynyard Station ramp.² From here, a wide gravel path led to the main buildings bordered on either side by green lawns (Figure 2.6).³ In the centre of the parade ground, Francis Greenway built a columned circular fountain (Figures 2.4 and 2.6). From this time on the Military Parade Ground was called Barrack Square (Figures 2.5 and 2.7).

The barracks and parade ground remained until 1848 when the new Victoria Barracks in Paddington was finished. Barrack Square was then subdivided and sold, and within a few years a great change had come over this part of Sydney.

2.3 Phase 2: Barrack Square Subdivision 1850–1920s

2.3.1 Wynyard Square

Various proposals were put forward for the creation of a public park or square on the valuable site of the former Military Parade Ground (Figures 2.8 and 2.9). The selected subdivision created Wynyard Square as its centrepiece, known today as Wynyard Park (Figure 2.10).⁴ It was named after Major General Edward Wynyard who commanded the Military Barracks before they moved to Paddington in 1848.⁵ The plan for Wynyard Square created a regular framework of connecting streets including York, Carrington, Barrack, Wynyard and Margaret Streets. A network of rear lanes gave secondary access to the blocks which were subdivided for sale as the Barracks Square Subdivision (Figure 2.10). Grand four and five-storey terraces were constructed on the allotments overlooking the square, giving Wynyard (from the 1850s to the 1880s) the character and scale of a residential English square. The park had a typical iron palisade fence on a stone base.

Along the George Street frontage, this area developed with three-storey commercial premises typical of surrounding development in George Street (Figure 2.12).⁶

On 1 July 1887, the square was dedicated as a public park. Later that year, on 7 October, the square was proclaimed as Wynyard Park and entrusted to the Sydney City Council.⁷

2.3.2 Carrington Street

While named Carrington Street on the original 1850s subdivision plan, the street was generally referred to as Wynyard Square or Wynyard Square East from the 1850s until the mid-1920s (Figure 2.11 and 2.14).⁸ Figures 2.22, 2.23 and 2.25 show Wynyard Park and Carrington Street as it was just prior to the major changes caused by the construction of the underground railway.

2–12 Carrington Street

Lots 27s, 27, 28, 29 & 30 Section 5 of the Barrack Square subdivision were purchased by Elias Moses in 1851 and 1852.⁹ These lots lay on the corner of Carrington and Margaret Streets.

In February 1856, Moses mortgaged his land to William Hall; and by 1858 he had constructed a building known as the German Club on part of this land at the corner of Carrington and Margaret Streets.¹⁰ This building was described in the Sydney Council Rate Book for 1858 as being four storeys with 13 rooms made of stone with a slate roof.¹¹ By 1863, an addition had been added to the rear of the building in the form of a wing extending south and fronting Wynyard Lane (Figure 2.14).¹² The property, now leased to Adam Cohen, was called Cohen's Family Hotel (Figure 2.15).¹³ The 1863 rate book described the building as being made of stone, four storeys with 40 rooms and a slate roof.

Moses was unable to keep up his mortgage repayments and in 1863 the land was transferred into the ownership of William Hall. Hall and his family remained the owners for many years.¹⁴

When the property was leased to Charles Pfahlert in the early 1870s, this name was changed to Pfahlert's Hotel (Figure 2.16). While ownership and lease of the site changed hands on numerous occasions in the following years, the building retained the name Pfahlert's Hotel until it was demolished in the early 1930s for the construction of Shell House (Figure 2.29).¹⁵

14 Carrington Street

Lots 31 and 32 Section 5 of the Barrack Square subdivision were purchased by Stephen Joseph Spyer, Merchant, in November 1853. Sydney Council Rate Books from 1858 record a four-storey, six room, stone brick and slate warehouse on the land numbered 14 Carrington Street. This structure is shown on the 1865 trigonometrical survey (Figure 2.14) and on an 1870 photograph (Figure 2.18). The property had a rear access loading yard from Wynyard Lane (Figure 2.19). Charles Chapman and his family owned the property from 1870¹⁶ until 1908 when purchased by Louis Phillips and occupied by printers.¹⁷ In March 1916, the building now referred to as a factory was resumed by the NSW Government as part of the construction of the new underground railway. This building was demolished in 1927.¹⁸

16 Carrington Street

Lot 33 Section 5 of the Barrack Square Subdivision was purchased by Samuel Benjamin in 1851.¹⁹ This land remained a yard (Figures 2.14 and 2.19) until c1889 when an elegant five-storey brick warehouse known as the Elgin Building was constructed on the site adjoining Spyer's Warehouse (Figures 2.21 and 2.24).²⁰ This building was occupied by the Elgin Watch Company.²¹ In 1917, the trustees of the will of Samuel Benjamin transferred the property to the NSW Government as part of the construction of the new underground railway.²² This building was demolished in 1927.²³

18–22 Carrington Street

Lots 34–35 Section 5 of the Barrack Square Subdivision were purchased by Samuel Davis in 1854. By 1858, Davis had constructed three four-storey terraces on this land described as having eight rooms and being made of brick and stone, numbered 18 to 22 Carrington Street (Figures 2.14 and 2.19).²⁴ At the rear of the site fronting Wynyard Lane was a three-storey brick stores building. Moses Moss & Co. operated General Stores from this and the adjoining site (Figure 2.19). From 1890 the three properties together were being leased as Mrs Hartley's boarding house; and by 1910 were referred to as Belmont House.²⁵ These properties remained in the ownership of the Davis family until the early 1900s when they were purchased by Moses Moss & Co.

In 1911, the properties were purchased by two German wool merchants Fritz and Gustov Hardt.²⁶ They demolished the existing terraces and constructed a seven-storey brick and stone warehouse on the site for their company known as G Hardt & Co. Woollen Warehousemen (Figure 2.23). When World War I began in 1914 and mercantile activities with foreign nationals were prohibited,²⁷ the building was resumed by the NSW Government in November 1914²⁸ and officially purchased by the Government in 1922 as part of the construction of the new underground railway.²⁹ The building then became known as the Canns Building after the Minister for Public Works, the Honourable John Henry Cann (Figures 2.24 and 2.26).³⁰ It was occupied by the Standard Woollen Company for a number of years and was then used as office space. This building was demolished in 1927.³¹

24, 26 & 28 Carrington Street

Lots 36 and 37 Section 5 of the Barrack Square subdivision were purchased by Joseph Davis (Lot 36) and Abraham Moses (Lot 37) in the 1850s. The 1858 rate assessment books refer to these allotments as vacant land. By 1861 the land was in the ownership of Moses Moss and three four-storey stone terraces had been constructed on the site numbered 24, 26 and 28 Carrington Street (Figures 2.14, 2.19 and 2.23). At the rear of the site fronting Wynyard Lane was a three-storey brick store operated by Moses Moss & Co (Figure 2.19). Moss and his family owned the terraces and stores until 1918 when they were resumed by the NSW Government for the construction of the underground railway. These buildings were demolished in 1927.³²

2.3.3 George Street

From the 1850s, this part of Sydney was known for its tailoring and clothing stores and workshops. George Street, in the vicinity of the study area, contained many tailoring establishments. From 1895 trams ran down George Street past the study area (Figure 2.20).

285–287 George Street ³³

Lots 22 and 23 Section 5 of the Barrack Square subdivision were purchased by John Reeve on 27 June 1851 (Figure 2.10).³⁴ He sold both allotments to Philip Hart in 1853 and three three-storey shop/residences were constructed on the site numbered 283–287 George Street (originally 275–279 George Street) (Figures 2.12, 2.13 and 2.14). These buildings were described in the rate assessment books as being made of brick and stone with slate roofs containing 6–7 rooms. Only two of the three terraces relate to this study—285 and 287 George Street. An additional three-storey building lay at the rear of the properties fronting Wynyard Lane, operating as workshops for the main occupants (Figure 2.19). The Sands Directory records John F Holle tailor occupying 285 George Street for over 50 years between 1861 and 1911 (Figure 2.19). In the 1910s, the building accommodated offices of importers and brokers and workshops of hatters and shirtmakers. 287 George Street was occupied by Delaney Bros, boot warehouse, from 1858 to 1863; from the mid-1860s to the 1890s by Smith & Co, tailors (Figure 2.19); and from 1895 until the early 1910s by Cavanagh & Co, tailors (Figure 2.20).³⁵

The properties at 285 and 287 George Street were purchased by Peape & Co Pty Ltd in June 1920 and demolished.³⁶

289–295 George Street (Lots 19–21)

Lots 19–21 Section 5 of the Barrack Square subdivision were purchased by Robert Campbell in October 1851 (Figure 2.10).³⁷ On this land Campbell constructed four three-storey six room shop/dwellings numbered 289–295 George Street (originally 281–287 George Street) (Figures 2.12, 2.13 and 2.14).³⁸ These properties all had an additional three-storey, three room store at the rear fronting Wynyard Lane (Figure 2.19). Campbell owned these properties until 1891 when they were sold to David Cohen (Figure 2.20).³⁹

289 George Street was occupied by Smith & Curtis, tailors, according to the 1858 Sands Directory. By 1880, Smith & Co had moved to 287 George Street (originally 279 George) and 289 George Street was occupied by William Pritchard Real Estate Agents and Auctioneers and by Ross & Hipgrave Stock and Station Agents and Auctioneers.⁴⁰ From 1890 until 1924, the property was occupied by various tailors and then from 1925 by bootmakers.⁴¹

291–293 George Street (originally 283–285 George Street) was occupied by Café Francais from the time of its construction c1854 until it was demolished in 1930. At the rear of the site fronting Wynyard

Lane, the café ran a small three-storey hotel (Figure 2.19). This café was well known in Sydney and it was said that the 'Bucks and Brummels of the Colony' visited the Café Francais.⁴² As well as good food, the café provided chess and billiard clubs. One patron of the café described their experience as follows:

*Little marble tables, files of Punch and the Times, dominoes, sherry cobblers, strawberry ices, an entertaining hostess and a big, bloused, lubberly, inoffensive host, are the noticeable points of the Café left on my recollection. They serve eight hundred dinners a day at this house.*⁴³

The café and hotel were originally run by John Poehlman; then by William Balfoar, T Giblin in the 1880s (Figure 2.19), Frederick Beach, then Andrew and Ellen Black.

295 George Street (originally 287 George Street) was originally occupied by Joseph Grimm, lamp manufacturer; then from the 1860s by John Hagen, turner and fancy repository. William Shearsby operated his tailoring business from the property from the 1880s (Figure 2.19) (having earlier rented the premises at 303 George Street), with estate agents occupying the second floor and a jeweller the top floor. JB Gooch hairdresser and wig maker ran his business from the site from 1890 until 1920 when this property was also occupied by a tailor, FW Landon, who remained the occupant until the building was demolished in 1928.

The properties at 289–295 George Street were purchased in November 1915 by the Minister for Public Works as part of the construction of the new underground railway.⁴⁴ They were all demolished in 1928.

297–299 George Street (Lot 18)

Lot 18 Section 5 of the Barracks Subdivision was purchased by William Watson in August 1851 (Figure 2.10).⁴⁵ The 1854 rate assessment books record two three-storey, six room terraces (shops) on this land (Figures 2.12, 2.13 and 2.14). Across the rear of both properties fronting Wynyard Lane was a three-storey factory, which by 1880 was operating as Solomon's Clothing Factory (Figure 2.19).

297 George Street (originally 289 George Street) was originally occupied by Frederick Reyling, and then from 1865 by Elis Kron, tailor. 299 George Street (originally 291 George Street) was occupied by Hamburger and Mitchell fancy goods from 1854; and then from 1865 until the early 1880s by Lewis Goldring, musical instrument maker (Figure 2.19). These properties were sold to Phillip McQuade in the early 1860s and then transferred to William McQuade in 1867.

From 1891, 297–299 George Street was occupied by Charles Bond & Co, tailors, with accountants, merchants, druggists, etc on the upper floors. From 1896 Ruben Woods, broker and commission agent, occupied the property; then from 1911 it was occupied by William Rybak, ladies tailor and CE Kitching, importer (Figure 2.20).

McQuade died in 1885 and the properties were sold from his estate in 1916 to the Minister for Public Works as part of the development of the new electric underground railway.⁴⁶ The properties continued to be rented to Davidson and Norton, tailors, until they was demolished in 1928.

301–307 George Street (Lots 16 & 17)

Lots 16 & 17 Section 5 of the Barrack Square subdivision were purchased by Robert Campbell in March 1851 (Figure 2.10).⁴⁷ On this land by 1854, the rate books record four three-storey six room shop/residences numbered 301–307 George Street (originally 293–299 George Street). These were identical to the terraces numbered 297 and 299, and together they formed a uniform row of small

terraces (Figures 2.12, 2.13 and 2.14). At the rear of this site fronting Wynyard Lane was a three-storey brick building occupied as the Star Printing Office in the 1880s (Figure 2.19).

No. 301 (originally 293) George Street was occupied by Louis Goldring, musical instrument maker, until 1865 when he moved to 299 George Street. The property was then (for a short while) in use as a post office and money order office; and in 1880 George Guyatt, surgical instrument maker, occupied the premises (Figure 2.19).

303 (originally 295) George Street was occupied by Joiner and Eckardt, tailors, from the 1850s; then by William Shearsby, tailor, from 1865 until he moved to larger premises at 295 George Street. In 1880, fruiter Robert Adams was occupying the property (Figure 2.19).

305 (originally 297) George Street was occupied by Madame De Lolle, milliner, from the 1850s; then from 1865 by Allan & Wigley, engravers and printers; and in 1880 by F Nelson Collins, homoeopathic chemist (Figure 2.19).

307 (originally 299) George Street was occupied by Alexander Yuill, tobacconist, from the 1850s; then from 1865 by John T Begg, tobacconist and grocer.⁴⁸ In 1880 the property was occupied by John Hurst, watchmaker and jeweller (Figure 2.19).

By 1891 the four properties were in the ownership of L Davis; and by 1896 they were owned by R Moss & Co. Occupants continued to change often over the next few years, accommodating a mixture of bootmakers, refreshment rooms, homoeopathic chemists and tobacconists. No. 301 was occupied by George Gutatt & Co, importers and manufacturers of surgical instruments, from the early 1900s until 1928. No. 307 was occupied from 1918 by Peapes & Co, menswear, who expanded their business from their adjoining premises at 309 and 311 George Street.

In 1914 these properties were resumed by the NSW Government as part of the development of Sydney's new underground railway. They continued to be leased until they were demolished in 1928.⁴⁹

2.4 Phase 3: The Underground Railway and City Upgrade 1920s–1960

Beginning in 1927, construction began on Wynyard Station and its supporting infrastructure as part of the new underground railway system. Wynyard Park was excavated down to and through bedrock for the construction of tunnels, platforms and associated structures for the new railway (Figure 2.26).⁵⁰ This construction removed the Victorian era park and forcefully introduced modern infrastructure to the city on amalgamated lots. Most of the houses surrounding the park were replaced by larger warehouses and commercial buildings. Wynyard Station was officially opened in March 1932 as part of the Sydney Harbour Bridge opening celebrations.⁵¹ Figure 2.28 shows Wynyard Park just after it had been rebuilt. Early new development in Carrington Street included Lisgar House at 30–32 Carrington Street (built in 1927); and Australia House at 38–52 Carrington Street built in 1926/1927 (Figure 2.28).

2.4.1 Carrington Street

2–12 Carrington Street

In 1928, Shell Oil Company purchased Pfahlert's Hotel on Lots 27a, 27, 28, 29 & 30 Section 5 of the Barrack Square subdivision for £105,000.⁵² They commissioned architects Spain and Cosh to design Shell House as their new Sydney Head Office, and it was officially opened by the Premier of NSW Mr BSB Stevens on 20 May 1938 (Figures 2.34 and 2.35).⁵³ The building was designed as a 150ft high ten-storey structure with basement, lower ground, and ground with an Inter-War Commercial Palazzo

facade, externally clad with glazed terracotta. The reinforced concrete structure was built by Howie Moffat and Company in 15 months at a cost of £273,000.⁵⁴

The building was occupied with six levels of Shell Oil Company personnel, between level five and level ten inclusive; while the basement housed the company fleet, and the lower ground contained the staff cafeteria and dining room.⁵⁵ On the roof was a clock tower in which was erected a Gillett Johnson Clock, which had been imported from England.⁵⁶ The contract for this building was said to have been one of the biggest undertaken for a private concern in Sydney at this time.⁵⁷ It was an ambitious achievement and the company produced a book for the occasion.⁵⁸

The establishment of this worldwide corporation in Sydney was important as it showed confidence in Australia's future. Shell also opened NSW's only petrol refinery at Clyde near Parramatta, the largest of its kind in the southern hemisphere at this time.⁵⁹ This property remained the head office for Shell in Australia until 1977, when the company moved to its new home in Phillip Street.

Spain and Cosh Architects

The architectural firm of Spain and Cosh was a prominent Sydney based practice, operating from 1905–1971. The firm designed many buildings in Sydney, including office blocks, apartments, hotels, fire stations, houses and industrial buildings, initially in the Federation Free style and later in the Commercial Palazzo style. Much of their commercial work still remains intact throughout the Sydney CBD. The firm's founder Alfred Spain began his career with Thomas Rowe (another prominent Sydney architect), who had established his practice in 1856 as a sole practitioner. In 1894, Rowe collaborated with architects Wright, Campbell and Spain; however, the partnership only lasted one year, which left Rowe and Spain to practice together until 1904. In 1905 Spain amalgamated with Cosh, who was originally trained as a carpenter (later apprentice to Ellis & Slayer) while attending engineering school. Cosh later attended a course on architecture and construction carried out by John Sulman, graduating in 1893.⁶⁰

14–28 Carrington Street and 289–307 George Street

In 1927 all the buildings numbered 14–28 Carrington Street were demolished as part of the construction of the new underground railway (Figures 2.28 and 2.29).⁶¹

Plans were prepared for an underground pedestrian subway running from Wynyard Station across 14–28 Carrington Street and 289–307 George Street, giving access to Wynyard Station from George Street. Plans were also in progress to construct a hotel, known as the Plaza Hotel, across the double site (Figure 2.31).

The basement for this hotel was constructed across both the Carrington and George Streets sites, but little else of the original hotel plan was built. On top of the basement for the hotel, but still underground, the Hunter Street Connection was constructed; and then above this the subway from Wynyard Station to George Street (Figure 2.31). This subway ramped up from Wynyard Station to George Street in the form of two parallel arcades (a northern passage and a southern passage) with an island of shops in the centre and shops either side (Figures 2.27 and 2.44). This access is still in use today (Figure 2.45).⁶²

Above ground, on the Carrington Street site, only the footings of the Plaza Hotel were constructed (Figure 2.38), and the site remained undeveloped until 1960 (see 1949 aerial photograph Figure 2.36). A discussion of the development on the George Street frontage for this site is in Section 2.4.2, 289–307 George Street.

2.4.2 George Street

285–287 George Street (Peapes & Co Pty Ltd)

The properties numbered 285–287 George Street were purchased by Peapes & Co Pty Ltd Menswear Store in 1920 and demolished in preparation for the construction of their new purpose designed store. Peapes & Co had been established in 1866 by George Peapes and William Shaw, who set up a small men's outfitters known as Peapes & Shaw at 338 George Street. In 1891 Shaw moved to Wagga and the business became known as Peapes & Co. Following the death of George Peapes in 1898, the business was formed into a limited company. Continuing to grow, the company moved to 309 George Street, spreading to 311 George Street a few years later and then to No. 307 (Figure 2.13).⁶³

When the lease on this building expired in the early 1920s, Peapes & Co decided to construct their own purpose designed store. They purchased the two three-storey terraces numbered 285–287 George Street⁶⁴ just north of their present location, demolished these structures and engaged the architectural firm of Wilson, Neave & Berry to design their new building (Figure 2.30).⁶⁵

Peapes' 1922 Christmas Catalogue described their new building (still under construction) as follows:

It will consist of seven floors and a basement, and will mark, for Sydney, an absolute new departure in modern shop architecture and fittings. The whole will be utilised exclusively for display, selling and manufacture of Peapes' distinctive goods for men's wear and use. Appointment rooms for country clients and their friends, and lavatories for customers will be part of the extensive provision made for more convenient shopping. The new showrooms will allow a much more advantageous display than is possible at present. They will greatly increase Peapes' facilities in all directions...

*The site of the New Building is in George Street, a few yards north of the present location. It faces Hunter Street and will be a landmark very easy to find. The position is unique, not only because it commands a full view up Hunter Street, but also because it is contiguous to the leading hotels, clubs, financial, commercial and shipping offices, and it is the centre of the business area most frequented by men and boys.*⁶⁶

The new building was officially opened on 17 December 1923⁶⁷ and remained Peapes' head office until 1970.⁶⁸ Its image was used as Peapes' symbol, appearing on catalogues and newspaper advertisements into the 1960s.

William Hardy Wilson and the Firm of Wilson, Neave & Berry

William Hardy Wilson and his firm, Wilson, Neave & Berry, were influential architects in Sydney during the early part of the twentieth century, notable for the revival of the Georgian style in Sydney. William Hardy Wilson studied architecture at Sydney Technical College from 1898 during which time he was articled to the firm of Kent and Budden. In 1903 he travelled to London to study architecture where he met his lifelong friend and business partner, Stacey Neave. During his touring of Europe and America, he was impressed by Colonial Revival architecture.

Wilson and Neave set up in partnership, and in 1920 Berry joined the firm. The company produced a large number of residential buildings in the 1910s and 1920s, much of which used the Georgian Revival architectural style with simple facades, rectangular shapes, hip or gable roofs and sometimes verandahs.

In 1922 the firm was given its largest commission—the new department store for Peapes & Co. Wilson struggled with its design, eventually leaving it in the hands of John Berry. When the building was completed, Wilson sent Berry a postcard from France saying 'Congratulations on Peapes. It does you credit'.⁶⁹

Peapes Department Store from 1923–1970

The department store's design was an adaptation of the eighteenth-century Georgian style to a medium rise city commercial building. While unusual, the revival of this style was also regarded with disdain by critics and progressive architects, being considered retrogressive and dull.⁷⁰ An article in *Building Magazine*, 12 November 1923, heavily criticised the design for Peapes' department store:

The architecture of this façade faithfully portrays the unimaginative uniformity aimed at by devotees of the Georgian cult. This style is certainly one that lends itself to absence of architectural features and consequent cheapness of construction, but its popularity among architects of the younger generation is such, that we must begin to suspect it of being about the safest refuge for those who lack inspiration in design. If simplicity was the only quality required of a building, it certainly fulfils that requirement, otherwise it is so devoid of design as to hardly warrant the use of the word architecture, the quality of which may be gauged by the unpleasant or pleasant sensations it produces. This building lacks the elements of composition, such as climax or dominating factor, secondary climaxes, and sub-motives to attain the highest interest and contrast one with the other. There is an absence of vertical members, and likewise horizontal members, unless the puny projection which forms the drip of the sills and the 3rd and top floors may be glorified as 'members' having relation to design. The only relief attempted is the two rows of circular-headed fanlights, not happily disposed, for surely tis treatment if introduced anywhere should have been at the top to form a climax and the line of balconettes to the French windows. Structurally the building may be correct, and the openings may show some regard to proportion, but a building of this description adds little towards beautifying the street. To reduce the small Georgian type of window (which, by the way is totally unsuited to commercial work) it was necessary to introduce a large light well in the centre of the building, utilising much valuable space.⁷¹

Peapes, however, was pleased with the new building, explaining that 'the idea of choosing this style was to preserve the early Australian architecture' and adding that 'the interior fittings, of course, will reveal all that is modern.'⁷²

Internally, the first and second floor retail spaces were organised around an oval shaped void over the ground floor, while the upper floors contained a central light well giving light to the building at all times of the day.⁷³ The internal spaces were fitted out with Queensland maple stained to look like mahogany; while the floors were polished jarrah with pale blue carpet.⁷⁴ The basement was used for leather goods, and the ground floor was the general men's department. The ready-made suit sales occupied the first floor and woollen goods were on the second floor. The sixth floor had workrooms and a staff lunch room.

Peapes Menswear occupied the whole building from 1923 to 1970. During Peape's ownership, only a few alterations were recorded, which included the infill of the light well at the first and second floors in 1954 and changes to the shopfront in 1966.

289–307 George Street

In 1928, all the properties numbered 289–307 George Street were demolished as part of the construction of the new underground railway.⁷⁵

As mentioned in Section 2.4.1, plans were prepared for an underground pedestrian subway running from Wynyard Station across 14–28 Carrington Street and 289–307 George Street, giving access to Wynyard Station from George Street. Plans were also in progress to construct a hotel, known as the Plaza Hotel, across the double site (Figure 2.31). While the site was excavated (Figure 2.32) and the basement built across the whole site from Carrington to George Streets, the hotel was never constructed.

On top of the basement for the hotel, but still underground, was constructed the Hunter Street Connection (Figure 2.31). This can be seen under construction in Figure 2.32, taken in 1935. Note in this image that the Wynyard Ramp arcades had not begun construction. On the George Street frontage, next to the Peapes Building, a small temporary single-story one room bar called Plaza Hotel was constructed in 1933 above the excavated site (Figures 2.32 and 2.33).⁷⁶ A photograph of this temporary bar also indicates that Café Francois was operating from this building, keeping up its long association with this site (Figure 2.33). This temporary bar remained on the site until the early 1940s.⁷⁷

By 1945 rate books record that a three-storey concrete building called the Plaza Hotel and 32 shops had been constructed across the site from 289–307 George Street. Photographs from around this time confirm this development (Figure 2.40). This building formed the entrance into the Wynyard arcades.⁷⁸ In 1948 the rate books describe the development as Plaza Hotel and 33 shops, bars and dining rooms. This development connected through to Wynyard Station and the Hunter Street Connection.

2.5 Phase 4: Office Towers 1960–Present

From the 1960s, new large office tower projects were planned for the area around Wynyard Station following the lifting of the building height regulations and the introduction of the skyscraper. At Wynyard Park, major changes occurred in 1996 when a new entrance to Wynyard Station was built in the centre of the park with access from Carrington Street.

2.5.1 Carrington Street

2–28 Carrington Street

In 1960 a DA was lodged with Sydney Council by Wynyard Plaza Pty Ltd for a hotel and office development for the site of 14–28 Carrington Street (Figure 2.41).⁷⁹ This building was designed by Peddle Thorp & Walker and construction began immediately (Figure 2.42). On 17 October 1963, the hotel was officially opened by Premier RJ Heffron and named the Menzies after Sir Archibald Menzies, Australia's pioneer hotelier.⁸⁰

The hotel contained 260 guest rooms and suites plus restaurants, lounges and cocktail bars (Figure 2.43). It was the first international hotel to be built in the city since the eve of World War II.⁸¹ The hotel was built on top of the earlier basement and the railway subways built in the 1930s and 1940s.

The Menzies was a premier venue of its time, containing the 500-seat Emperor Room where guests, seated on tiered floors, overlooked the dance floor where cabaret artists and musicians performed each evening amidst the restaurant's Roman purple and gold decor. Skating stars also displayed their talents on the restaurant's showpiece—a permanent, retractable ice rink. The hotel hosted the Beach Boys in 1964; it was one of the first Sydney nightspots to feature Go-Go dancers; and it brought Japanese food to Sydney with the opening of Sydney's first Japanese restaurant, The Keisan, within the hotel.⁸²

Menzies Arcade was constructed as part of this development running along the southern side of the new hotel building, providing pedestrian access and retail shopping through from Carrington Street to George Street.

In 1978 the Menzies Hotel Sydney purchased the neighbouring site at 2–12 Carrington Street, formerly Shell House, and subsequently commissioned Gergely and Pinter Architects to adapt the interiors for additional hotel accommodation, which became the north wing of the hotel (Figure 2.46). This added a

further 196 rooms to the complex. The works led to some intrusive changes to the structure, interior and exterior fabric, necessary for the change in use and the (1978) health and safety upgrade requirements. Since then, little appears to have changed or subsequently affected the interior or exterior fabric of 2–12 Carrington Street, although some areas were subdivided with partitions.⁸³

The hotel became a part of the worldwide Holiday Inn chain of hotels in February 1986. Then, on 1 February 1996, The Menzies became part of All Seasons Hotels, an Australian domestic hotel group. In March 2000 the hotel joined the international Accor chain of hotels; and in mid-2004 was renamed to simply The Menzies Sydney Hotel, an Accor hotel.⁸⁴

2.5.2 George Street

285–287 George Street After Peapes

In 1971 the Peapes department store was sold to NSW Permanent Building Society Limited⁸⁵, and the following year an application was submitted to Council to carry out extensive alterations and refurbishment.⁸⁶ This alteration included the infill of the central light well (and replacement of timber floors with concrete slabs), removal of the goods lift and toilet facilities at the upper floors, rebuilding and enclosure of the central stair, and the introduction of a second lift and fire escape to Wynyard Lane. There was also a separate tenant entrance and lobby created to the upper floors and a new entry basement from George Street. The upgrading included the construction of new toilets and tea rooms, the introduction of air-conditioning and sprinkler systems and the addition of a central store building at roof level.⁸⁷

A mezzanine level was introduced to the ground floor retail area and both the ground floor and mezzanine level were converted for office spaces. Internally, walls and columns were fitted with timber panelling.⁸⁸

In 1987 the property was sold to Advance Bank Australia Limited, then straight away sold to Britcop Properties No. 1 Limited, who sold it in 1990 to Kapau Holdings Pty Limited.⁸⁹ In 1995 the ground floor and mezzanine level were re-converted to retail use and a new loading dock formed with access to Wynyard Lane.⁹⁰

289–307 George Street (Wynyard House/Thakral House)

There appears to have been a fire in the two-storey Plaza Hotel structure fronting George Street as in 1956 a DA was lodged with Sydney Council for re-instatement after the fire. That same year another DA was submitted to Sydney Council to erect 12 additional floors to the existing hotel at 289–307 George Street, by Auron Investments.⁹¹ This was the building known as Wynyard House (then Thakral House, and now 301 George Street), which remains on the site today. Construction of this building was estimated to cost £2,250,000.⁹²

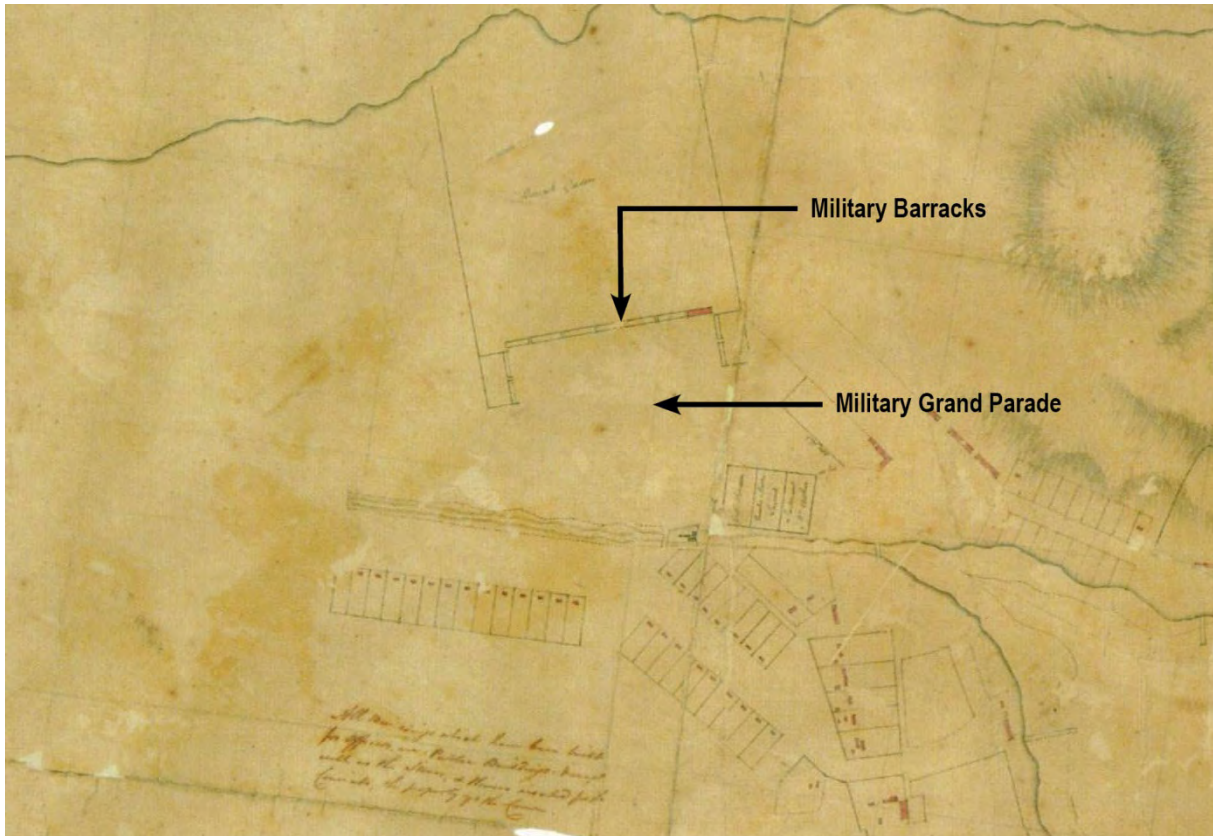


Figure 2.1 A 1792 map named *A survey of the settlement in New South Wales* showing the Barracks buildings and the Military Parade Ground. (Source: Thalys P and Cantrill PJ 2013, *Public Sydney: Drawing the City*, Historic Houses Trust NSW and City of Sydney, p 39)



Figure 2.2 A 1796 watercolour looking southeast across the Military Parade Ground to George Street. (Source: McCormick T *First Views* p 76)



Figure 2.3 Detail of the 1807 Plan of the Town of Sydney in NSW by James Meehan showing the Military Barracks and the Parade Ground. (Source: Thalys P and Cantrill PJ 2013, *Public Sydney: Drawing the City*, Historic Houses Trust NSW and City of Sydney, p 40)

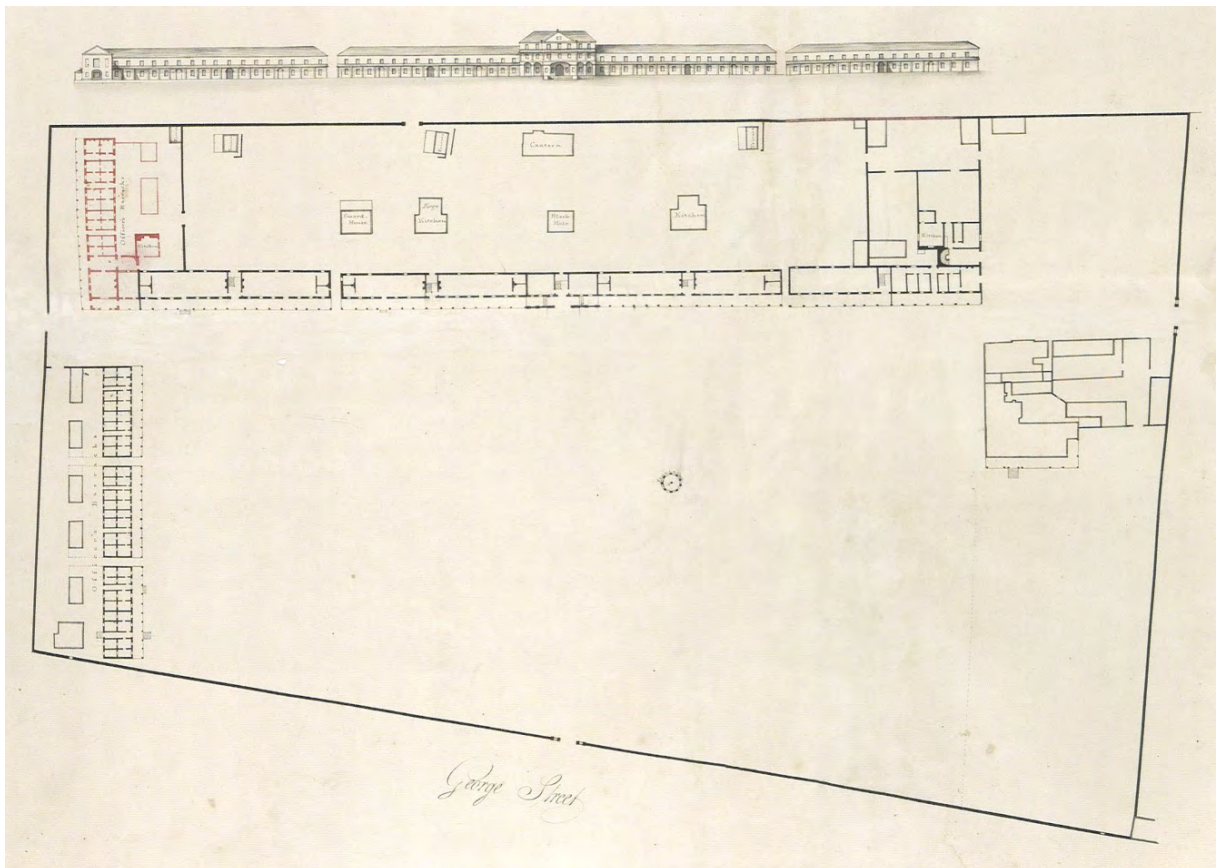


Figure 2.4 An 1822-1824 plan of the Military Barracks and Parade Ground by Standish Lawrance Harris. Drawing by Civil Architect Harris. Note that Francis Greenway's fountain in the centre of the image and entrances into the barracks on the four sides. (Source: Thalys P and Cantrill PJ 2013, *Public Sydney: Drawing the City*, Historic Houses Trust NSW and City of Sydney, p 25)



Figure 2.5 Detail of the 1831 map of the Town of Sydney. Barrack Square, the Military Parade Ground, shown here called Barrack Square. York Street has been extended and now separates the Military Barracks from Barracks Square. The site is shown surrounded by the stone wall. Carrington Street and Margaret Street do not yet exist, not being surveyed until after the removal of the Barracks in 1842. The approximate location of the subject site is indicated with a circle. (Source: Ashton P & Waterson D 2000, *Sydney Takes Shape* p 21)



Figure 2.6 An 1845 painting by George Roberts of the Military Barracks from George Street. Note the wall across the George Street boundary, the guardhouse and the entrance paths into Barracks Square. Francis Greenway's Fountain is also shown. (Source: SLNSW PXA 1482 a6003002h)



Figure 2.7 Detail of the 1845 Shields Plan of Sydney, just prior to the subdivision of Barrack Square. Note the location of the guardhouse south of the subject site. The approximate location of the subject site is indicated with a circle. (Source: City of Sydney Archives)

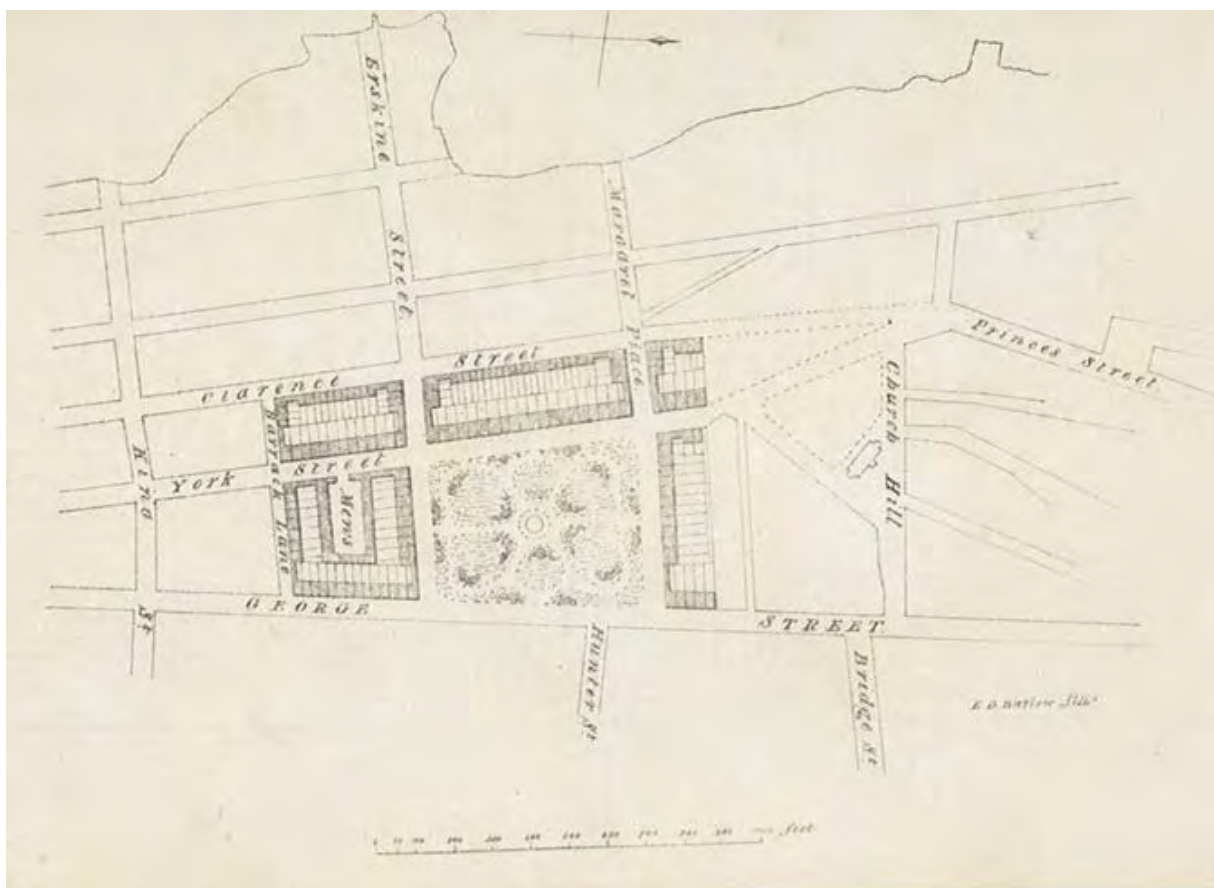


Figure 2.8 An 1840 Plan of the proposed layout of the Military Barracks site by Mortimer Lewis. This plan did not proceed. (Source: Votes & Proceedings of the NSW Legislative Council 1840 p 247)

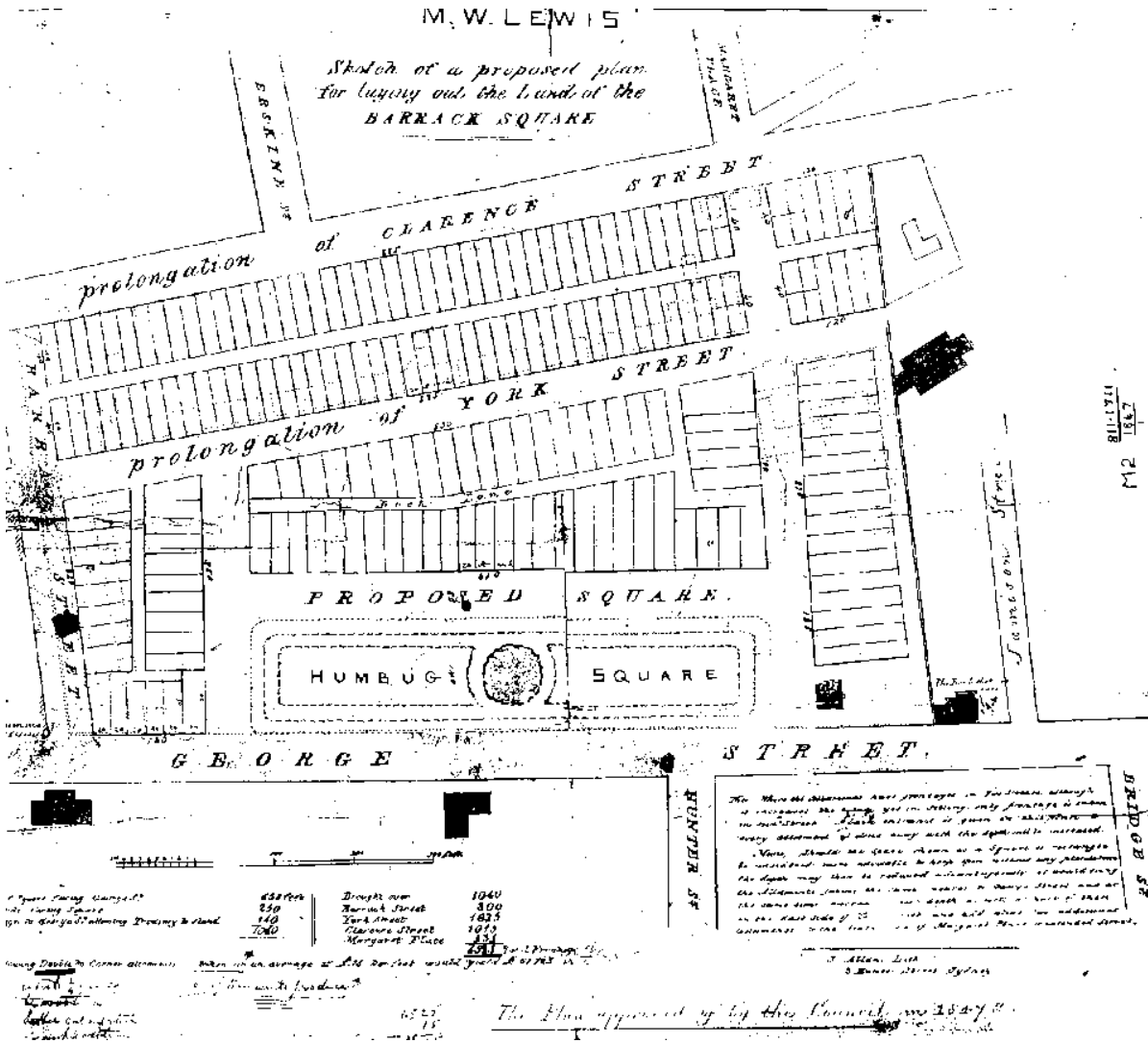


Figure 2.9 A second proposal by Mortimer Lewis for the layout of land within the Military Barracks and Parade Ground, drawn up in 1847. Note 'Humbug Square' and the faint dotted lines indicating the outline of buildings associated with the barracks which were demolished. This plan did not proceed. (Source: SLNSW, M2 811.1711/1847/1)

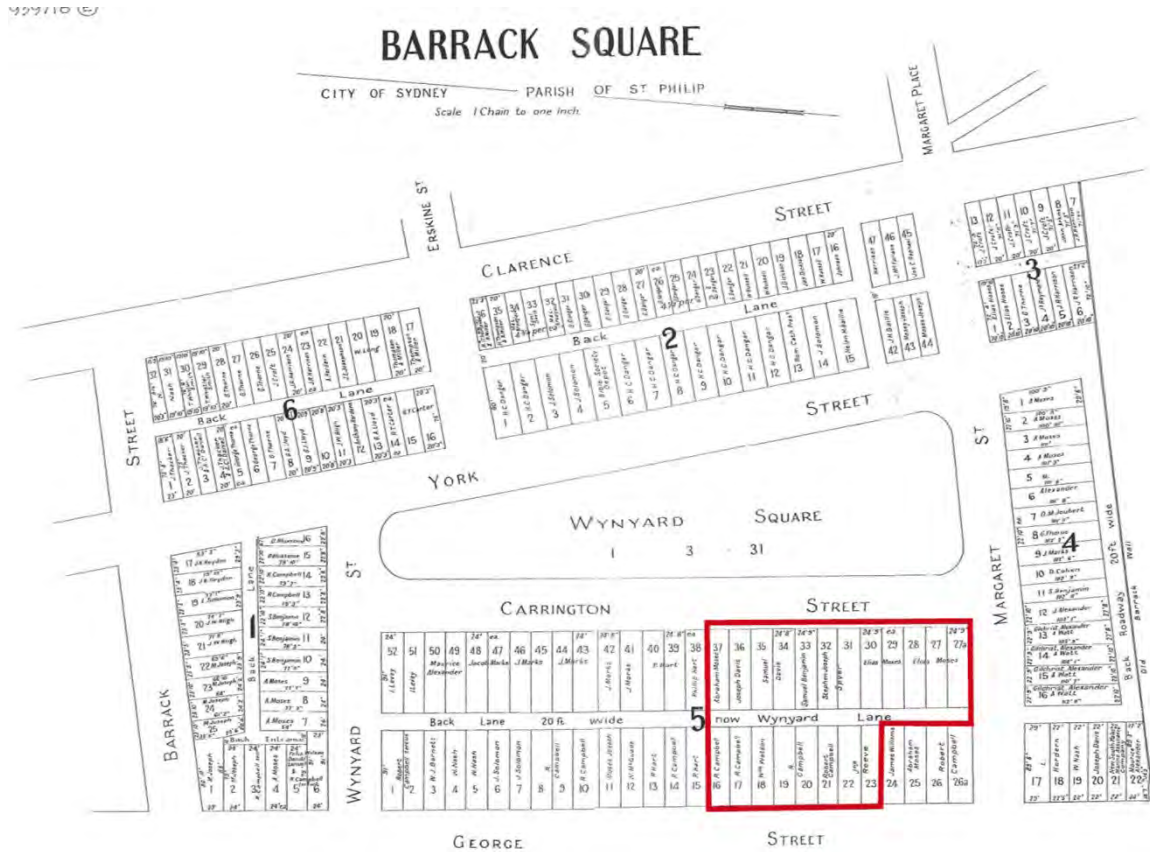


Figure 2.10 The adopted subdivision of Barrack Square c1850. This subdivision created an English style residential square know as Wynyard Square. Names of all the original purchasers appear on each lot. (Source: Department of Lands, DP939718)

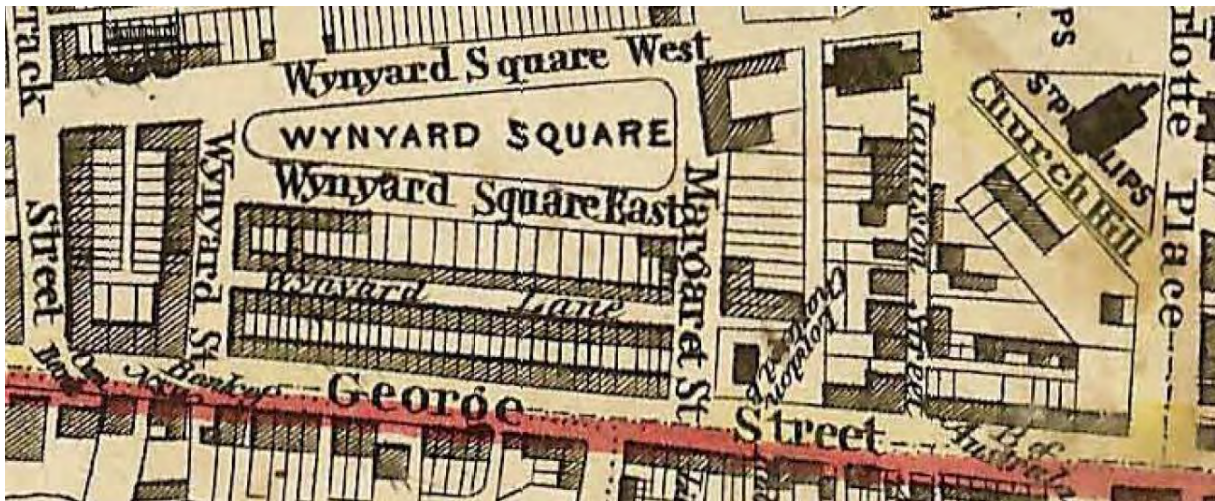


Figure 2.11 Detail of the 1854 Woolcott & Clarke's Map of the City of Sydney showing the newly established Wynyard Square subdivision. Margaret Street and Carrington Street (called Wynyard Square East on this map) are shown, as is Wynyard Lane. Development shown within the study area is representative and not actual. (Source: City of Sydney Archives)

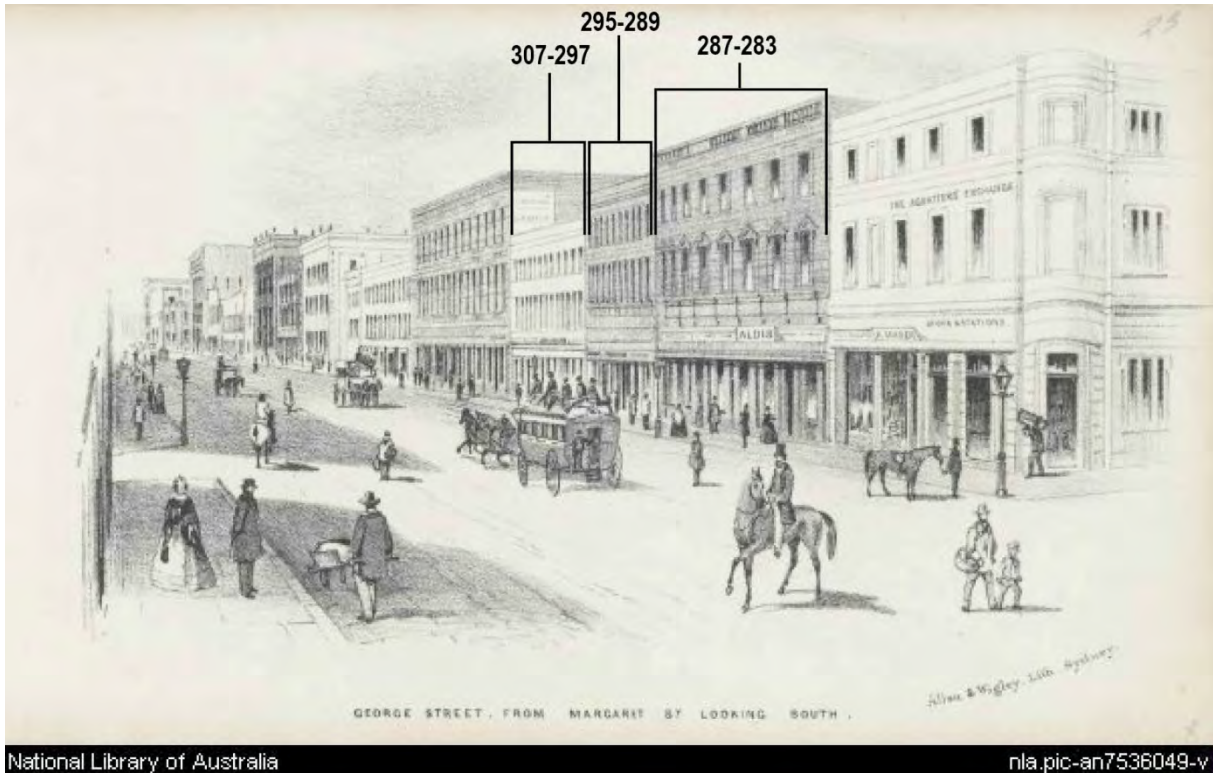


Figure 2.12 An 1856 view of George Street from Margaret, looking south. The study area includes the shops north from the property 'Aldis' which was numbered 283 George Street (originally 275). (Source: NLA.pic-an7536049-v)



Figure 2.13 An 1869 view looking north along George Street. The subject properties are the lower sites to the right of the image. (Source: SLNSW a089533r)

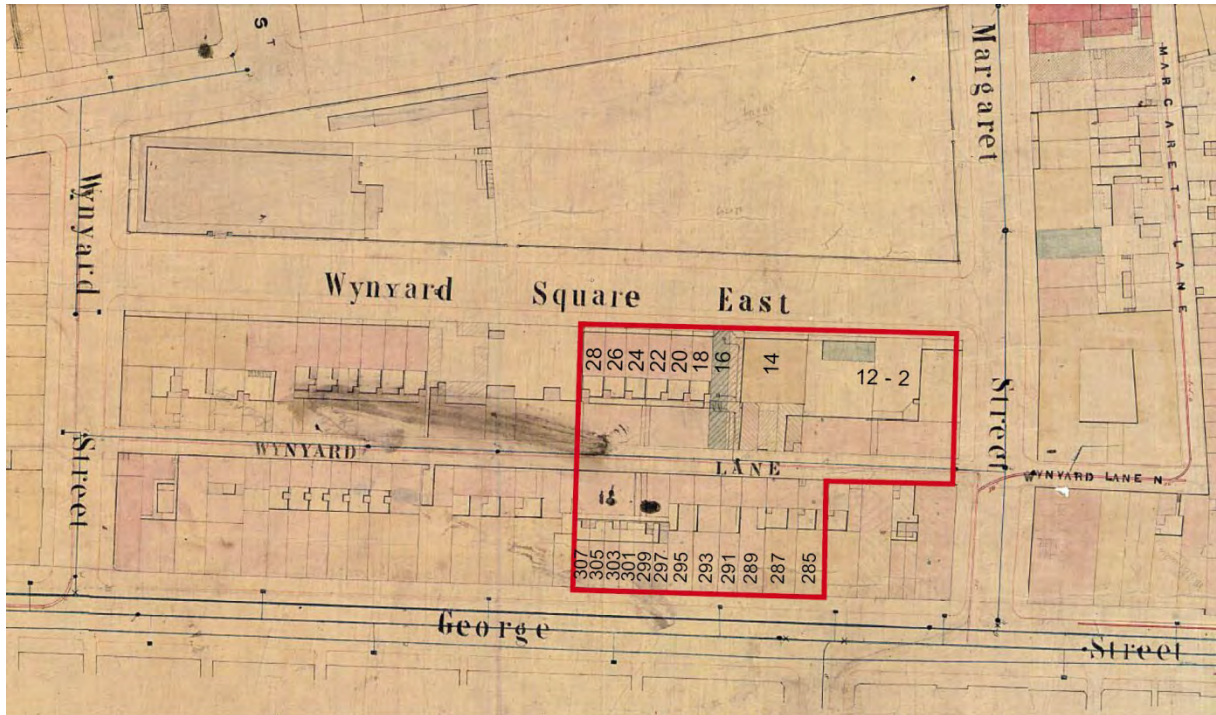


Figure 2.14 Detail of the 1865 Trig Survey showing development on the subject site at this time. (Source: City of Sydney Archives)



Figure 2.15 An 1870–1875 view looking east along Margaret Street towards George Street with the Cohen's Family Hotel shown on the corner of Margaret and Carrington Streets. Note the wing extending south along Carrington Street forming the L shaped structure. (Source: State Library of NSW)



Figure 2.16 An 1884–1917 view looking east along Margaret Street towards George Street with Pfahlerts Family Hotel shown on the corner of Margaret and Carrington Streets. (Source: Charles Kerry & Co photographs, Power House Museum)



Figure 2.17 Sketch of Pfahlerts Hotel at 2–12 Carrington Street. The edge of Spyer's Warehouse (14 Carrington Street) is shown on the right. John Dunmore Lang's statue erected in 1890 is shown in the foreground within Wynyard Park. (Source: nla pic-an10714455-v)



Figure 2.18 1870 view taken from the spire of St Philip's Church looking southeast. Wynyard Park and Spyer's Warehouse at 14 Carrington Street can be seen to the right of the image. (Source: Historic Houses Trust)

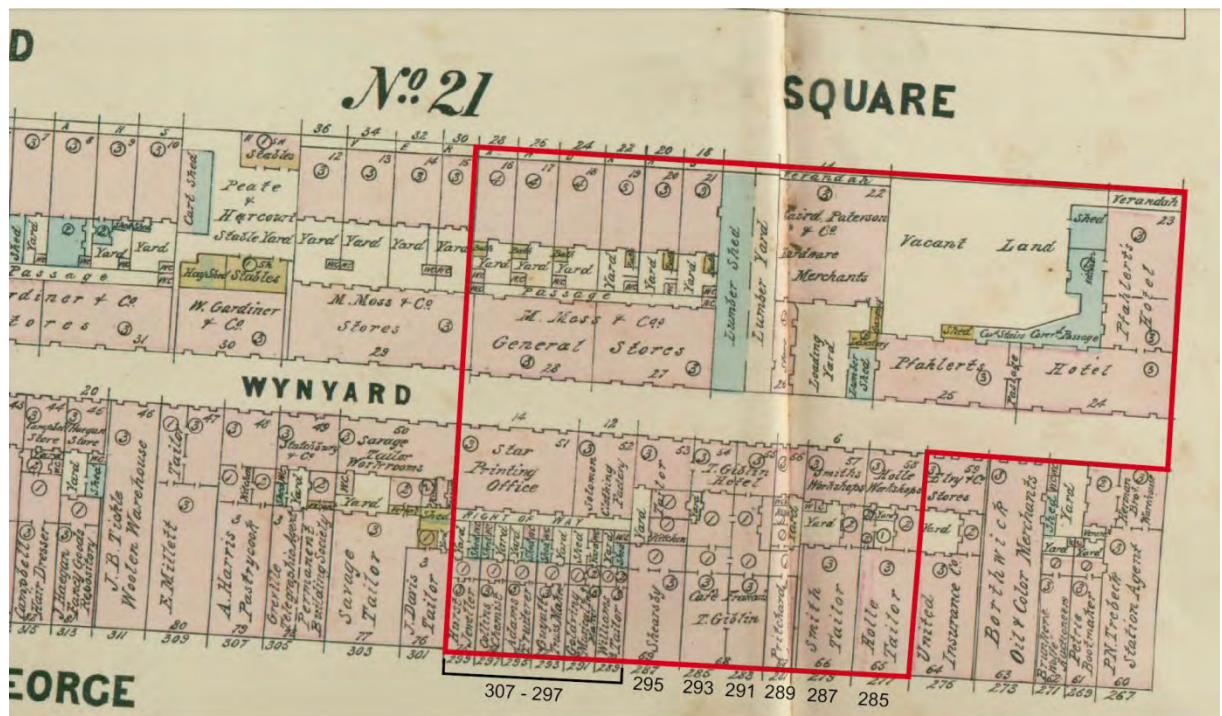


Figure 2.19 Detail of the 1880 Percy Dove plan showing development of the subject site at this time. This plan shows the original numbering of George Street. (Source: City of Sydney Archives)



Figure 2.20 An 1884–1917 view of George St looking south from the Hunter Street intersection. The buildings to right of the image—up to where ‘PEA..’ (Peapes) can be seen in the side on the building—are included in the study area. This was Peapes earlier location. (Source: Charles Kerry & Co Collection, Power House Museum)

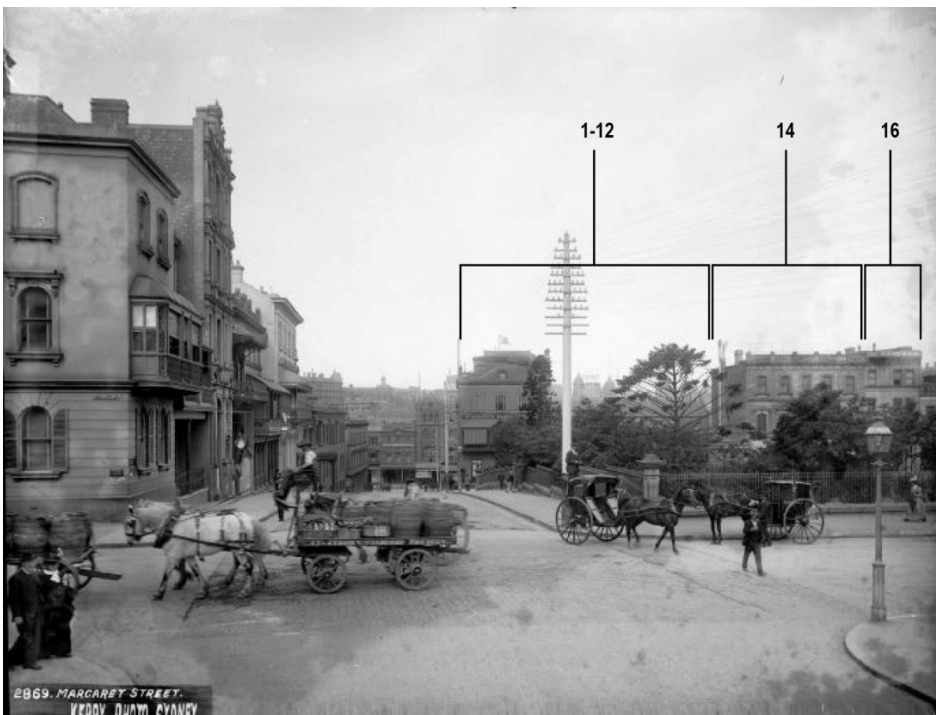


Figure 2.21 1884–1917 view looking east along Margaret Street towards George Street. Pfahlerts Family Hotel shown opposite Wynyard Park on the corner of Margaret and Carrington Streets; next to this is Spyer’s Warehouse (14 Carrington Street) and then the newly built Elgin Building at 16 Carrington Street. (Source: Charles Kerry & Co Collection, Power House Museum)



Figure 2.22 1917 view of Carrington Street looking north towards Margaret Street. (Source: Powerhouse Museum)



Figure 2.23 1920 view of Wynyard Park and Carrington Street (on the left) looking south. Buildings 16–28 Carrington Street, which relate to this study, are shown. (Source: State Records)



Figure 2.24 c1925 Carrington Street and Wynyard panorama just prior to its excavation for Wynyard Station. At the far left can be seen the edge of Pfahlerts Hotel, then 14 Carrington, 16 Carrington and the new five-storey Cann Building at 18–22 Carrington Street. 24–28 Carrington Street are mostly hidden behind the bushes. (Source: NLA)

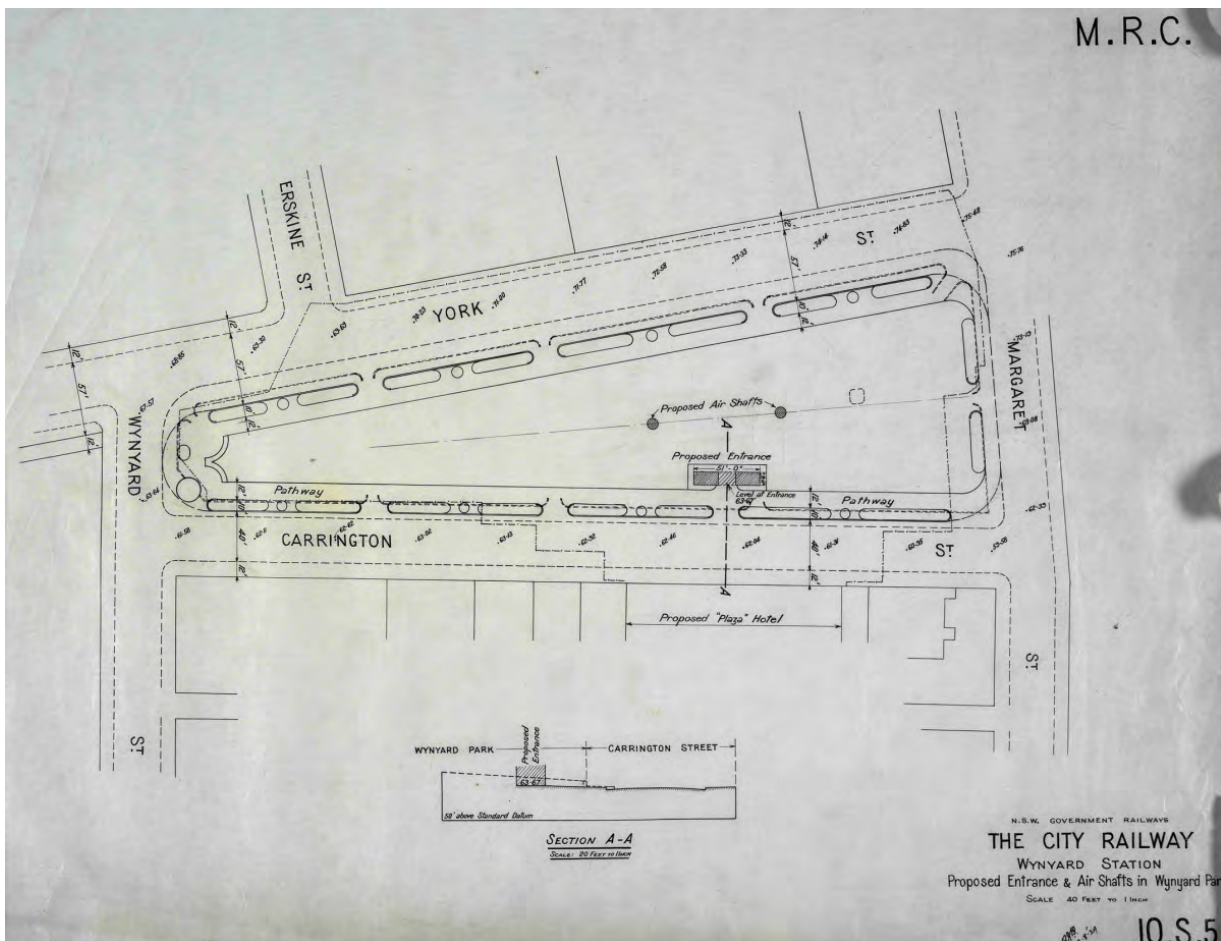


Figure 2.25 1929 plan of the proposed entrance for Wynyard Station fronting Carrington Street. This entry was not built at the time of the initial station development, and by 1940 the area had been landscaped as part of the park. However, the site was reserved for future use, if required. The plan also shows the location of a proposed hotel (Plaza Hotel) on Carrington Street. (Source: State Records R121 10.S.5)



Figure 2.26 c1927 photograph looking north showing the excavation of Wynyard Park for the construction of the underground platforms and tunnels for Wynyard Station. This image was taken just prior to the demolition of the buildings numbered 14–28 Carrington Street. (Source: State Library of NSW)

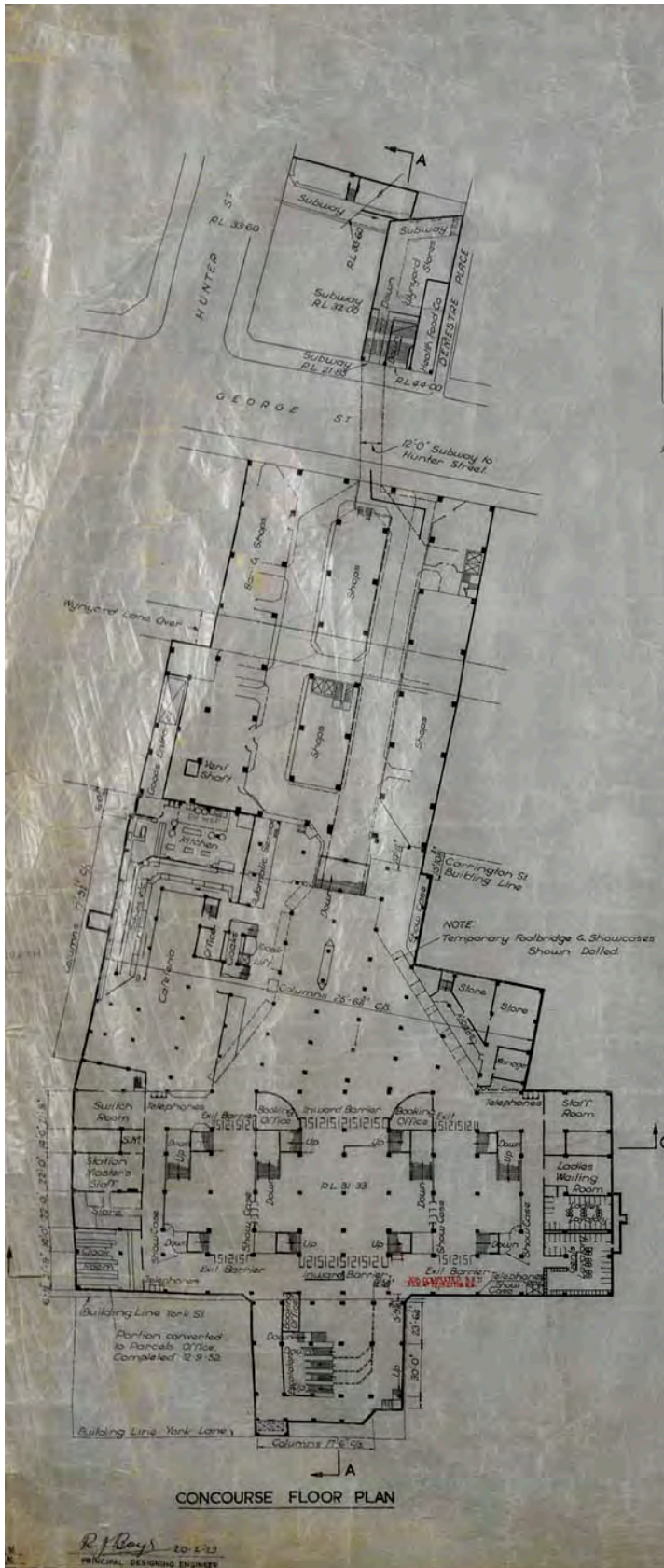


Figure 2.27 Detail from the 1929 plan of the pedestrian subway from Wynyard Station under the study area to George Street, showing the general arrangement of the station complex with the escalators, stairs and subway exits. Also note the two arcades of shops exiting onto George Street and the location of Carrington Street, Wynyard Lane and George Street. (Source: State Records R121 10.C.123)



Figure 2.28 1930 image looking southeast across Wynyard Park to Carrington Street. The Pfahler's Hotel is just visible to the far left of the image. 14–28 Carrington Street is shown as vacant land. Lisgar House, built in 1927 at 30–32 Carrington Street, is shown; as is the large 12 storey Australia House, built 1926/1927 at 38 to 52 Carrington Street. (Source: SLNSW hall_34747r)



Figure 2.29 Mid-1930s view of Wynyard Park looking north to Margaret and Carrington Streets. Note the Pfahler Hotel 2–12 Carrington Street has now also been demolished and Shell House has not yet been constructed. (Source: Flickr)

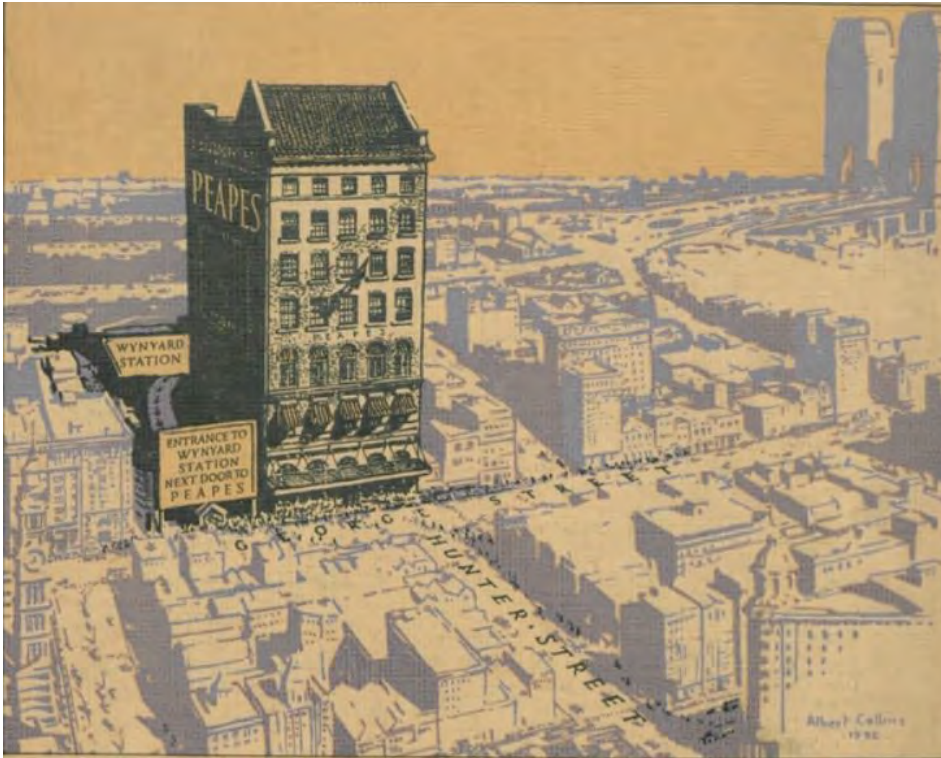


Figure 2.30 Peapes Menswear Catalogue Cover 1932–1933, showing the new store next to a proposed entrance to Wynyard Station yet constructed. Note the newly opened Harbour Bridge. (Source: SLNSW)

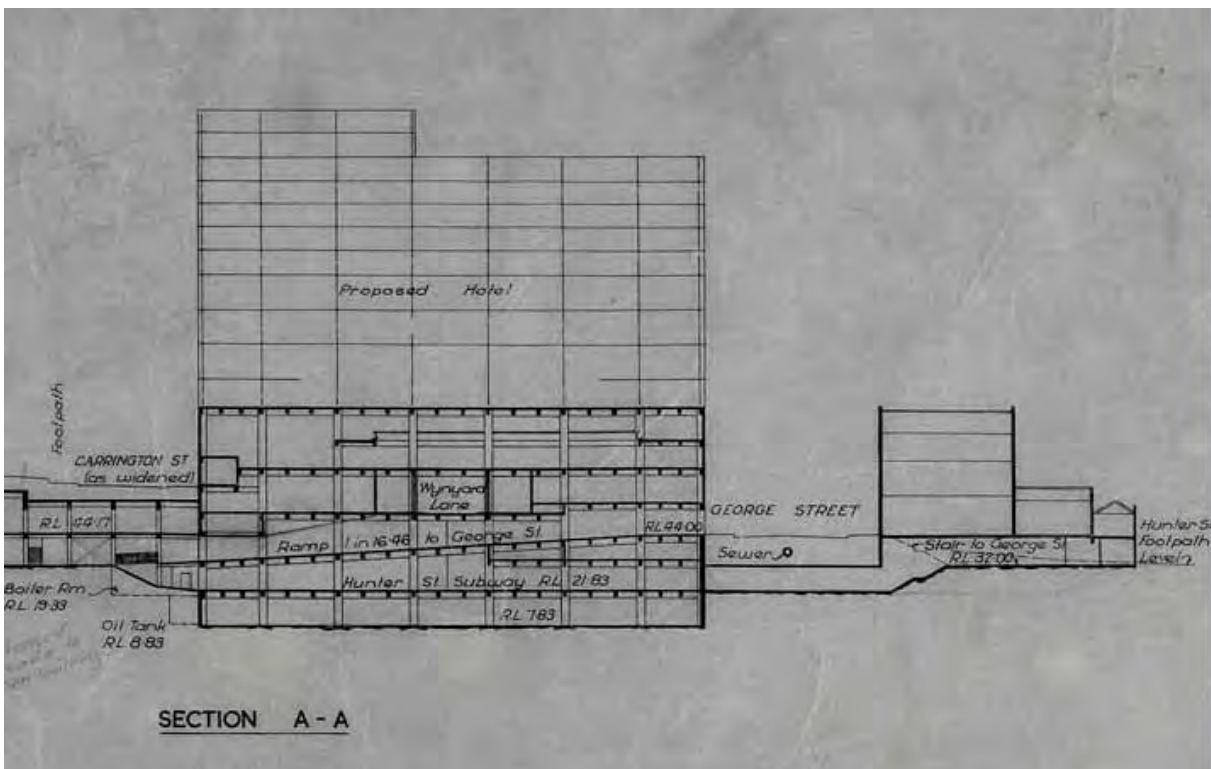


Figure 2.31 Part of the 1932 plan of the proposed Plaza Hotel to be built across the site from Carrington to George Streets with the railway subway infrastructure constructed underneath. This plan shows the general arrangement of Wynyard Station pedestrian subways to George and Hunter Streets. The lowest level is the hotel basement, followed by the Hunter Street Subway, and then the ramp to George Street. The location of Wynyard Lane is also shown. Only the basement of this hotel was ever constructed. (Source: State Records R121 10.C.123)

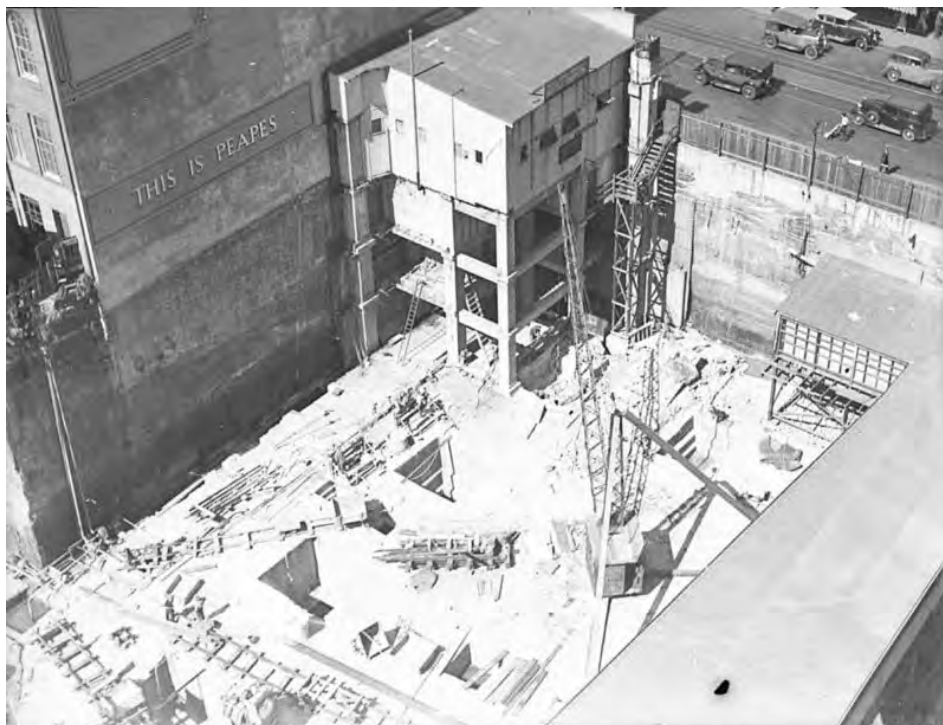


Figure 2.32 Excavation for the proposed Plaza Hotel, 1935. This image shows the basement of the Plaza Hotel. On the right of the image can be seen the Hunter Connection subway with its distinctive dog-leg to go under George Street. The ramp down to Wynyard Station has not yet been completed, but the temporary single-storey Plaza Hotel bar is shown fronting George Street. (Source: City of Sydney Archives)



Figure 2.33 1935 view of George Street showing a small temporary Plaza Hotel bar which is also occupied by Café Français. (Source: City of Sydney Archives)



Figure 2.34 1940s image looking north showing the newly constructed Shell House which opened in 1938 on the corner of Carrington and Margaret Streets. (Source: City of Sydney Archives)



Figure 2.35 1940s aerial showing the newly constructed Shell House on the corner of Margaret and Carrington Streets, and the Menzies site as undeveloped. (Source: City of Sydney Archives)



Figure 2.36 1949 aerial photograph of the subject site. 14–28 Carrington Street and 287–307 George Street have been demolished. The two-storey Plaza Hotel structure occupied by the Wynyard Station arcades is shown fronting George Street. (Source: City of Sydney Archives)

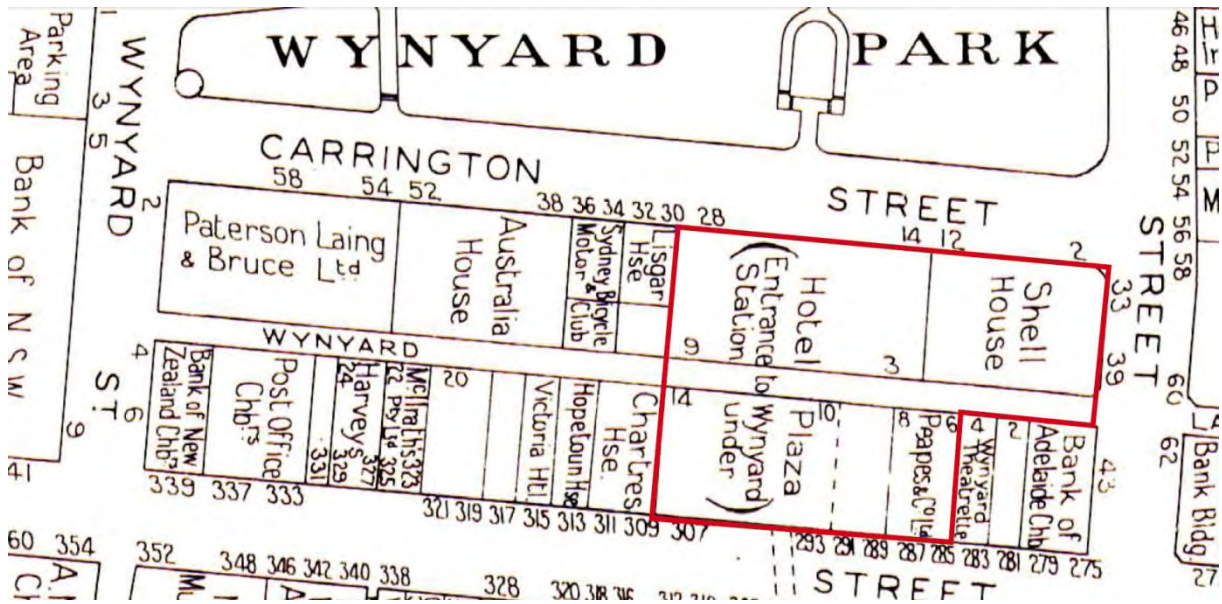


Figure 2.37 1956 Building Survey. (Source: City of Sydney Archives)



Figure 2.38 1960 Carrington Street looking north to Shell House showing the vacant land on 14–28 Carrington Street with just the footing of the proposed Plaza Hotel Complex, which was never completed. (Source: City of Sydney Archives)



Figure 2.39 1960 view looking south along Carrington Street towards Lisgar House, showing the vacant land on 14–28 Carrington Street. (Source: City of Sydney Archives)



Figure 2.40 1960 image showing the two-storey Plaza Hotel at 289–307 George Street which housed the entrance ramps down to Wynyard Station via the two parallel shopping arcades. (Source: City of Sydney Archives)



Figure 2.41 1963 architect's drawing of the Menzies Hotel. (Source: National Archives of Australia)



Figure 2.42 1963 Menzies under construction. Note what appears to be the Shell sign on top of the Shell House Clock. (Source: SLNSW d7_13672r)

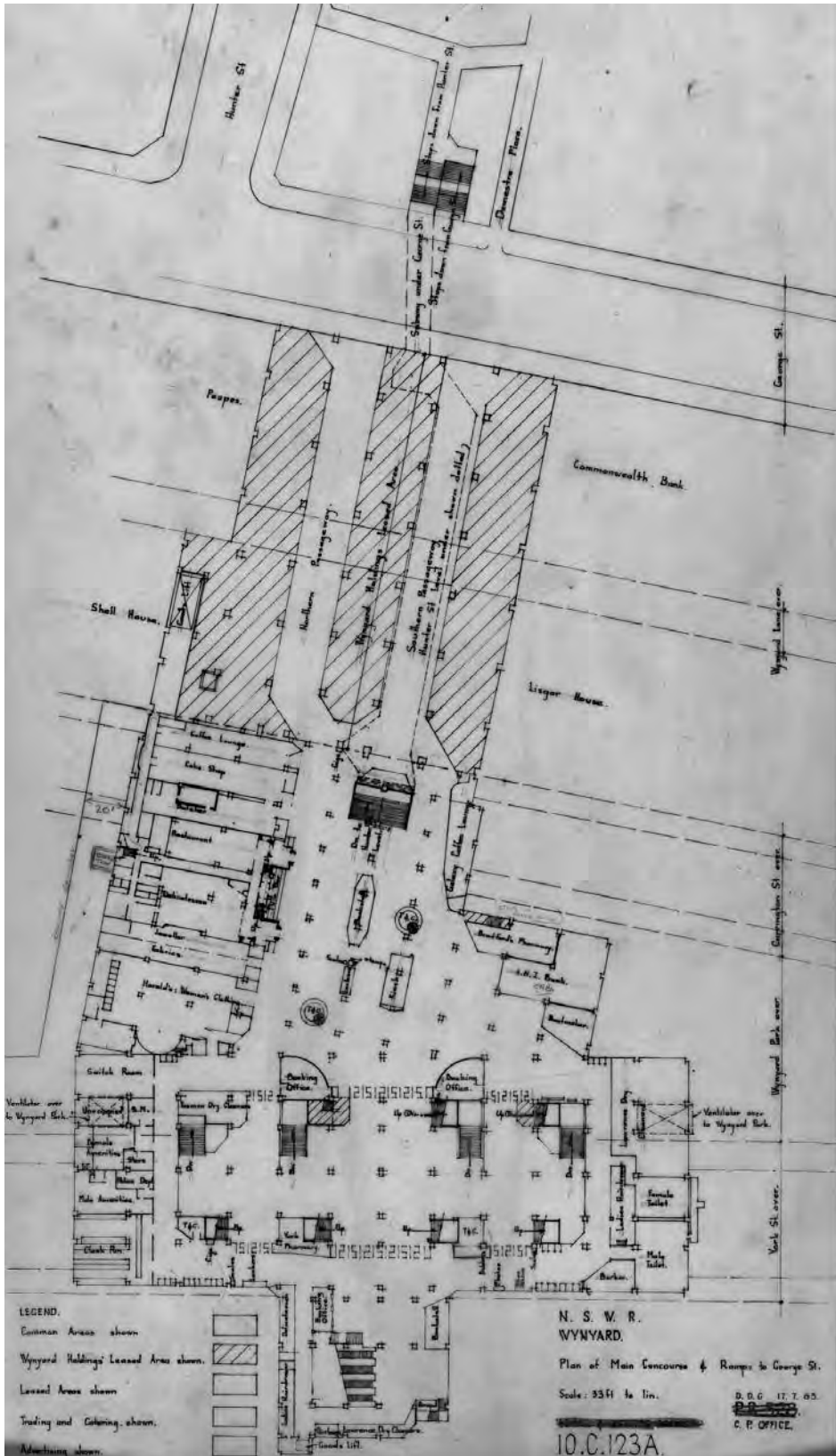
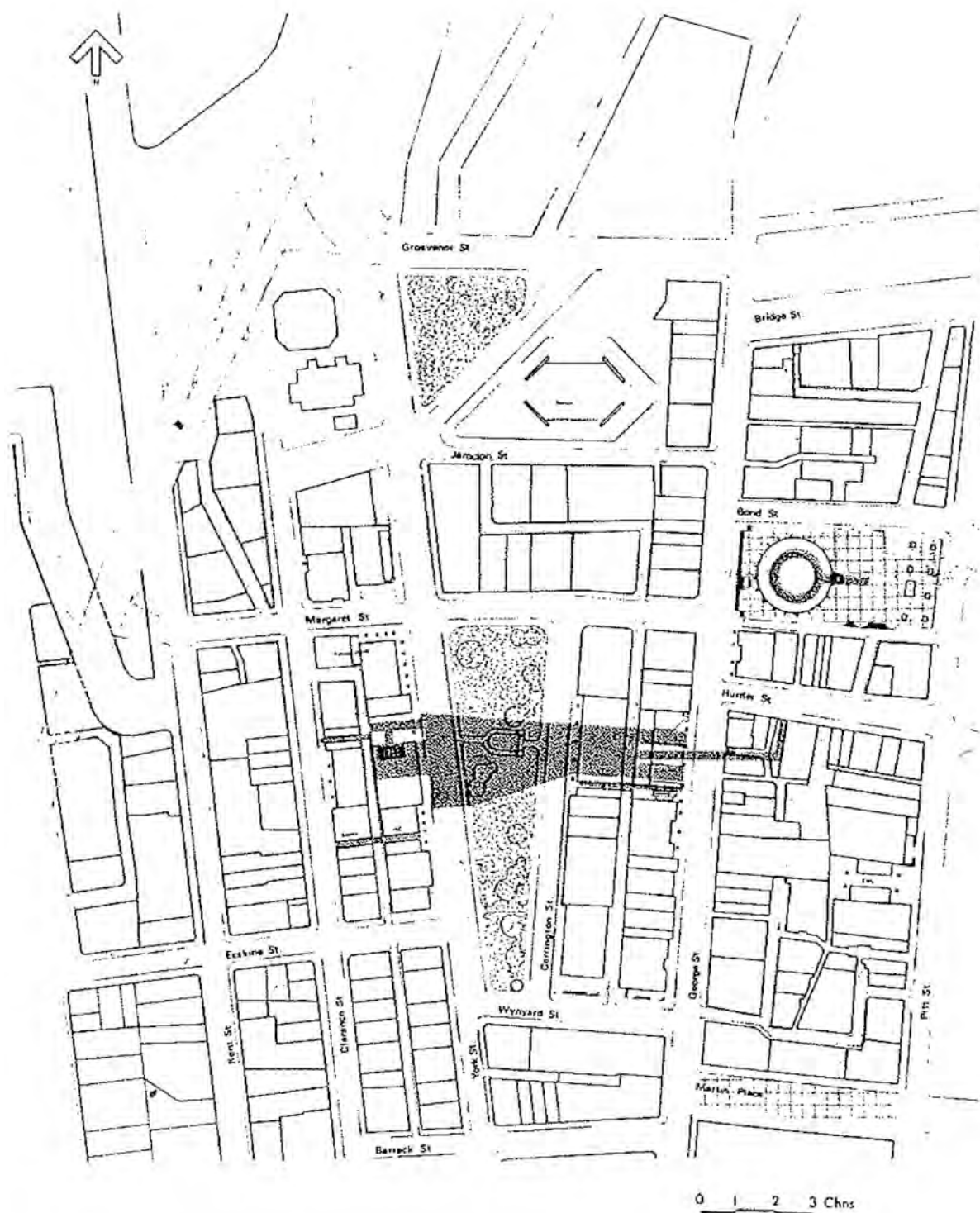


Figure 2.43 1963 plan of the general arrangement for Wynyard Station showing pedestrian subways and exits. This plan shows no changes from the original plan drawn in 1929 in the arrangements for pedestrian access to and from Wynyard from Carrington Street through to George Street. (Source: State Records R121 10.C.123A)



Existing Traffic Separated Walkways.

Figure 2.44 1971 plan from the City of Sydney, Action Plan No. 3 Wynyard Pedestrian Network showing the location of the underground walkways between York and George Streets for Wynyard Station. Although only schematic, no change is shown from the 1963 plan reproduced above. (Source: City of Sydney Archives)

2.6 Endnotes

- 1 Burke D 1995, *Making the Railways*, SRA and the State Library of NSW Press, Sydney, p 204.
- 2 *ibid.*
- 3 *ibid.*, pp 204–205.
- 4 Thalys P and Cantrill PJ 2013, *Public Sydney: Drawing the City*, Historic Houses Trust NSW and City of Sydney, p 96.
- 5 Bradfield JJC 1926, *Electrification of Sydney and Suburban Railways – Part V. The City Railway*, a paper presented to the Institution of Engineers Australia, at Sydney between August and December 1926, being part of a collection compiled and published by the Australian Historical Society NSW Division titles: *Electrification of Sydney and Suburban Railways*, Sydney 1987, pp 294–372.
- 6 Sydney Council Rate Assessment Books from 1852.
- 7 HBO+EMTB Heritage Pty Ltd, 2005 '2–12 Carrington Street, Sydney Former Shell House Draft Conservation Management Plan', report prepared for Thakral Holdings Group Pty Ltd, p10.
- 8 Sands Directory.
- 9 Primary Application No. 53557, Department of Lands.
- 10 The building was recorded in the Sands Directory in 1858. The rate assessment books record the land as still vacant in 1858, but with the four-storey structure there by the time the next rate were assessed in 1861.
- 11 Sydney Council Rate Assessment Books.
- 12 Sydney Council Rate Assessment Books, 1863.
- 13 Sydney Council Rate Assessment Books.
- 14 Primary Application No. 53557, Department of Lands.
- 15 Rate Assessment Books and Sands Directory.
- 16 Primary Application No. 8818, Department of Lands.
- 17 CT 1270-210, Department of Lands.
- 18 BA 397/27, Building Application Cards, City of Sydney Archives.
- 19 OST Bk 579 No. 309 dated 1896, Department of Lands.
- 20 The 1888 Metropolitan Detail Series Plan has the site still as vacant land. The 1890 Sands Directory has the Elgin Building on the site, as does the 1891 Rate Assessment Book.
- 21 OST Bk 579 No. 309 dated 1896, Department of Lands.
- 22 OST Bk 1106 No. 429 dated 1917, Department of Lands.
- 23 BA 397/27, Building Application Cards, City of Sydney Archives.
- 24 Sydney Council Rate Assessment Book, 1858.
- 25 Rate Assessment Books 1891 and Sands Directory 1890–1927. Also 1910 City of Sydney survey map.
- 26 OST Bk 936 No. 397 dated 2 June 1911, Department of Lands.
- 27 Trading with the Enemy Act 191401916, referred to in OST Bk 1258 No. 421, Department of Lands.
- 28 OST Bk 1044 No. 421, Department of Lands.
- 29 OST Bk 1258 No. 531, Department of Lands.
- 30 The Sands Directory refers to this building as Canns Building and this name was written on the site of the building.
- 31 BA 397/27, Building Application Cards, City of Sydney Archives.
- 32 BA 397/27, Building Application Cards, City of Sydney Archives.
- 33 The history of this site is based on a history prepared in 'Assessment of Heritage Impact 285–287 George Street, Sydney' by Graham Brooks and Associates Pty Ltd for Kapau Holdings Pty Ltd, 2003.
- 34 Primary Applications Nos 6723 (Lot 22) and 9753 (Lot 23), Department of Lands.
- 35 Sands Directory.
- 36 CT 826-145, Department of Lands.
- 37 OST Bk 1071-428, Department of Lands.
- 38 Sydney Council Rate Assessment Books, 1858. In the 1854 rate books, the page showing three of the subject properties is missing but the fourth terrace (295 George Street) is shown as having being constructed. As such, it can be assumed that the other three had also been built by this time.
- 39 OST Bk 1071 No. 428, Department of Lands.
- 40 Sands Directory 1880.
- 41 Sands Directory.
- 42 Lucy Hughes Turnbull, 'Sydney in 1858', *Dictionary of Sydney*, 2008, <http://www.dictionaryofsydney.org/entry/entry/sydney_in_1858>, viewed 24 January 2014.

- 43 Fowler, F, *Southern Lights and Shadows*, Sampson Low, London, 1859; Barry Groom and Warwick Wickman, *Sydney, the 1850s: The lost collection*, Macleay Museum, University of Sydney, Sydney, 1982, p 13.
- 44 OST Bk 1071 No. 428 dated 30 November 1915, Department of Lands.
- 45 OST Bk 1087 No. 492, Department of Lands.
- 46 OST Bk 1087 No. 492, Department of Lands.
- 47 OST Bk 1069 No. 282, Department of Lands.
- 48 Sands Directory 1865.
- 49 OST Bk 1069 No. 282, Department of Lands.
- 50 Spearritt, P 1978, *Sydney Since the Twenties*, Hale and Iremonger, Sydney, p 147.
- 51 Spearritt P 1978, *Sydney Since the Twenties*, Hale and Iremonger, Sydney, p 147.
- 52 Primary Application 53557, OST Bk 1512 No, 726 dated 2 May 1928.
- 53 *Shell House Journal* April 1937, p 7.
- 54 HBO+EMTB Heritage Pty Ltd, 2005 '2–12 Carrington Street, Sydney Former Shell House Draft Conservation Management Plan', report prepared for Thakral Holdings Group Pty Ltd, 2005, p 23.
- 55 *ibid.*
- 56 HBO+EMTB Heritage Pty Ltd, 'City One Wynyard Part 3A: Concept Plan Heritage Impact Assessment', report prepared for Thakral Holdings Group Pty Ltd, 2010, p 17, and private viewing of the clock on 24 January 2014.
- 57 *Shell House Journal* April 1937, p 7.
- 58 'Shell builds a House', Shell Company of Australia.
- 59 '39 years of History', *Shell House Journal* December 1977.
- 60 HBO+EMTB Heritage Pty Ltd, '2–12 Carrington Street, Sydney Former Shell House Draft Conservation Management Plan', report prepared for Thakral Holdings Group Pty Ltd, 2005, p 27.
- 61 BA 397/27, Building Application Cards, City of Sydney Archives.
- 62 Godden Mackay Logan, 2009 'Wynyard Station Historic Research Draft Report' prepared for Railcorp, p 2.
- 63 Graham Brooks and Associates Pty Ltd, 2003 'Assessment of Heritage Impact 285–287 George Street, Sydney' report prepared for Kapau Holdings Pty Ltd, p 8.
- 64 CT 826-145 and CT 1186-145, Department of Lands.
- 65 <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423764>>, viewed 24 January 2014.
- 66 Peapes & Co December 1922 catalogue cover.
- 67 *Sydney Mail* 19 December 1923.
- 68 *Journal of the Retailer Trader's Association of NSW*, January 1924, p 173.
- 69 Edwards Z 2001, *William Hardy Wilson: artist, architect, orientalist, visionary*, Watermark, Windsor, p 95
- 70 Apperley R, Irving R & Reynolds P 1989, *Identifying Australian Architecture*, Angus and Robertson, Sydney.
- 71 Graham Brooks and Associates Pty Ltd, 2003 'Assessment of Heritage Impact 285–287 George Street, Sydney' report prepared for Kapau Holdings Pty Ltd, pp 10–11.
- 72 *Journal of the Retailer Trader's Association of NSW*, January 1924, p 180.
- 73 *ibid.*
- 74 *ibid.*
- 75 BA 559/28, Building Application Cards, City of Sydney Archives.
- 76 Sydney Council Rate Assessment Books for 1933.
- 77 Rate Assessment books for 1939 still have this temporary structure on the site.
- 78 Godden Mackay Logan, 2009 'Wynyard Station Historic Research Draft Report' prepared for Railcorp, p 2.
- 79 DA 176/1960 and DA 244/1960, Sydney Council Building Application Card.
- 80 <<http://www.sydneyenziesshotel.com.au/history.html>>, viewed 22 January 2014.
- 81 *ibid.*
- 82 *ibid.*
- 83 HBO+EMTB Heritage Pty Ltd, 2005 'No. 2–12 Carrington Street, Sydney Former Shell House Draft Conservation Plan', report prepared for Thakral Holdings Group Pty Ltd, p 26.
- 84 <<http://www.sydneyenziesshotel.com.au/history.html>>, viewed 22 January 2014.
- 85 CT 11593-104, Department of Lands.
- 86 City of Sydney Archives, BA 0785/72.
- 87 Graham Brooks and Associates Pty Ltd, 2003 'Assessment of Heritage Impact 285–287 George Street, Sydney' report prepared for Kapau Holdings Pty Ltd, p 16.
- 88 *ibid.*

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⁸⁹ CT 11593-104, Department of Lands.

⁹⁰ Graham Brooks and Associates Pty Ltd, 2003 'Assessment of Heritage Impact 285–287 George Street, Sydney' report prepared for Kapau Holdings Pty Ltd, p 16.

⁹¹ DA 134/1956, DA 996/60 and DA 1255 60, City of Sydney Archives.

⁹² DA 134/1956, DA 996/60 and DA 1255 60, City of Sydney Archives.

3.0 Physical Analysis

3.1 Site Context

The subject site is located in the northwestern section of Sydney CBD, and currently contains four separate buildings, including the Menzies Hotel at 14 Carrington Street and the former Shell House, now part of the Menzies Hotel, at 2–12 Carrington Street, Beneficial House at 285–287 George Street and 301 George Street (Figure 1.2). Pedestrian arcades to Wynyard Railway Station are also located within the subject site.

On the Carrington Street side, the setting of the site is defined to the west by Wynyard Park and, underground, Wynyard Railway Station. The site is bounded to the east by George Street and to the north by Margaret Street. Lisgar House (a 1920s Inter-War Georgian Revival style office building) is located immediately to the south of the Menzies Hotel.

Beneficial House is located on the prominent CBD thoroughfare of George Street, facing Hunter Street. The rear of the building faces Wynyard Lane. No. 301 George Street sits immediately to the south of Beneficial House and directly above the pedestrian arcades to Wynyard Station from George Street.

Overall, the area around the subject site is characterised by a mix of heritage buildings and recent commercial development. On the Carrington Street side, many of the heritage buildings are early twentieth-century office buildings and hotels, typical of the period. The immediate area of George Street is defined by a varied streetscape of late nineteenth-century and early twentieth-century financial and commercial buildings and modern development.

Images of the subject and its immediate context are shown in Figures 3.2–3.25.

3.2 Site Description

3.2.1 The Menzies Hotel (former Shell House)

The Menzies Hotel incorporates 14 Carrington Street and its neighbouring building, the former Shell House at 2–12 Carrington Street. No. 14 Carrington Street is a 1960s reinforced concrete structure typical of the period. It forms a major portion of the hotel with its principal elevation overlooking Wynyard Park.

The former Shell House (Figure 3.2) forms the northern wing of the Menzies Hotel and has principal elevations to Margaret and Carrington Streets. It is a 1938 Inter-War Commercial Palazzo style building of 13 storeys, rectangular in plan and with a chamfered corner to the intersection of Margaret and Carrington streets. It has a concrete-encased steel frame structure supporting ribbed reinforced concrete floors, built around a central light well.¹ The exterior cladding of the former Shell House—glazed terracotta tile facing—is uncommon for the Inter-War Commercial Palazzo style in Sydney.

The building exhibits the characteristics of the Inter-War Commercial Palazzo style through a three tier order. The building's base is a heavy element extending from the footpath level to the base of the second floor. The lowest section of the base, along the footpath, is clad in trachyte. The upper section of the base features glazed terracotta tile facings laid in ashlar coursing to simulate masonry blocks, stone door surrounds and voussoirs to the arched ground floor, steel-framed windows² (Figures 3.2–3.3, 3.6 and 3.8). This cladding extends along the Wynyard Lane façade for two windows (the rest of the Wynyard Lane facade is painted rendered masonry). The arched windows along the ground floor

feature a shell at the centre of the fanlight glazing bars (Figure 3.6). The original 8-pane glazing in the windows along the Carrington Street facade has been replaced with single pane aluminium framed glazing within the original steel frames. The original windows along the base with 8 panes and steel frames remain the Margaret Street and Wynyard Lane facades (Figure 3.8). The original entrance is centrally located along the Carrington Street facade and is accentuated with a square, moulded terracotta tile frame, which contrasts with the arched windows along the ground floor. This entrance was modified to a fire stair exit c1978. A wide, glazed entrance was made in the Margaret Street facade c1978 and has a square, flat-roofed awning.

The middle tier, which is relatively plain in comparison to the base and the upper tier, extends to the ninth floor cornice, and contains narrow windows which are evenly spaced and aligned vertically in the glazed terracotta tiled facade. The middle tier of the Wynyard Lane facade is clad in glazed terracotta tiles for two vertical rows of windows, then the rest is rendered and painted masonry. All windows in the middle tier, except those along the fire stairs, have been replaced with aluminium-framed windows.

The upper tier, extending to the roof level, continues the vertical window alignment of the middle tier (Figure 3.11). The windows set between engaged paired Doric columns with an entablature and deep projecting cornice over, all made of glazed terracotta tiles.³ A rendered parapet with the clock tower sits above the prominent cornice (Figure 3.10). The clock tower retains the original clock faces and mechanism.

The interior of the building was largely modified to become hotel accommodation in 1978, with the majority of the original internal finishes and fixtures removed. The original layout, including the light well (Figure 3.14), fire stairs and lift shafts were retained. Remnant original fabric includes sections of the fire stairs in their original positions against the eastern and western walls of the building. These stairs have green terrazzo treads and simple wrought iron railings. The original windows in the fire stairs are steel framed pivot or casement windows (Figures 3.12–3.13). The western stair is positioned directly above the original main entrance from Carrington Street.

The basement includes a ramp from Wynyard Lane which terminates with a turntable. A turntable was indicated in this location in the original plans for Shell House.

3.2.2 Beneficial House, 285–287 George Street

Beneficial House is a 1923 Inter-War Georgian Revival style building of seven storeys, with a Commercial Palazzo form and Georgian Revival details. The building's principal elevation faces George Street (Figure 3.4). Commercial Palazzo architectural elements of the George Street elevation include the three tiered facade defined by a stone base, plain central section and elaborate projecting cornice. The Georgian Revival elements include the simple load-bearing brick facade with multi-paned timber framed windows, second floor windows with semi-circular fanlights, and the terracotta tiled roof. The ground floor consists of a sandstone base with a series of semi-circular arched window openings (Figure 3.16).

The rear (Wynyard Lane) facade is also face brick and retains its original multi-paned timber framed windows with sandstone sills (Figure 3.17). Its stone base has been covered with painted metal cladding. Loading docks were added c1970s.

The interior of Beneficial House has been extensively altered with modern fit-outs, including new office walls and a mezzanine which have been introduced to the ground floor. The original light well has been removed. Remnant original fabric includes the northern fire stairs (though substantially modified

in the 1970s) and the lift shaft immediately next to the stairs. No other original finishes or fixtures remain in the interior of the building.

The roof has a high brick parapet to Wynyard Lane and a store room beneath the terracotta tile roof parapet to George Street (Figure 3.19). New additions to the roof level in the 1970s include a large store built over the former light well (Figure 3.20) and a fire stair later converted into a smaller store (Figure 3.21).

3.2.3 No. 301 George Street

No. 301 George Street (formerly referred to as Thakral House) is a 1960s commercial building of reinforced concrete structure and continuous levels of fixed windows (Figure 3.5). The building comprises 13 storeys and includes ground floor and first floor retail arcades to Wynyard Station.

3.2.4 Wynyard Station and Pedestrian Arcades

Wynyard Station is a major underground station of the City Circle railway line. The station is located to the west of the subject site. The Hunter Connection pedestrian arcade and the arcades to George Street form part of the subject site. These arcades are characterised by shops along either side (Figure 3.23). The shop windows feature steel frames with timber panels and metal studs (Figures 3.24–3.25). The history prepared for this HIS was unable to determine the exact date that the pedestrian arcades were constructed (except the Hunter Connection, which appears to date from c1935). The Menzies Arcade, which was constructed as part of 301 George Street, features the same shop windows as the Wynyard Station pedestrian tunnels, indicating that they were at least refurbished extensively in the 1960s.

3.2.5 Wynyard Lane

Wynyard Lane (Figure 3.15) dates from c1850, when the military barracks were subdivided. It has been modified over time and now features an asphalt roadway with trachyte kerbs. The section of the lane between Menzies Hotel and 301 George Street was excavated in the 1920s/1930s for the construction of Wynyard Station.

3.3 Heritage Items in the Vicinity

The heritage items in the vicinity of the subject site are set out in the table below and shown in Figure 3.1. The heritage items are a mix of nineteenth and twentieth-century buildings, infrastructure and landscapes.

Table 3.1 Heritage Items in the Vicinity of the Subject Site.

Heritage Item	Listing	Statement of Significance
Wynyard Park (including parkland, mature trees, remnant fences, underground conveniences and Lang Square)	Sydney LEP 2012 (Item No. I1971)	<i>Wynyard Park is of historic, cultural and aesthetic significance at a state level, and historically at a national level. Wynyard Park has a history of consistent use as open space from the first development as a military parade ground in 1792 to its present urban public recreation use. It is significant for its earlier dedication in 1887 as an open space square for public recreation, a role which it has maintained to the present day. This late Victorian period related to its peak period from 1880-1910. The park contains important plantings and monuments reflective of its periods of development. The area has become a major townscape element by virtue of the exceptional quality and the uniformity of the buildings that define the surrounding streets. The street edges facing the park are of aesthetic significance for their strong sense of urban enclosure created by the uniformity of buildings lining the streets, resulting in the effect of an 'urban room'. The majority of these buildings are of a consistent height and street alignment and exhibit similar architectural themes. The surrounding predominant development is characterised by facades of strong visual depth, a high degree of architectural modelling and articulation, and changes in architectural treatment with height and level.⁴</i>
Wynyard Railway Station	RailCorp S170 Heritage and Conservation Register	<i>Wynyard Station has local significance as one of a group of underground stations built as part of the city rail network during the 1920s and 1930s and as an essential linking station for both the City Circle and North Shore lines. As the busiest station on the city rail network, Wynyard Station is a vital component of the city's working infrastructure. It is associated with the works of JJC Bradfield, chief engineer for the city railway and Sydney Harbour Bridge construction and features prominent elements of both the practical and style designs of his original concept. Remnant tiles, stairway features and layout all reflect the original 1930s station. The York Street escalators are rare surviving elements of an earlier Glen Street (Milsons Point) railway station removed to make way for the Dorman and Long warehouses built for the construction of the Sydney Harbour Bridge. Exposed riveted steel I-beams on Platforms 3 and 4 have 'Dorman and Long' stamped on them, providing a direct connection to this major engineering firm.⁵</i>
Wynyard Former Tram Tunnels	RailCorp S170 Heritage and Conservation Register	<i>The former tram tunnels at Wynyard are significant as rare surviving remnants of the Sydney tramway network - at its peak was the largest tramway service in Australia and one of the largest urban tramway systems in the world - and as rare remnants of the only underground tramway and tram station in the system. The tram tunnels are closely associated with the Sydney Harbour Bridge and the design and specifications set down by JJC Bradfield, chief engineer and designer of the Sydney Harbour Bridge and the city underground railway network. The tunnels were constructed using engineering techniques that were at the forefront of civil engineering for the period.⁶</i>
Former 'Lisgar House' Including Interiors	Sydney LEP 2012 (Item No. I1692)	<i>The construction of Lisgar House was part of an ongoing tradition that established the CBD as an important commercial and financial focus, and, generally, reflects an important period of the development in the 1920s. An association with the original owners, the St Joseph's Investment and Building Society, is maintained by the statue of St Joseph the carpenter centrally located at the top level (moved from the original building). The relatively tall scale of this Georgian Revival style building and its unusual cornice treatment make it a rare example of the period. It is comparable to Beneficial House in George Street (refer no 2017) formerly Peapes menswear, and to some extent also the Royal Automobile Club in Macquarie Street (refer no 2114). The building is an important contributor to the townscape character around Wynyard Park.⁷</i>

Heritage Item	Listing	Statement of Significance
AWA Building and Tower	State Heritage Register (Listing No. 00665) Sydney LEP 2012 (Item No. I1981)	<i>AWA Building and Tower is of significance for its important associations with radio and communication technology. It is a simple vertically emphasised skyscraper which represents the epitome of the 1930s desire to integrate architecture with technology. The tower for a time was the tallest structure in Sydney, and is an integral part of the building and still has a landmark quality.⁸</i>
Occidental Hotel Including Interior	Sydney LEP 2012 (Item No. I1980)	<i>The five storey Occidental Hotel constructed in the Victorian Regency Style is significant as the oldest building in Wynyard Square, and possibly the oldest surviving building in York Street. It has significance as a fine and largely intact example, and as one of the last five surviving hotels in the style in the CBD; the others are the Hero of Waterloo, the Lord Nelson, the Captain Cook and the Orient. The nineteenth century additions of a western bay and top storeys, also constructed in Victorian Regency style, adds to the significance of the building as an imposing element in the streetscape. The interior of the building has been modified with some floors adapted to other uses, but it largely retains the original functions of both budget accommodation and a social / recreational venue. As one of the oldest working hotels in the city, it has high social and historic significance for its long continuous tradition as an inner city corner hotel. The interiors of the ground and first floors, although not original, are significant as fine examples of timber interiors in a corner hotel.⁹</i>
Transport House	State Heritage Register (Item No. 01271) RailCorp S170 Heritage and Conservation Register Sydney LEP 2012 (Item No. I1975)	<i>The scale and architectural quality of Transport House is a reflection of the importance of the Railway system to Sydney and NSW. It also documents the process of centralisation and rationalisation of state administration. Transport House is one of the most intact Art Deco buildings in Sydney, and one of the earliest fully resolved Art Deco expressions in the CBD (along with ACA at King and York Streets). It is an important building by prominent firm of H. E. Budden and Mackay, and was awarded a Sulman Medal in 1935 and Royal Institute of British Architects Medal in 1939. Substantial important intact office interiors survive. The building is rare for its scale and extensive use of green terracotta facing, considered the most impressive in Sydney. It is a major element in the townscape of Wynyard Square precinct.¹⁰</i>
Scots Church Including Interior	Sydney LEP 2012 (Item No. I1884)	<i>Scots Church is a six storey building of Inter war Gothic style. Scots Church has exceptional historic importance for its ability to embody the longevity of the association of this site with the Presbyterian Church. As well as recalling the early nineteenth-century history of this area as Church Hill, the building also has a powerful ability to reflect the impact made on the city by the construction of the Sydney Harbour Bridge. The building is important in the professional work of the noted architectural partnership of Rosenthal, Rutledge and Beattie. The building is architecturally significant as a rare and outstanding example of a highly intact original commercial Gothic exterior and an interior of high quality design with outstanding potential, due to its intact condition, to be maintained in its original state. The building is well resolved in its detailing in both its interior and exterior, and is particularly noted for its unique auditorium design. The building is aesthetically significant for its contribution as a landmark building to the Wynyard Square streetscape. It is also significant as the winner of the 1927 competition judged by N Weekes. The building is socially significant as a popular venue for both ecclesiastical and secular activities, over many years. The Assembly Hall has considerable social importance for its contribution to the cultural diversity of the city.¹¹</i>

Heritage Item	Listing	Statement of Significance
Skidders Family Hotel	State Heritage Register (Item No. 00584) Sydney LEP 2012 (Item No. I1766)	<i>The Former Skidders Hotel, located at the corner of George and Hunter Streets is highly significant as one of the few Old Colonial Regency buildings remaining in the city. The former hotel has significance as one of only four buildings in the Old Colonial Regency style in the city although it no longer has the traditional hotel uses of bar and accommodation; the other buildings in the style are the Lord Nelson, the Hero of Waterloo and a commercial terrace at 246 George Street. While the Lord Nelson is the finest example of the remaining buildings, this former hotel is also significant for its strong contribution to the character of the immediate area and as one of the few remaining buildings of this style in the heart of the city. It has significance as a rare surviving example of an early hotel and as part of the network of corner hotels which provided social / recreational venues and budget accommodation in the city. It has significance as a possible site for scientific investigation due to the age of the building and continuing use of the site since the early days of European settlement. The building now carries the name of the first licensee of the hotel.¹²</i>
Commercial Building Facades and External Walls Only	Sydney LEP 2012 (Item No. I1767)	<i>319-321 George Street is of historic, aesthetic, social and scientific significance as a rare early Victorian commercial facade of modest scale and restrained detail that typified the scale, form and pattern of developments of the 1850 period and which continues to demonstrate those attributes. The facade also demonstrates the quality of design from that period and is a strong contributor to the varied streetscape of this section of George Street.¹³</i>

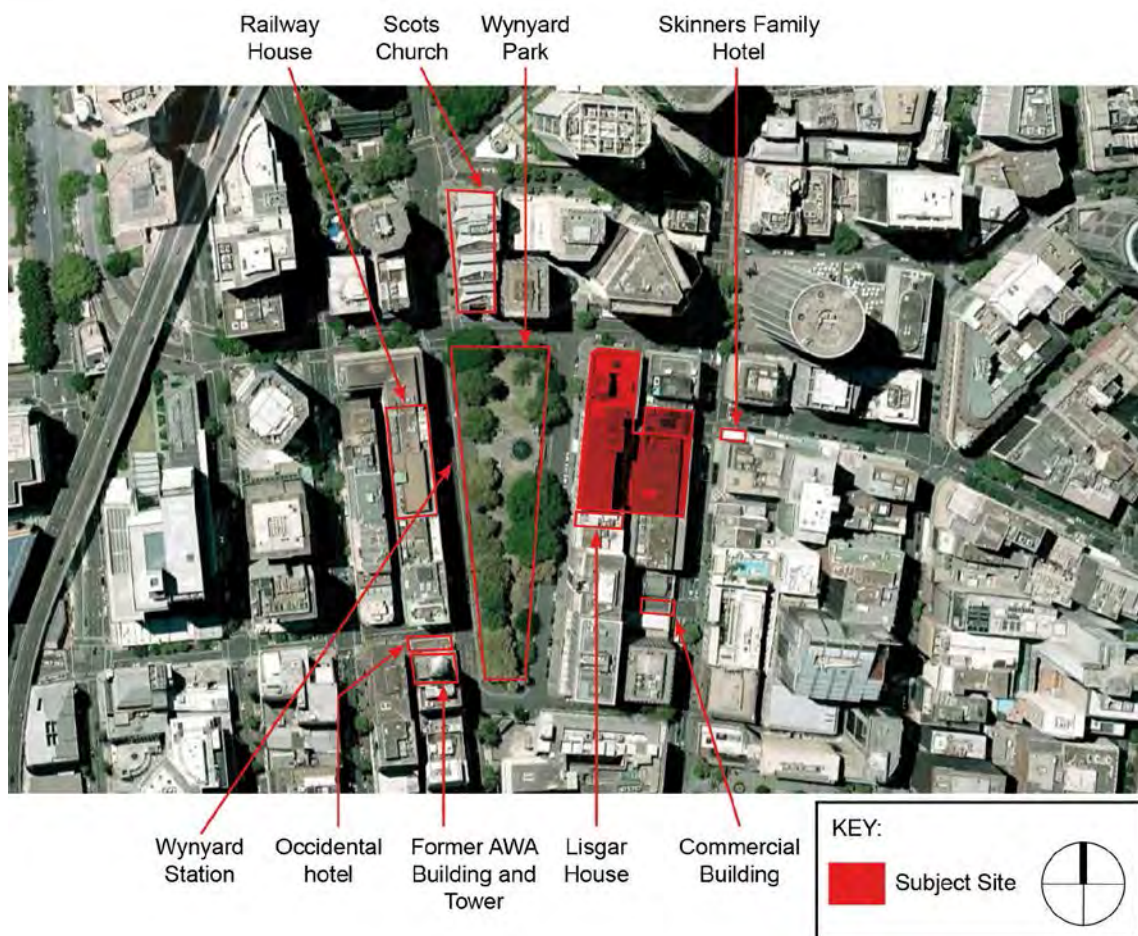


Figure 3.1 Heritage items in the vicinity of the subject site. (Source: Google Earth Pro with GML overlay)



Figure 3.2 Former Shell House, 2–12 Carrington Street. (Source: GML 2014)



Figure 3.3 Former Shell House is at the front of the image, with Menzies Hotel to the right. Wynyard Park is on the right. (Source: GML 2014)



Figure 3.4 Beneficial House, 285–287 George Street. (Source: GML 2014)



Figure 3.5 Beneficial House on the right and 301 George Street in the centre of the image. (Source: GML 2014)

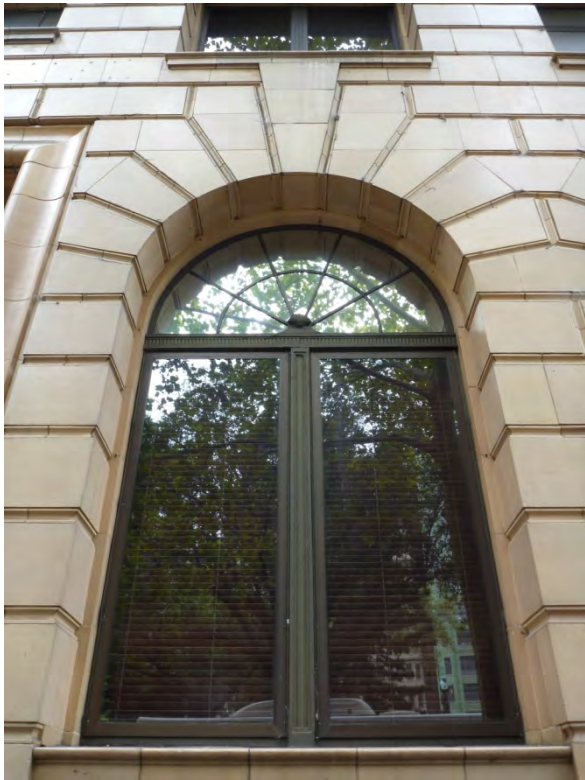


Figure 3.6 Original windows and glazed terracotta cladding, Carrington Street facade of the former Shell House. (Source: GML 2014)

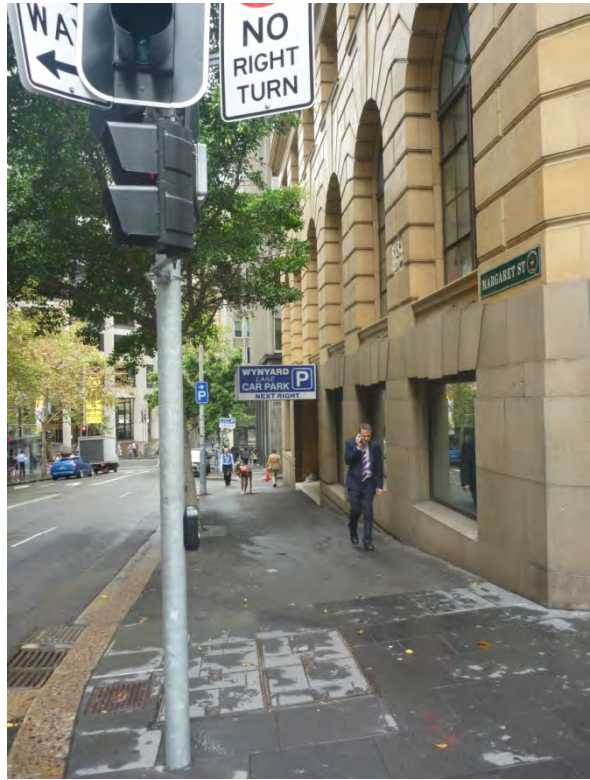


Figure 3.7 Margaret Street facade of the former Shell House, showing the windows to the semi-ground floor. (Source: GML 2014)



Figure 3.8 Wynyard Lane facade of the former Shell House, showing rendered masonry, and original steel-framed windows (Source: GML 2014)



Figure 3.9 Upper part of Wynyard Lane facade of the former Shell House, showing the dentilated cornice and original 'Shell' sign on the southern wall. (Source: GML 2014)



Figure 3.10 Clock tower of the former Shell House, showing the original clock, with glazed terracotta tile cladding and later aluminium signs below. (Source: GML 2014)



Figure 3.11 Roof terrace of the former Shell House, showing the high parapet with original openings. (Source: GML 2014)

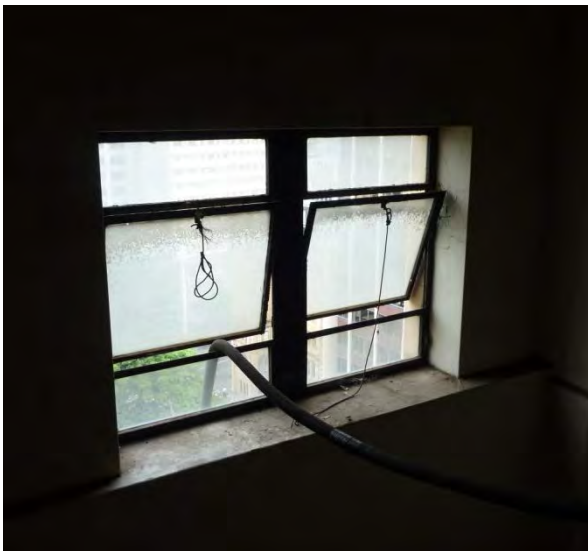


Figure 3.12 Original windows in the Carrington Street fire stairs of the former Shell House. (Source: GML 2014)

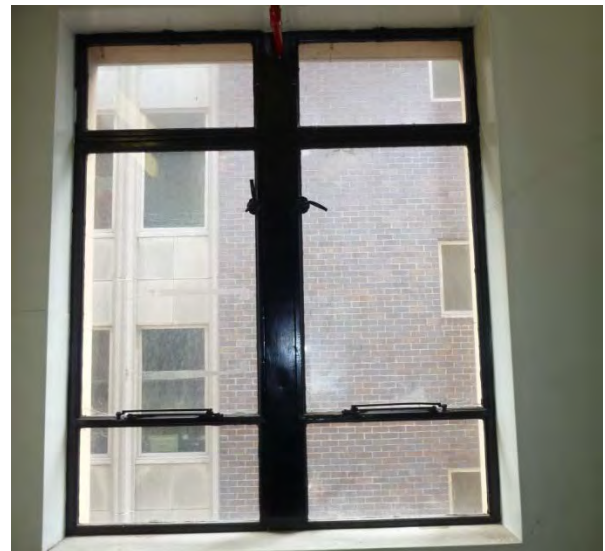


Figure 3.13 Original windows in the Wynyard Lane fire stairs of the former Shell House. (Source: GML 2014)

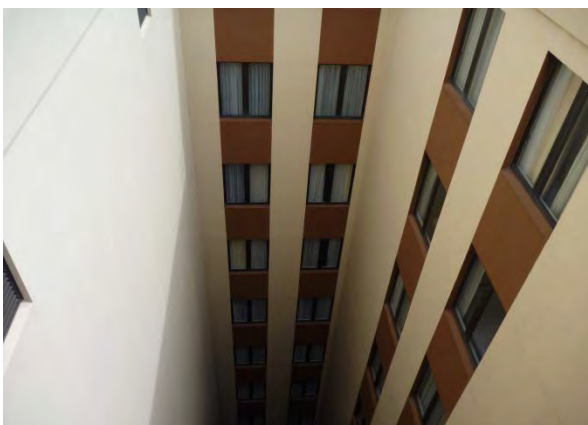


Figure 3.14 Light well in the former Shell House. (Source: GML 2014)

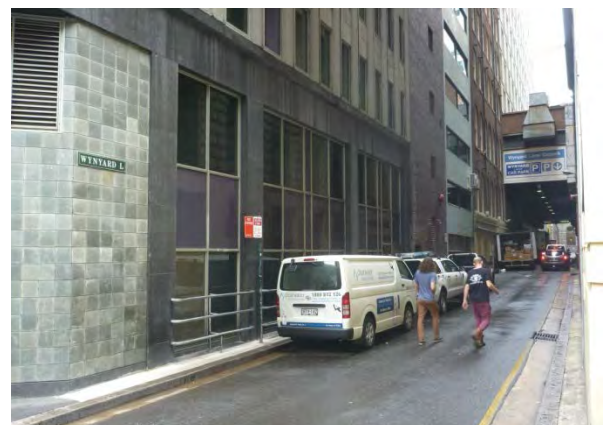


Figure 3.15 Wynyard Lane, from Margaret Street. (Source: GML 2014)



Figure 3.16 George Street facade of Beneficial House, showing the original fanlight windows. (Source: GML 2014)



Figure 3.17 View down the Wynyard Lane facade of Beneficial House, showing original windows with sandstone sills. (Source: GML 2014)



Figure 3.18 View of the connection between the Wynyard Lane facade of Beneficial House (on the left) and 301 George Street (on the right). (Source: GML 2014)



Figure 3.19 The store room on the roof of Beneficial House, contained beneath the parapet with tiled, gable roof to the George Street facade. (Source: GML 2014)



Figure 3.20 Roof of Beneficial House, showing the 1970s store over the light well on the left, original parapet to the right (the later modifications) and services in the centre. (Source: GML 2014)



Figure 3.21 View of the original roof exit to the fire stairs, near the Wynyard Lane facade. (Source: GML 2014)



Figure 3.22 Internal fit-out (from c2003), ground floor, looking towards George Street. (Source: GML 2014)



Figure 3.23 Wynyard Station pedestrian arcades, looking west towards Wynyard Station. (Source: GML 2014)

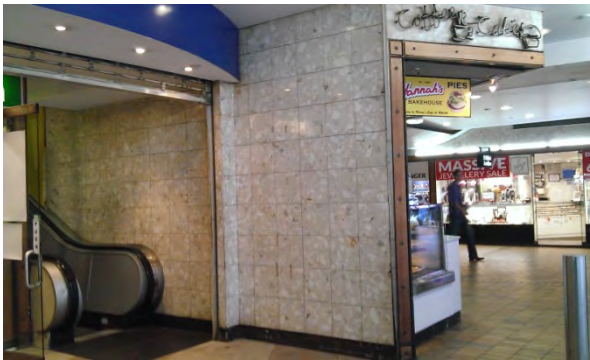


Figure 3.24 View of entrance to Menzies Arcade on the left, and Wynyard Station pedestrian arcades on the right. (Source: GML 2014)



Figure 3.25 Detail of timber and metal surrounds to shopfronts in the Wynyard Station pedestrian arcades. This same treatment appears in the Menzies arcade. (Source: GML 2014)

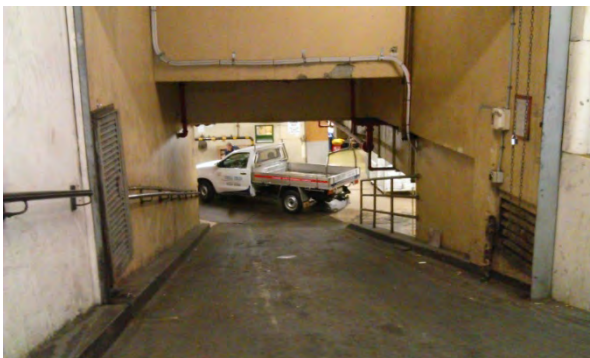


Figure 3.26 The ramp and turntable in the basement of the former Shell House. (Source: GML 2014)

3.4 Endnotes

- ¹ HBO + EMBT Heritage Pty Ltd, September 2005 'No. 2–12 Carrington Street, Sydney, Former Shell House Draft Conservation Management Plan', prepared for Thakral Holdings Group Pty Ltd, p 35.
- ² *ibid*, p 36.
- ³ *ibid*, p 36.
- ⁴ State Heritage Inventory, 'Wynyard Park including parkland, mature trees, remnant fences, underground conveniences and Lang Square', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424651>>.
- ⁵ State Heritage Inventory, 'Wynyard Railway Station', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4803268>>.
- ⁶ State Heritage Inventory, 'Wynyard Former Tram Tunnels', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4800281>>.
- ⁷ State Heritage Inventory, 'Former "Lisgar House" Including Interiors', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423697>>.
- ⁸ State Heritage Inventory, 'AWA Building and Tower', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045116>>.
- ⁹ State Heritage Inventory, 'Occidental Hotel Including Interior', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424059>>.
- ¹⁰ State Heritage Inventory, 'Former Railway House (Part of Transport House) Including Interiors', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>>.
- ¹¹ State Heritage Inventory, 'Scots Church Including Interior', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423854>>.
- ¹² State Heritage Inventory, 'Former Skinners Family Hotel Including Interiors', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423765>>.
- ¹³ State Heritage Inventory, 'Commercial Building Facades and External Walls Only', NSW Office of Environment and Heritage, viewed 27 February 2014, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423766>>.

4.0 Heritage Significance Assessment

4.1 Introduction

This section sets out the heritage significance of the subject site, including Aboriginal archaeology, historical archaeology and built heritage. It includes an assessment of the subject site against the standard NSW heritage assessment criteria. As Wynyard Lane and the Wynyard Station pedestrian arcades are included within the subject site, their heritage significance has been assessed, as per the NSW Heritage Council guidelines.

4.2 Heritage Significance Assessment

4.2.1 NSW Heritage Assessment Guidelines

This section outlines the approach to assessment of heritage significance set out in the *NSW Heritage Manual* guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (as amended July 2002). These guidelines provide the framework for this report's assessment of the subject site, including Wynyard Lane and the Wynyard Station pedestrian tunnels. In essence, the Heritage Guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specifically structured framework that is accepted as the required format by heritage authorities in New South Wales.

Under these guidelines, places/sites/items are assessed against the following criteria:

- a) *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);*
 - b) *An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area);*
 - c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);*
 - d) *An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*
 - e) *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*
 - f) *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*
 - g) *An item is important in demonstrating the principal characteristics of a class of NSW's:*
 - *cultural or natural places; or*
 - *cultural or natural environments*
- (or a class of the local area's)*
- *cultural or natural places; or*
 - *cultural or natural environments*

In applying the assessment criteria, both the nature and degree of significance of the place need to be identified, with items varying in the extent to which they embody or reflect key values and the relative importance of their evidence or associations.

The assessment also needs to relate the item's values to its relevant geographical and social context, usually identified as either local or state contexts. Items may have both Local and State significance for similar or different values/criteria.

Statutory protection of heritage places (ie by local and/or state governments) is usually related to the identified level of significance. Items of State significance may be considered by the Heritage Council of NSW for inclusion on the SHR.

As the approved Concept Plan gives in principle approval for the demolition of the Menzies Hotel (excluding the former Shell House) and 301 George Street (formerly referred to as Thakral House), the significance of the two buildings has not been assessed.

4.2.2 Assessment against Standard Criteria

This section formally assesses the heritage significance of the subject site in accordance with the standard criteria identified in the NSW Heritage Office guidelines. The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to the immediate and wider setting.

Criterion A (Historical Significance)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The Draft CMP 2005 for Shell House provides the following assessment under this criterion:

- *The site of No. 2-12 Carrington Street is part [of] an early arrangement of allotments created not long after the subdivision of the first Military Barracks lands in Sydney, which occupied the site and surrounding area. The site, consolidated in the mid 1930s, became a forerunner of later allotment patterns along Carrington Street, occupying parts of the former Wynyard Square.*
- *The subject site has a long history of occupation by buildings operating as hotels with the exception of the years between 1938–1976. The origins of the building as the Sydney headquarters of the Shell Oil Company are important in demonstrating the scale of Central Sydney commercial development in the 1930s and the growing importance of the petroleum industry in the age of the internal combustion engine.*

The CMP 2004 for Beneficial House provides the following assessment under this criterion:

- *Beneficial House is of historic significance as a physical reminder of an important development period in the 1920s. The location of the building reflects the prominence of George Street as a retail centre.*
- Wynyard Lane has some historical significance as one of Sydney's early laneways. Wynyard Lane was established c1850, when Barrack Square (the parade ground of the military barracks) was subdivided. While part of the lane was excavated for the construction of Wynyard Station and tunnels, the lane as a whole follows its original alignment as set out c1850. Wynyard Lane meets this criterion at the Local level.
- The Wynyard Station pedestrian arcades below 301 George Street and Menzies Hotel, including the Hunter Connection, have some historical significance for their association with the original design of Wynyard Station, which included a series of pedestrian arcades to George and Hunter

Streets. The design and construction of Wynyard Station was a major undertaking for NSW Railways in the 1920s and 1930s, and the arcades demonstrate part of its original design. The fabric of the arcades has undergone significant change, with new flooring, ceilings and many new shopfronts.

- The subject site as a whole has significance for its association with the George Street military barracks, of which it formed part of the parade ground.
- The subject site has some significance for its association with the construction of Wynyard Station and the City Circle railway, which was a massive public works undertaking of the 1920s and 1930s.

Criterion B (Historical Association)

An item has strong or special association with the life or works of a person, or group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The Draft CMP 2005 for Shell House provides the following assessment under this criterion:

- *The building has significance associated with three significant persons or groups: Shell Oil Company of Australia, the Architects - Spain and Cosh; and Menzies Hotel, Sydney, who have each contributed to the cultural significance of the area in the two major phases of the site's development and use since 1938.*
- *The building has strong associational significance with Shell Oil Company of Australia, as one of the last remaining State head offices, and as an early corporate icon of petroleum production and distribution within Australia and the growth of the transportation industry.*
- *The building has strong associational significance locally with the prominent and long standing Sydney based architectural firm of Spain and Cosh, whose extensive body of work has made a valuable contribution to the development of Central Sydney, with many surviving distinguished examples enhancing the city's streetscapes.*
- *The building and the site have a special significance locally, for their connection with the Menzies Hotel, Sydney catering to a tourist and business clientele with the benefit of its central and convenient location.*

The CMP 2004 for Beneficial House provides the following assessment under this criterion:

- *Beneficial House is noteworthy for its former lengthy association with the prominent retailer, Peapes Menswear, between 1923 and 1970. It is a significant and rare work of the firm of Wilson, Neave and Berry in a city context, which reflects the influence of William Hardy Wilson.*

Criterion C (Aesthetic Significance)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).

The Draft CMP 2005 for Shell House provides the following assessment under this criterion:

- *The building is aesthetically and technically significant due to its architectural style, streetscape presence and use of terracotta wall facing material. The building is a characteristic example of the Interwar Commercial Palazzo expressed through its classically influenced architectural expression, placement of openings and the intactness of original glazed terra cotta tiles still in reasonable condition.*
- *The now inoperative four way clock mechanism is of technical interest and the clock tower itself is an important streetscape element.*

The CMP 2004 for Beneficial House provides the following assessment under this criterion:

GML Heritage

- *Beneficial House is a fine example of the Inter-War Georgian Revival architecture. Its façade is well proportioned and exhibits excellent materials and detailing. It created an appropriate image for an exclusive menswear department store.*
- *Although the ground floor façade has been altered, externally the building retains its architectural qualities with multi-paned timber framed windows and tiled roof section. It is an important contributor to the streetscape of George Street.*
- Wynyard Lane is primarily a service lane and has been modified over time, with little or no original fabric visible. The buildings along it have been modified over time, with few early buildings remaining. Wynyard Lane does not meet this criterion.
- The Wynyard Station pedestrian arcades do not meet this criterion.

Criterion D (Social Significance)

An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.

The Draft CMP 2005 for Shell House provides the following assessment under this criterion:

- *The building has strong social significance at the local level due to its early identification through its clock tower as a landmark on the 1930s skyline and as a tangible record of the Shell Oil Company corporate head office. More recently, its function as the 'Menzies' Hotel is well recognised by the local community and regular visitors to Sydney.*

The CMP 2004 for Beneficial House provides the following assessment under this criterion:

- *Beneficial House has a long association with a prominent menswear store. Its position is demonstrative of the area as a retail centre in the city. The building has social significance locally.*

A formal assessment of social significance has not been prepared for this HIS; however, it is considered unlikely that Wynyard Lane would satisfy this criterion. The Wynyard Station pedestrian arcades may have significance for owners and workers of the businesses along them; however, this has not been formally assessed for this HIS.

Criterion E (Research Potential)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The One Carrington Street site was part of the Old Military Barracks complex. While this historical association is rare and significant, it is unlikely that any physical evidence of this association survives due to eradication of such evidence by the high level of disturbance.

The site has been assessed as having low potential to contain historical archaeological remains spanning from the late eighteenth to the early twentieth-century developments. The research potential of this evidence would vary in accordance with its date of origin, integrity and ability to provide meaningful information about early days of the colony and its commercial development. However, if remains associated with the Old Military Barracks complex site do survive at the site and their level of preservation is legible, they would be significant at a State level.

The historical archaeological evidence relating to the mid to late nineteenth-century use of the site is also likely to be limited, and would mainly relate to the use of water supply as well as the subsequent

cessation of this activity, usually demonstrated by secondary backfills which are normally artefact bearing deposits. Evidence of this nature would be significant at a Local level.

Criterion F (Rarity)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The Draft CMP 2005 for Shell House provides the following assessment under this criterion:

- *No. 2-12 Carrington Street, formerly known as Shell House, is one of the last remaining early state head offices of Shell Oil Company throughout Australia.*
- *The use of glazed facing tiles and details, while relatively common as applied to Inter war period commercial offices, was not applied to buildings of the Commercial Palazzo style, which used more traditional materials of stone, brick and render. No. 2-12 Carrington Street is the only example of the Inter war Commercial Palazzo style in Sydney faced with glazed terra cotta.*

The CMP 2004 for Beneficial House provides the following assessment under this criterion:

- *Beneficial House is one of a limited number of Georgian Revival commercial buildings of the Inter-War period to survive.*
- Wynyard Lane is one of a number of laneways remaining in Sydney and is not considered rare.
- The Wynyard Station pedestrian tunnels are one of numerous examples of underground shopping arcades in Sydney's CBD and are not considered rare.

Criterion G (Representativeness)

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

The Draft CMP 2005 for Shell House provides the following assessment under this criterion:

- *No. 2-12 Carrington Street, as an Inter war Commercial Palazzo style multi storey building designed by Spain and Cosh, has local significance as one of the surviving externally intact representatives of a style that was popular to promote corporate prestige in the Inter war period. Its facade techniques incorporated local materials manufactured in Sydney between the wars.*

The CMP 2004 for Beneficial House provides the following assessment under this criterion:

- *Beneficial House represents the importance of George Street as the principal retailing thoroughfare in the city. It is representative of the former association with the prominent retailer, Peapes Menswear.*
- Wynyard Lane is broadly representative of nineteenth-century laneways in Sydney's CBD. Notwithstanding that most original features have been removed and early buildings replaced, Wynyard Lane meets this criterion at the Local level.
- The Wynyard Station pedestrian arcades are broadly representative of generic shopping arcades in Sydney's CBD; however, they are not considered to be a strong example and do not satisfy this criterion.

4.2.3 Integrity/Intactness

Former Shell House

Externally, former Shell House is moderate–highly intact, with its overall form intact, including clock tower (with clock) and most original facade details remaining, including original windows to the lower levels and along the fire stairs. However, most windows in the central tier of the building have been replaced. Internally, the building is not intact, with most original fittings and finishes removed for its 1978 refurbishment as a hotel. Original features are constrained to the stairs, lift shafts and the central light well. Overall, the building has moderate integrity.

Beneficial House

Former Beneficial House/Peapes Menswear is highly intact externally, with its overall form intact and east and west facades retaining most original features, including windows, sills and decorative features. The original awning to George Street has been removed. Internally, the building is not intact, with most original fittings and finishes removed or remodelled, including removal of the original central light well. One of the lift shafts appears to be original. Some original features remain on the roof, including the terracotta tiled parapet and store rooms along the George Street side and original brick parapet on the Wynyard Lane side. Overall, the building has moderate integrity.

Wynyard Lane

Wynyard Lane retains its original alignment, but no visible original fabric. A few early buildings remain along the laneway (Beneficial House, the former Shell House and Lisgar House), but otherwise its immediate context has changed over time. Its spatial integrity has been somewhat compromised by the Menzies Hotel/301 George Street extension over the lane, completed in the 1960s.

Wynyard Station Pedestrian Arcades

The Wynyard Station pedestrian arcades were part of the original design for Wynyard Station; however, it is unclear whether they were constructed in the 1930s (at the time the Hunter Connection was constructed), or later as part of the 301 George Street and Menzies Hotel constructions in the 1960s. The current fit-out of the shop windows and arcades are the same as that used in the Menzies Arcade, indicating that the arcades were at least substantially refurbished at that time.

4.3 Summary Statement of Significance

The subject site as a whole has significance at the Local level for its association with the George Street military barracks, of which it formed part of the parade ground. The subject site also has some significance for its association with the construction of Wynyard Station and the City Circle railway, which was a massive public works undertaking of the 1920s and 1930s.

The Summary Statement of Significance for the former Shell House provided in the NSW State Heritage Inventory is set out below:

The Menzies Hotel is significant because of its former association with a prominent corporate identity, the Shell Company, and reflects the growing importance of Sydney as a location for corporate headquarters. The building serves as an important historic record of that company's presence in all Australia's capitals by the late 1930s. Generally, it reflects an important period of development in the city during the 1920s-1930s. Its later conversion for use as a hotel reflects the growing importance of tourism and the hospitality industry. Its aesthetic and formal qualities are of a high standard. Situated on a prominent corner site, it makes a distinguished contribution to the townscape character around Wynyard Park and represents a scale of city streetscape prior to the 'skyscraper era'. It is a representative and late

example of Inter-War Commercial Palazzo and it provides a now relatively rare illustration of the use of glazed tiles as an external facing material. It is unique in that it is the only major Inter-war Palazzo style building remaining that is clad in terracotta.¹

The Summary Statement of Significance for Former Commercial Building Including Interiors (Peapes Menswear Store/Beneficial House) provided in the NSW State Heritage Inventory is set out below:

Beneficial House is noteworthy for its former lengthy association with 'Peapes Menswear' (1923-1970), a particularly well-known Sydney retail store, and its contribution to creating an image for the store. It reflects the importance of George Street as a principal retailing thoroughfare and, generally, an important period of development during the 1920s. The building is of aesthetic significance as one of very few surviving commercial examples of Inter-war Georgian Revival style architecture and the work of Hardy Wilson. It is strikingly similar to British Airways House also attributed to Wilson, Neave & Berry, and has parallels with Lisgar House (refer no 2004). It is a good example of the style and contributes significantly to the streetscape of George Street. The combination of Georgian Revival style in the brick facade, windows and section of tiled roof with a Commercial Palazzo style sandstone base adds to the architectural interest of the building.²

Wynyard Lane has historical significance at the local level as part of the c1850 subdivision of the George Street military barracks. It is broadly representative of the remaining nineteenth-century laneways in Sydney's CBD and the city's road network.

The Wynyard Station pedestrian arcades below 301 George Street and Menzies Hotel, including the Hunter Connection, have some historical significance at the local level for their association with the original design of Wynyard Station, which included a series of pedestrian arcades to George and Hunter Streets. The design and construction of Wynyard Station was a major undertaking for NSW Railways in the 1920s and 1930s and, to an extent, the arcades demonstrate part of this original design.

4.4 Endnotes

- ¹ Heritage Division, 'State Heritage Inventory—Former "Shell House" including interior', NSW Office of Environment and Heritage, Parramatta, viewed 14 February 2014 <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423696>>.
- ² Heritage Division, 'State Heritage Inventory—Former Commercial Building Including Interiors', NSW Office of Environment and Heritage, Parramatta, viewed 14 February 2014 <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423764>>.

5.0 Description of the Proposal

5.1 Description of the Proposal

5.1.1 Works Approved Under the Concept Plan

The Concept Plan approval provides for a range of works, summarised below.

The Concept Plan approval provides for:

- *upgrade of the eastern access ways to Wynyard Station including retail areas and concourse layout;*
- *building envelope to a maximum height to RL159.7 AHD on the land between Carrington Street and George Street;*
- *use of the site for a mixed use development including commercial offices, business premises, shops, general retail food and drink premises, health/medical centre, public amenities, transport facilities; and tenant car parking;*
- *development of former Shell House including refurbishments for the purpose of commercial and retail use.*

The development of the former Shell House under the Concept Plan approval includes retention and conservation of most original external fabric, but removal of the southern boundary wall and all internal fabric, including in the basement and the small amount of original fabric remaining (namely the light well, fire stairs and lift core) on each floor. It also provides for construction of a new addition to the roof of the former Shell House, set back 6m from the roof's original high parapet.

5.1.2 Description of the Proposal

Generally

The proposed new development is a 27 office-storey tower with office and retail uses. The proposal includes construction of new pedestrian access to Wynyard Station from George Street to replace the existing arcades. The tower would have a stepped form, with a cantilever above Beneficial House. The tower is proposed to be clad in curtain wall glazing and expressed vertical frames of different depths. The main entrances to the tower would be from Carrington Street, with public access provided to Wynyard Station and the retail section of the development from George Street.

The building is proposed to have four basement levels across the subject site below Wynyard Lane—the lower basement would contain fire services and car parking; the basement level would provide car parking; and the Hunter Concourse level would include the reconstructed Hunter connection, retail and escalators to Wynyard Station. The southern portion of the former Shell House basement would contain the ramps to the car park.

At the Wynyard Lane level, the building would split to maintain the laneway. The first four storeys of the George Street side of the tower (from the George Street level) would comprise retail, with offices above. The Wynyard Lane/George Street levels on the Carrington Street side of the tower would comprise loading bays, bicycle storage and electrical substations. The two sections would connect to commence the single tower at the Carrington Street level, two storeys above Wynyard Lane.

There would be works to Wynyard Lane from the southern boundary of the subject site to Margaret Street, including regrading, creation of a new central drainage line, the laying of a new road base and finishing with granite pavers. Existing splayed trachyte kerbs at Margaret Street would also be removed.

The proposed changes to the two heritage items are set out below.

Former Shell House

Proposed works to the former Shell House, in addition to those approved under the Concept Plan approval, include:

- reinstatement of the original Carrington Street entrance as the main entrance to the former Shell House;
- fit-out of the ground floor and part of the lower ground (semi-basement) floor for retail;
- refurbishment of levels 1–9 to allow for offices, including services in level 10;
- construction of a new service core with lifts and fire stairs in the southern area of the building;
- retention of original structure (including columns and floors), except the westernmost line of columns, the columns in the new service core and the northern section of the slab on each floor. (This is subject to further investigation into the original structure's condition.);
- construction of a shear wall against the interior skin of the northern boundary wall to Margaret Street. Existing window openings would remain and the new structure would not be visible externally. The shear wall would require cutting away a section of the slab on each floor next to the northern wall. The slab would be reconstructed;
- structural upgrades, including some localised internal thickening of the western wall and internal columns and insertion of secondary steel beams in some areas;
- reinstatement of the light well as a void between the ground and first floors;
- refurbishment of the existing basements to include a new car park ramp in the southern area of the basement, a new lift core, new parking spaces in the basement level and substations in the lower ground level. The existing (probably original) turntable would be removed for the new car park ramp;
- conservation works to the facade and original clock;
- insertion of steel trusses into the base of the clock tower to provide structural support. This new structure would not be visible from the outside;
- removal of aluminium cladding on part of the clock tower;
- replacement of the 1970s aluminium framed windows on all facades with new windows (details to be sympathetic to heritage fabric) and replacement of glazing in retained original steel framed windows to meet ESD requirements; and
- modification of openings along Wynyard Lane to reconstruct original windows and provide opportunities for reactivation of the boundary.

The addition on the roof (approved under the Concept Plan) will be steel framed, clad in glass and designed for restaurant/bar use. Some hard landscaping on the roof terrace is also proposed, including planters.

Beneficial House

The following works are proposed to Beneficial House:

- refurbishment of interiors of the lower four storeys for retail and the upper four storeys for offices, including removal of all 1970s and later insertions, fixtures and fittings (including the 1970s mezzanine level and later ground floor shop fit-outs and office partitions);
- opening up of parts of the southern boundary wall over the lower three storeys for insertion of a three-storey retail pod which would project into the George Street entrance to the One Carrington Street development. The pod would be clad in glass and set back 2m from the George Street façade. Part of the basement wall would also be opened up to connect to the new basement for the One Carrington Street development;
- removal of the 1970s rooftop store building over the light well, as well as the sprinkler pump room in the roof's northwestern corner (which includes part of the original motor room for the goods lift) and the rooftop store (former fire stair entry) in the roof's southwestern corner. The store below the original tiled parapet to George Street would be upgraded and a new store/plant constructed along the northern side of the roof;
- insertion of new fire stairs in the building's southwest corner (in the location of the original fire stairs);
- construction of a cantilever section of the proposed new tower, which will project over Beneficial House, set approximately 11m above its roof terrace and set back 14m from its George Street façade; and
- construction of a raised roof terrace, set back from the building's George Street and Wynyard Lane parapets; and
- reinstatement of existing openings along the Wynyard Lane façade at the laneway level to provide opportunities for retail and café activation of the laneway.

Original windows would be retained and conserved. The glazing would be replaced or upgraded to meet ESD requirements.

5.2 Documentation

The following drawings, issued on 20 March 2014, were reviewed for this HIS:

- DA0006 Demolition Plan—Site
- DA0007 Demolition Plan—Shell House
- DA0008 Demolition Plan—285 George Street
- DA0009 Demolition Plan—Excavation Plan
- DA2000 Proposed Site Plan
- DA2002 Lower Basement Level
- DA2003 Basement Level

- DA2004 Hunter Concourse Level
- DA2005 Concourse Level
- DA2006 George Street Level
- DA2007 Wynyard Lane Level
- DA2008 Carrington Street Level
- DA2009 Upper Ground Level
- DA2010 Mezzanine Level
- DA2011–2037 Office Level 01–Level 27
- DA2038–2040 Plant Level 28–Level 30
- DA2041 Roof Plan
- DA2100 Proposed Elevation A—East
- DA2101 Proposed Elevation B—South Elevation
- DA2102 Proposed Elevation C—West Elevation
- DA2103 Proposed Elevation D—North Elevation
- DA2201 Proposed Section 2
- DA2202 Proposed Section 7
- DA2220 Proposed Section 1—Carrington Street to George Street Laneway
- DA2221 Proposed Section 2—Concourse section
- DA2222 Proposed Section 3—Office Lobby to George Street
- DA2223 Proposed Section 4—Retail on George Street cross section
- DA2224 Proposed Section 5—Wynyard Lane
- DA2300 Proposed Shell House Elevations
- DA2301 Proposed 285–287 George Street
- DA9000 Illustrative view 01—York Street view
- DA9001 Illustrative view 02—Margaret/Carrington Street view
- DA9002 Illustrative view 03—Wynyard Park south west view
- DA9003 Illustrative view 04—Hunter Street view
- DA9004 Illustrative view 05—Laneway view from Carrington Street

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- DA9005 Illustrative view 06—Laneway view from George Street

GML has also reviewed the One Carrington Street Development Application Structural Concept—Shell House, prepared by Robert Bird Group, issued 15 April 2014.

6.0 Identification and Evaluation of Heritage Impacts

6.1 Introduction

This section provides an assessment of the impact of the proposed new development on the heritage significance of the subject site and heritage items in the vicinity. This HIS has not assessed works already approved under the Concept Plan. Instead, it focuses on the works not approved under the Concept Plan, including proposed works to Beneficial House and aspects of the proposed design for the former Shell House which differ from the Concept Plan. An assessment of the proposed tower's resolved form and materials on the heritage items in the vicinity is also provided in Section 6.2.3.

6.2 Identification and Evaluation of Heritage Impacts

6.2.1 Impacts on the Former Shell House

The majority of the substantial impacts to the former Shell House, including the demolition of remaining internal original fabric and construction of a two-storey addition to the roof, were assessed and given in-principle approval under the Approved Concept Plan in 2012. The approved Concept Plan also implies in principle approval for the removal of all internal structure for the former Shell House. As such, the heritage impact assessment in this HIS is limited to assessing the impact of the refined design in comparison to what has been approved and the conservation policies and recommendations made in the 2005 CMP and 2010 HIA (prepared to assess the heritage impact of the Concept Plan).

Generally, the differences between the approved Concept Plan and the Project Application design are positive in terms of conserving the heritage values of the former Shell House. The Project Application design proposes to interpret the light well as a void between the ground and first floors; whereas the Concept Plan proposed to remove this element of the original building design entirely. The Project Application design also proposes to retain much of the building's original structure (with some structural upgrades, localised internal thickening of the western (Carrington Street) boundary wall and the columns proposed and creation of a shear wall against the interior of the northern boundary wall) whereas the approved Concept Plan proposed replacing the entire structure. (However, this will depend on the original structure's condition, which is subject to further investigation.) The original main Carrington Street entry is proposed to be reinstated and this would be a substantial positive impact on the former Shell House, notwithstanding that the original internal stairs next to the entrance were approved to be removed as part of the Concept Plan. The southern boundary wall of the former Shell House is also proposed to be reinstated, which would allow the building to operate and be understood as the discreet entity it was originally designed to be. Future penetrations through this wall to improve internal functionality would not substantively diminish this aspect of the design.

In all other respects, the proposed Project Application design is consistent with the approved Concept Plan, in terms of removing the original lift core and fire stairs and constructing a two-storey addition to the roof. The external walls would be conserved and no new openings are proposed on the principal elevations (to Carrington and Margaret Streets). Modifications to the openings in the Wynyard Lane facade at the laneway level are also proposed and, if designed to be consistent with the pattern of openings in the floors above, would not have an impact on the significance of the former Shell House. The 1970s aluminium framed windows in all facades are proposed to be replaced, while the remaining original steel-framed windows are proposed to be retained, though the glazing would be replaced or upgraded to meet ESD requirements. This replacement or upgrading of the glazing would not have an adverse impact, provided it is designed to suit the existing steel frames. The 1970s aluminium-framed

windows to some openings along level 10 of the Wynyard Lane elevation will be replaced with louvers to serve the proposed plant on that level.

To minimise intervention into original fabric, insulation along the interior skin of the original walls would not be installed. However, the shear wall proposed along the interior of the northern boundary wall would be visible from within each floor of the former Shell House. However, this would constitute only a minor impact.

The rooftop addition is proposed to be a steel framed, glazed element, arranged symmetrically on either side of the clock tower in views from Wynyard Park and York Street. The use of glass and steel would clearly differentiate the addition from the original design and fabric of the former Shell House below. The original openings in the parapet are proposed to be retained. The scale, geometry and footprint of the proposed addition would be similar to that approved under the Concept Plan and would have no greater impact.

The clock is proposed to be put back in working order, most likely through adaptation with a digital master clock, as the original mechanical master clock has been removed. The steel trusses proposed to be inserted into the base of the clock tower would not be visible from the outside and would have minimal impact on the heritage significance of the clock tower.

The turntable, presumed to be original, in the basement of the former Shell House is proposed to be removed, as is a truck lift next door in the Menzies Hotel which may predate the building. The impact of the removal of the turntable (and the truck lift) on the heritage significance of the former Shell House would be minor.

In terms of the relationship of the proposed new development with the former Shell House, the podium of the Carrington Street elevation can be read as the infill element between the two heritage items on either side—the former Shell House and Lisgar House (Figure 6.1). The height and articulation of the proposed podium has been designed to respond to the strong articulation of the Shell House facade, with elements of the podium aligning with elements of Shell House, an approach which provides a Carrington Street elevation compatible with the former Shell House.

Compliance with Conservation Policies

Table 6.1 sets out the relevant conservation policies from the 2005 CMP and includes an assessment of the proposal against those policies.

Table 6.1 Compliance of the Proposal with the Conservation Policies in the 2005 CMP.

Policy No.	Conservation Policy	Compliance of the Proposal
4	<i>The treatment of existing components and fabric is to be in accordance with their assessed significance; and generally as set out in Section 4 of [the] Conservation Management Plan.</i>	Complies. Demolition of remnant significant internal fabric approved under the Concept Plan.
9	<i>Any proposal for further works to No. 2–12 Carrington Street should be accompanied by a Statement of Heritage Impact prepared by a qualified heritage consultant and submitted to the planning consent authority.</i>	Complies. This HIS satisfies this policy.
10	<i>Future uses should be compatible with the historic streetscape value and character of 2–12 Carrington Street and its setting in relation to Wynyard Park and respect the surviving significant building fabric, in particular the exterior fabric.</i>	Complies. The proposal would not diminish the historic streetscape character of former Shell House. Significant external fabric would be retained and conserved. Removal of significant internal fabric received

Policy No.	Conservation Policy	Compliance of the Proposal
		approval under the Concept Plan.
17	<p><i>All remaining original external building façade fabric of the 1938 period, up to and including the top parapet and of the clock tower, rated as high significance, is to be stabilised, preserved and restored.</i></p> <p><i>This policy applies to: the form and fabric of the external envelope; trachyte base and glazed tile wall facings; clock tower and clock faces; render wall surfaces and detailing the Wynyard Lane; steel-framed windows at Ground Floor level; architectural details; Carrington Street entry (but not later fire doors).</i></p> <p><i>The external masonry envelope and architectural detail should be preserved, including the existing external fenestration pattern.</i></p> <p><i>New openings or changes to existing openings in walls should be avoided—most particularly at the Carrington Street and Margaret Street facades. Where unavoidable, openings should be made in such a way that the wall configuration can still be interpreted and architectural details are not damaged.</i></p>	<p>Complies. Significant external fabric would be retained and conserved, as would the fenestration pattern on all facades. The later, intrusive fire doors to Carrington Street would be removed.</p> <p>Some changes are proposed to the eastern (Wynyard Lane) facade at the Wynyard Lane level only.</p>
18	<p><i>Damaged or missing original elements of the building's exterior and interior elements of high significance should be restored or reconstructed based on accurate documentary and/or physical evidence in accordance with Article 19 and 23 of the Australia ICOMOS Burra Charter. Damaged or missing original items of moderate and low significance should be restored where retention would maintain the context of other items of higher significance; or otherwise can be retained for adaptive reuse where possible. Items of low significance can be removed if the significance of elements or spaces of higher significance will be enhanced.</i></p> <p><i>Intrusive components detracting from heritage significance should be removed, where opportunities arise; such as building elements noted in 4.9.4 of this Conservation Management Plan:</i></p> <ul style="list-style-type: none"> <i>• Aluminium awning over Margaret Street entrance.</i> <i>• Enlarged doorway to Margaret Street entrance.</i> <i>• Fire doors to Main Carrington Street entrance.</i> <i>• Retail tenancy to Carrington Street.</i> <i>• Paint finish to trachyte base.</i> <i>• Aluminium cladding to clock tower.</i> 	<p>Complies. Removal of significant internal fabric received approval under the Concept Plan. Significant external fabric would be restored.</p> <p>The fire doors to the main Carrington Street entrance are proposed to be removed and this original entrance restored.</p> <p>The retail tenancy with canvas awning at the southern end of the Carrington Street facade is proposed to be removed.</p> <p>The aluminium cladding to the clock tower is proposed to be removed.</p>
19	<p><i>Reconstructing elements to a known earlier state is acceptable if it is required for conservation, if it enhances the significance of the element, does not distort existing evidence and allows interpretation of the change to be read. Reconstruction is not necessarily part of the conservation process, and repair and preservation are to have priority.</i></p>	Complies. Reconstruction is not proposed.
20	<p><i>No. 2–12 Carrington Street may continue to be adapted to serve compatible uses, provided adaptation for such uses respects the heritage significance of the place.</i></p> <p><i>No new work should be visible on the exterior of the building or above the parapet level as viewed from Wynyard Park, the west side of York Street or points on the north side of Margaret Street except that the light well may be infilled or reconfigured if required for efficiency of the floor planning.</i></p>	Partially complies. The proposed additions to the roof would be visible from Wynyard Park, York Street and Margaret Street, consistent with the approved Concept Plan.
21	<p><i>Any physical intervention into the external envelope fabric and structural elements of the building should be based on careful</i></p>	Complies. The Concept Plan included removal of all internal elements. The Project Application

Policy No.	Conservation Policy	Compliance of the Proposal
	<i>study of the significance of these elements. Permanent, physical impacts on components of high significance should be avoided.</i>	design proposes retention of the original structure, depending on its condition, except the westernmost internal column line and those in the area of the southern core.
22	<p><i>New works for introduced elements such as fit-outs, bathrooms, kitchens, furniture and the like should not attempt to recreate Inter war period stylistic details or stylistic details of any other past architectural period.</i></p> <p><i>New works should be complementary to, but not compete with, the architectural character and spatial qualities of the retained significant fabric of the building.</i></p>	<p>Complies. The proposed works would be of a contemporary design and finish, compatible with, but not replicating, remaining significant fabric.</p> <p>The original internal columns, except for the westernmost column line and those in the area of the new southern core, would be retained and visible within the open-plan office spaces proposed. Proposed thickening of some of the columns would not change the overall layout of the remaining columns and the ability to interpret the original structural frame.</p>
23	<p><i>New works such as partitions, fitments and the like should be designed and constructed to minimise physical impacts on fabric of high significance. New works should be capable of easy removal without damage to the significant fabric; i.e., they should be reversible.</i></p>	<p>Complies. Limited partitions and fitments are proposed at this stage, with the exception of the southern core, and would be subject to the Construction Certificate stage and individual DAs as the building is occupied.</p>
24	<p><i>Adaptation of 2–12 Carrington Street should meet the following criteria:</i></p> <ul style="list-style-type: none"> <i>• New works should be reversible to the maximum degree possible to facilitate future adaptive reuse.</i> <i>• The materials and detailing should complement, but not compete with the original significant Commercial Palazzo architecture—taking note of the classically derived stylistic elements and original stone, glazed tile facings, external render surfaces and details and steel framed window components.</i> <i>• Arched steel framed windows on the Ground Floor of the west, north and east facades are to be retained.</i> <i>• The existing west Ground Floor door opening is to be retained.</i> <i>• The Clock tower and four clock faces are to be retained. The clock mechanism may be replaced or adapted to return the clock's faces to working order. As the existing clock mechanism cannot be put back into working order, it should be offered to the Powerhouse Museum.</i> 	<p>Complies. The Carrington Street entrance would be reinstated as the main entrance to the building.</p> <p>The original steel-framed arched windows on the ground floor would be retained and conserved. The significant original entrance would be reinstated.</p> <p>The clock tower and four clock faces and remaining original machinery are proposed to be retained and conserved. The clock is proposed to be put back in working order through adaptation to a digital system, as the original master clock has been removed.</p>
25	<p><i>New works to introduce any new services, lift shafts and the like should be incorporated into the existing spaces and finishes or spaces which are not of high significance. Where services are installed, they should be concealed or, where practicable, designed to be unobtrusive and to take advantage of existing ducts, shafts and penetrations, under the guidance of a Heritage Architect.</i></p> <p><i>If new structure is required for replacement lift shafts to achieve a more efficient floor plate, it should occupy an area that has already been substantially altered, such as the earlier southern light well.</i></p>	<p>Complies. Detailed design would include resolution of services in the former Shell House. Most services would be contained within the proposed southern core.</p>
27	<p><i>Any extension at the top of the building must be able to be supported on the existing structural system or an augmented structural system. New structure on top of the building is appropriate if set behind and back from the existing parapet line</i></p>	<p>Partially complies. The proposed additions to the roof would be visible from Wynyard Park, York Street and Margaret Street, consistent with the approved Concept Plan.</p>

Policy No.	Conservation Policy	Compliance of the Proposal
	<i>so as to be below the sight lines from Wynyard Park, the west side of York Street and the north side of Margaret Street.</i>	
28	<i>Any additional construction on top of the building should be lightly framed and clearly distinguished from the solidity of the masonry building envelope. The use of glass is encouraged.</i>	Complies. The proposed additions would be steel framed, glazed elements.
29	<i>New materials, textures and colours should complement, but not compete with, the stonework and glazed tile details and facings. The envelope of the new work may employ external materials other than the trachyte, glazed tiles, and steel windows with careful attention to the relationship of colour, proportion, element modules and surface textures to the existing building envelope.</i>	Complies. The proposed additions would be steel framed, glazed elements that would be recessive in their relationship to the significant fabric of the former Shell House. Proposed new windows (within existing openings) would be sympathetic to the remaining original significant steel framed windows and compatible with the surrounding glazed terracotta fabric.
30	<i>Careful attention must be given to the architectural treatment of the junction between the existing west and east facades and any new structure abutting the building to the south in terms of articulation, choice of materials, juxtaposition of forms, modelling and waterproofing. The way in which any new elements adjoin the existing building facades is a critical design issue.</i>	Complies. The nine-storey Carrington Street section of the proposed tower finishes at the level of the cornice along the base of the Shell House parapet, while the recess and balcony along the Carrington Street frontage is proposed to align with the cornice which separates the base of the former Shell House from its middle tier. The facade of the proposed new tower would be visually separated from the former Shell House's Carrington Street facade by an indent along the northernmost column line (against what is currently the southern wall of the former Shell House). Further work would be required during the detailed design/Construction Certificate phase to resolve the relationship in detail.
31	<i>The design of any new structure above the roof level of the existing building at No. 2–12 Carrington Street, notwithstanding its compliance with Policies 20, 27, 28, 29, and 30 is to be a high quality response to the prominent location of the site, recognising its visibility in views from other buildings on the other side of Wynyard Park, and flanking views from buildings along Margaret Street.</i>	Complies. The proposed addition would be of a high quality design.
32	<i>Future use and management decisions should maximise opportunities to revitalise and enhance the presentation to the public domain at the street level, taking into consideration the potential for active functions for the Carrington Street and Margaret Street doorways and taking advantage of the outlook from the arched ground floor windows to Wynyard Park and into Margaret Street.</i>	Complies. The ground floor of the former Shell House is proposed to have a retail and lobby use.

6.2.2 Impacts on Beneficial House

The potential impacts of proposal on the heritage significance of Beneficial House arise from the proposed cantilever three storeys above the roofline, and the removal of original, significant fabric on the roof and along the southern wall, and the potential of the proposed opening up of the southern wall to diminish the internal spatial integrity of four storeys (including basement) of Beneficial House. Potential benefits of the proposal arise from the removal of later, intrusive fabric, such as the office fit outs and the 1970s mezzanine level. These potential impacts are assessed below.

The proposed cantilever section of the One Carrington Street tower will be set approximately 11m above the roof terrace level of Beneficial House, and set back 14m from its George Street facade. The cantilever would be visible in longer views of Beneficial House and its broader setting; however, the proposed setbacks for the cantilever will still allow the three-dimensional form of Beneficial House to be interpreted in views to its principal elevation from George and Hunter Streets (Figure 6.3). Construction of a cantilever section of a tower over a heritage item is not without precedent in the City of Sydney LGA, with arguably the most successful example being the Governor Phillip tower cantilever of the SHR-listed Phillip Street terraces. In the case of Beneficial House, the scale and proximity of the cantilever will be considerably less than that of Governor Phillip Tower.

The interior spaces of Beneficial House have undergone substantial change since the 1970s, resulting in little extant original fabric other than the structure, one lift shaft and potentially some of the fire stair fabric (originally an open staircase in the Peapes Menswear store). Removal of recent internal fabric, including the 1970s mezzanine level, ground floor shop fit-outs and office partitions on all floors, would allow the original open space of the building's individual floors to be revealed. This would be positive in terms of removing intrusive fabric and allowing fabric and spaces of greater significance (such as the original windows and remaining window joinery) to be revealed.

The proposal includes revealing the original southern wall of Beneficial House, and opening up of this wall up to the third storey to insert a new three-storey glazed retail pod that would project into the proposed George Street foyer of the One Carrington Street development. The southern wall of Beneficial House (as Peapes Menswear store) was not designed to be visible, but remained so in views along George Street until the 1960s due to the construction of Wynyard Station and the delayed Plaza Hotel development. Historical images in Section 2.0 show that there was a painted sign for Peapes Menswear on the southern wall. This may still be intact, behind the 301 George Street walls. Demolition of part of the southern wall would result in the loss of some original fabric and has the potential to compromise the spatial integrity of the lower levels of Beneficial House. However, the retail pod will be set back 2m from the George Street façade and will maintain a small turnback section of the original brick wall, providing a clear visual separation between the internal space of Beneficial House and the retail pods, as well as between the significant facade of Beneficial House and the retail pods. The proposed design of the retail pods would therefore substantially retain the spatial integrity of the lower levels of Beneficial House. The upper levels would not be affected. The proposed development will also allow other parts of the southern wall to be revealed. Overall, the proposed retail pods would have a minor adverse impact on Beneficial House.

The works propose removal of some of the remaining original fabric on the roof, including the original lift motor room and a store room which was the original entrance to the fire stairs, in the southwestern corner of the roof. The lift motor room has been compromised to some extent by later modifications, particularly the addition of plant on its roof and insertion of a substantial duct through its southern wall. The original fire stairs that were connected to the southwestern roof structure were removed in the 1970s. These two roof structures were not given a ranking of significance in the 2004 CMP; however, they are likely to be of Moderate significance, as original fabric and evidence of the original layout of Peapes Menswear.

MAKE Architects have provided the following explanation for the need to remove the two original roof structures:

A raised roof terrace level is to be constructed over the existing roof aligned with the new office floor level and usable as an external amenity set behind the existing tiled parapet roof facing George Street. Access to the new roof terrace

will be from the adjacent office floor on the south and west sides of 285 George Street and views across the terrace and over the George Street parapet will be afforded to office occupants.

The existing store in the southwest corner adjacent to the office facades will be removed as, if retained, [it] would compromise the roof terrace and office as follows:

- *Views between the roof terrace, office and over the George Street parapet would be significantly interrupted.*
- *The available area on the roof terrace is reduced and remaining area detrimentally impacted by the store.*

The southwest store and other roof fabric was not given a ranking of significance in the 2004 CMP and the quality of the roof terrace and adjacent office accommodation is significantly enhanced as an accessible and visual amenity space by [their] removal.

These two roof structures demonstrate elements of the original layout of Peapes Menswear and their removal would result in a minor adverse impact on Beneficial House. The significant tiled parapet along the George Street elevation would be retained, as would the brick parapet to Wynyard Lane. Removal of the later, intrusive fabric of the store over the former light well and other services along the roof's northern boundary would be positive. The proposed replacement store along the northern boundary would not be visible over the George Street parapet.

The original windows and joinery in the George Street and Wynyard Lane facades are proposed to be retained and conserved, though the glazing will be replaced or upgraded to meet ESD requirements.

Modifications to the openings in the Wynyard Lane facade at the laneway level are also proposed. This section of the facade has been modified previously, and further modification in the form of new or altered openings would not have an impact on the significance of Beneficial House.

In terms of the relationship of the proposed new development with Beneficial House, the strong vertical element of One Carrington Street presents a substantial disparity in scale to the heritage item. However, the articulation of the lower section of the George Street elevation makes a strong statement next to Beneficial House and responds to its vertical form and architectural composition (Figure 6.2). Detailed design will provide an opportunity to further develop the visual relationship between proposed the One Carrington Street development and Beneficial House.

Compliance with Conservation Policies

Table 6.2 sets out the relevant conservation policies from the 2004 CMP and includes an assessment of the proposal against those policies.

Table 6.2 Compliance of the Proposal with the Conservation Policies in the 2004 CMP.

Policy No.	Policy	Compliance
7.2.2	<p><i>Items identified as being of exceptional and considerable [High] significance should be retained and conserved in situ. Any work, which affects the fabric or external appearance of these items, should be confined to Preservation, Restoration, Reconstruction, or Adaptation as defined by The Burra Charter. They should also be subject to continuing care and Maintenance.</i></p> <p><i>Where the fabric is of some [Moderate] significance some intervention is permissible. Adaptation, relocation or alteration to components of these items and spaces is acceptable provided that it protects the overall cultural significance, and is carefully considered and executed. Such work should take place within defined work programmes and should not be the product of</i></p>	<p>Partially complies. Most fabric of High significance (as identified in the 2004 CMP) on the eastern and western facades is proposed to be retained, including the tiled parapet to George Street. However, demolition of part of the southern wall will require removal of some original fabric of High significance.</p> <p>Removal of original rooftop fabric of Moderate significance (as assessed in this HIS) would not comply with the policy for fabric of some/Moderate significance.</p> <p>Intrusive fabric, namely the 1970s and later internal</p>

Policy No.	Policy	Compliance
	<p><i>general maintenance or sporadic alterations.</i></p> <p><i>Elements assessed as of low significance provide evidence of long-term use and support the character and overall quality of the place. They have particular qualities that can expand overall interpretive themes, but are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role and/or are in poor condition. Both retention and removal are acceptable options, depending on the element. Major interventions should be confined to areas where the fabric is of little significance.</i></p> <p><i>Elements identified as intrusive can reduce or obscure the overall significance of the place, despite their role as illustrators of the site's progressive development. The preferred option is for their removal, conversion to a more compatible form or replacement in a way, which help to retain the overall significance of the item. These items need not be addressed immediately.</i></p>	<p>fit-outs, is proposed to be removed.</p>
7.3	<p><i>The building may continue to accommodate commercial and retail style operations. Any future change should be compatible with the identified significance of the building, and not impact adversely on the significant fabric of the building.</i></p> <ul style="list-style-type: none"> • <i>Future uses should take into account the identified cultural significance of the building.</i> • <i>Potential new uses should be able to work within the nature and fabric of the existing building, without requiring extensive alterations.</i> • <i>Uses with service requirements, which would have an adverse effect on the character and significance of the building, are unacceptable.</i> 	<p>Complies. The proposed new use of Beneficial House (retail and offices) would require minimal change to significant fabric and allow some restoration of original spaces within the buildings. It is also somewhat consistent with the original purpose of Beneficial House (department store). The proposed fire stair would be in the location of the original fire stair. Extensive alterations are not required.</p>
7.4	<p><i>The external envelope of the building should retain its architectural character, including materials, scale and style. Works to areas and elements of high significance should generally be restricted to preservation, restoration and maintenance with some reconstruction as required.</i></p> <p><i>Guidelines:</i></p> <ul style="list-style-type: none"> • <i>The overall form, scale and character of the building should be maintained essentially in its current form.</i> • <i>The architectural composition of George Street façade, including the sandstone work of the upper part of the base with semi-circular openings, face brick work, multi-paned timber framed windows and doors and the tiled roof section should be retained and preserved.</i> • <i>If opportunity arises the restoration of the fan lights at ground floor should be considered.</i> • <i>Given the extent of subsequent changes to the shop front the reconstruction of the suspended awning is not a requirement. The awning rod suspension brackets, which survive on the façade, should not be removed to provide evidence of the former awning.</i> • <i>The 1970s sandstone base, which reflects the articulation and form of the original shop front, and is generally sympathetic to the character of the building, should be retained.</i> • <i>The architectural composition of the Wynyard Lane façade, including face brickwork, multi-paned timber framed</i> 	<p>Partially complies. The most significant elements of the building's external envelope (east and west facades, including parapets) are proposed to be retained and conserved with no intervention other than conservation. However, original rooftop elements are proposed to be removed.</p> <p>Complies. The composition of the George Street facade would be conserved.</p> <p>Complies. The composition of the Wynyard Lane facade would be conserved.</p>

Policy No.	Policy	Compliance
	<p><i>windows and parapet wall should be retained.</i></p> <p><i>Roof:</i></p> <ul style="list-style-type: none"> • <i>The highly visible tiled roof section, which largely contributes to the distinctive character of the building, should be retained and conserved.</i> • <i>Addition to the roof is acceptable, provided that it does not affect significant original fabric, does not diminish the integrity and general appearance of the building and is invisible from public place.</i> <p><i>Exterior masonry:</i></p> <ul style="list-style-type: none"> • <i>The exterior stone masonry should be retained intact and maintained in accordance with the cyclical maintenance regime.</i> • <i>All exterior surfaces originally intended to be unpainted such as the sandstone and face brick, should remain unpainted.</i> • <i>The covering of the stone base with metal sheeting at Wynyard Lane for protection is an appropriate solution.</i> • <i>Damage and scarring caused by earlier fit-outs or service installations should be repaired to match the original.</i> <p><i>Timber windows and doors:</i></p> <ul style="list-style-type: none"> • <i>Window repair and reconstruction should be carried out in a manner and to the details appropriate to the original construction. Original fabric should be retained wherever possible.</i> • <i>Where the natural light through windows need to be controlled, this should be achieved by traditional means such as Venetian blinds. If complete light exclusion is required, this should be achieved without damaging the original fabric and having minimal effect on the external appearance.</i> 	<p>The landscaped terrace and new store proposed for the roof would not diminish the integrity of Beneficial House and would not be beyond the George Street parapet.</p> <p>No painting of external brick walls is proposed.</p> <p>The glazing within the windows will be upgraded within the original timber window frames, which will be retained and conserved.</p>
7.5	<p><i>Alterations to the internal layout and fabric is acceptable, provided there is no negative impact on elements identified as of high significance, in particular the original building structure and the external fabric and character.</i></p> <p><i>Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Extant building fabric, which survives from the time of construction, should be retained and conserved, within future programs of re-use, alteration and addition.</i> • <i>The original building structure, comprising load bearing external walls and steel stanchions and beams encased with concrete, should be retained and conserved.</i> • <i>New partitioning or tenancy fit-out at the front portion of ground floor and first floor should be designed, where practicable, to allow the timber clad internal columns to be visible and enhance the character of the tenancy floor.</i> • <i>Tenancy partitioning should not interrupt window openings.</i> • <i>Throughout the building, interior decoration should be appropriate to the function of the space concerned, while not adversely affecting the external appearance of the building.</i> • <i>Future false ceilings should be as close as possible to the underside of the structural floor, and not interrupt or abut</i> 	<p>Partially complies. Some original rooftop structures are proposed to be removed, as well as part of the original southern wall.</p> <p>The services core is proposed to be retained in its current position against the northern wall.</p> <p>No internal partitioning or office fit-outs are proposed. These will be subject to separate DAs as required.</p>

Policy No.	Policy	Compliance
	<p><i>the window openings.</i></p> <ul style="list-style-type: none"> • <i>The lifts and fire stair should remain in their present location together with the amenities and services block, along the northern boundary wall.</i> • <i>Intervention into original fabric for non-conservation purpose should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.</i> 	
7.7	<p><i>The service block should remain in its present location, along the northern boundary wall. Where any alterations and additions require similar or expanded levels of services, re-use of existing service spaces should be considered.</i></p> <p><i>Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Where any alterations and additions require similar or expanded levels of services, re-use of existing service spaces is the preferred conservation option.</i> • <i>Where possible any plant at roof level should be as compact and discrete as possible, and not be seen from the street.</i> 	Complies. The services core is proposed to be retained in its current position against the northern wall.

6.2.3 Impacts on Wynyard Railway Station

Direct impacts of the proposal on Wynyard Railway Station would be limited to the pedestrian arcades that link the station to George and Hunter Streets. These elements would be demolished within the development site boundary and within a portion of the concourse west of Carrington Street (to fully replace the existing ramps) and new pedestrian access to the station provided in the new development. The portion of the Hunter Street Connection under George Street and further east would not be demolished for this project.

The pedestrian arcades are not identified as having heritage significance in the State Heritage Inventory citation; however, the significance assessment in Section 4.0 of this HIS has found that they have some historical significance for their association with the original design of Wynyard Railway Station, one of Sydney's major railway stations and a major public works project of the 1920s–1930s.

While the fabric of the arcades and the original split layout (with shops dividing the two arcades) would be removed by the proposed development, the historically significant public entrance to the station from George Street would be reinstated in the new development. Fabric analysis for this HIS indicates that the arcades were substantially refurbished in the 1960s, when 301 George Street was constructed, with the shop windows and internal finishes matching that of Menzies Arcade to the south. This fabric does not have heritage significance.

The impact of the proposal on Wynyard Railway Station would be neutral—while the layout of the arcades would change, the significant public entrance to the station from George Street would be reinstated and enhanced in the new development.

6.2.4 Impacts on Wynyard Lane

The proposal includes regrading Wynyard Lane and re-laying the road surface with granite pavers, as well as construction of the tower over part of the lane. The laneway would be retained and continue to be open for traffic and pedestrians. In the main, the area of the building over the lane would not exceed the existing, with the exception of a high-level cantilever that would commence 11 storeys

above the laneway. The heritage values of the laneway derive from its historical significance as part of the original Barrack Square subdivision and its ongoing use as part of the city's street network. Removal of trachyte kerbs would not have an impact on the laneway's heritage significance. Overall, the impact of the proposed development on Wynyard Lane would be positive.

6.3 Impacts on Other Heritage Items in the Vicinity

6.3.1 Impacts on Wynyard Park

The impact of a new 27 office-storey tower on the heritage significance of Wynyard Park was assessed in the 2010 HIA. The context of Wynyard Park has undergone numerous changes over the park's 160 year history, with terraces replaced with substantial warehouses and commercial buildings, then skyscrapers from the 1960s onwards.

The proposed tower would be a stepped form, clad in glass with bronze-coloured anodised aluminium curtain-wall framing used to articulate the facade. At the Carrington Street level, the proposed building would provide a more generous frontage to Wynyard Park than the existing Menzies Hotel through the rhythm and lightness of its proposed glazed, articulated facade. The height of the proposed podium (in line with the parapet of the former Shell House) would provide an improved scale in relationship to the park. The proposed tower would not have an adverse impact on the setting of the park. The proposal would not have any direct, physical impacts on the park.

6.3.2 Impacts on Lisgar House

The proposed development is located next door to Lisgar House, which is listed as an item of Local significance on Sydney LEP 2012, and is similar to Beneficial House in its architectural style and detailing. The impact of having a new 27 office-storey tower adjacent to Lisgar House was assessed in the 2010 HIA and has not been reassessed for this HIS.

In terms of the relationship of the proposed new development with Lisgar House, the podium of the Carrington Street elevation can be read as the infill element between the two heritage items on either side—the former Shell House and Lisgar House. The rhythm and articulation of the proposed podium responds to the perpendicular articulation of the Lisgar House facade, with the openings along the lowest section of the podium aligning with the second floor balcony detail of Lisgar House. The proposal would not have any adverse impacts on Lisgar House.

6.3.3 Other Heritage Items in the Vicinity

The impact of a new 27 office-storey tower on the subject site on other heritage items in the vicinity was assessed in the 2010 HIA and has not been reassessed for this HIS. This part of Sydney is characterised by a mix of commercial and government buildings from the nineteenth, twentieth and twenty-first centuries. The proposed form of the tower would not have any impacts additional to the scheme which received approval under the Concept Plan.

6.4 Statement of Heritage Impact

The Project Application design for the proposed One Carrington Street development would have less impact on the heritage significance of the former Shell House than the Approved Concept Plan. Original significant fabric within the building, particularly much of the original structure, would be retained. Measures such as reinstatement of the original Carrington Street entrance and reinstatement of the southern boundary wall would allow the building to operate and be understood as the discreet entity it was originally designed to be. The scale of the One Carrington Street podium and

its strong vertical articulation element will be compatible with the Carrington Street elevation of the former Shell House and Lisgar House. Generally, the differences between the approved Concept Plan and the Project Application design are positive in terms of conserving the heritage values of the former Shell House. The proposed conservation of the significant external fabric of former Shell House and reinstatement of the building's original office use are also positive.

The proposal would have a minor adverse impact on the heritage significance of Beneficial House, resulting from the impact of the cantilever of the proposed new tower on the setting of Beneficial House, removal of some original fabric on the roof, and the impact on the building's spatial integrity through opening up part of its original southern boundary wall over three storeys and the basement. The proposed conservation of the significant George Street and Wynyard Lane facades of Beneficial House, removal of intrusive internal fabric and reinstatement of its original use (as a shop) in the building's lower storeys are all positive and help to mitigate this impact. Construction of a cantilever section of a tower over a heritage item is not without precedent in the City of Sydney LGA, with arguably the most successful example being the Governor Phillip tower cantilever of the SHR-listed Phillip Street terraces.

The impact of the proposal on Wynyard Railway Station would be neutral, and limited to demolition of the pedestrian arcades to George and Hunter Streets. However, while the layout of the arcades (which were part of the station's original design) would change, the significant public entrance to the station from George Street would be reinstated and enhanced in the new development.

The impact of the proposed development on Wynyard Lane would be positive overall, providing opportunities for reactivation. The impact of the Project Application design on heritage items in the vicinity would not exceed that which received approval under the Approved Concept Plan.

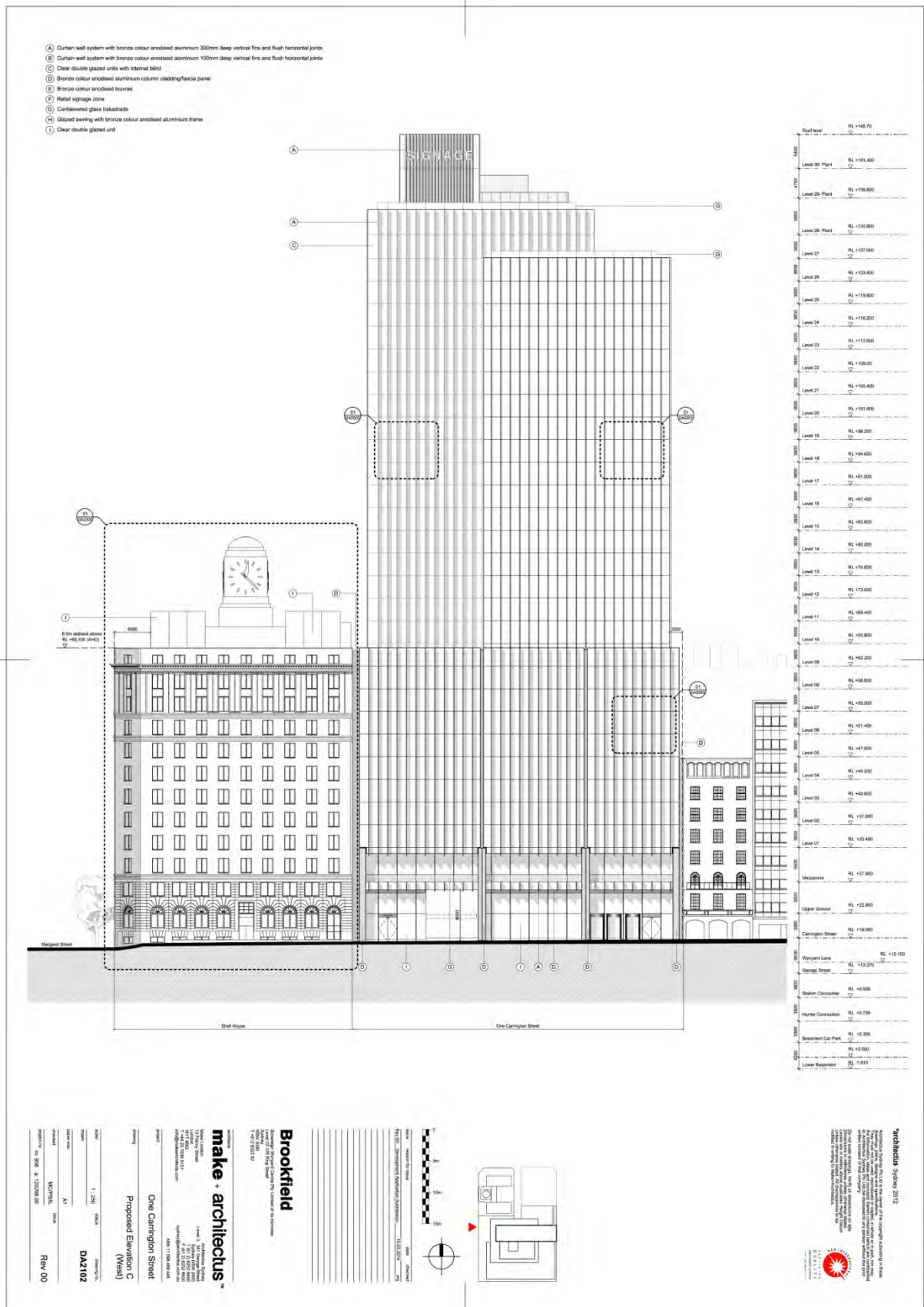


Figure 6.1 Carrington Street elevation showing the relationship of the proposed One Carrington Street development podium with the former Shell House and Lisgar House. (Source: Make Architects/Architectus)

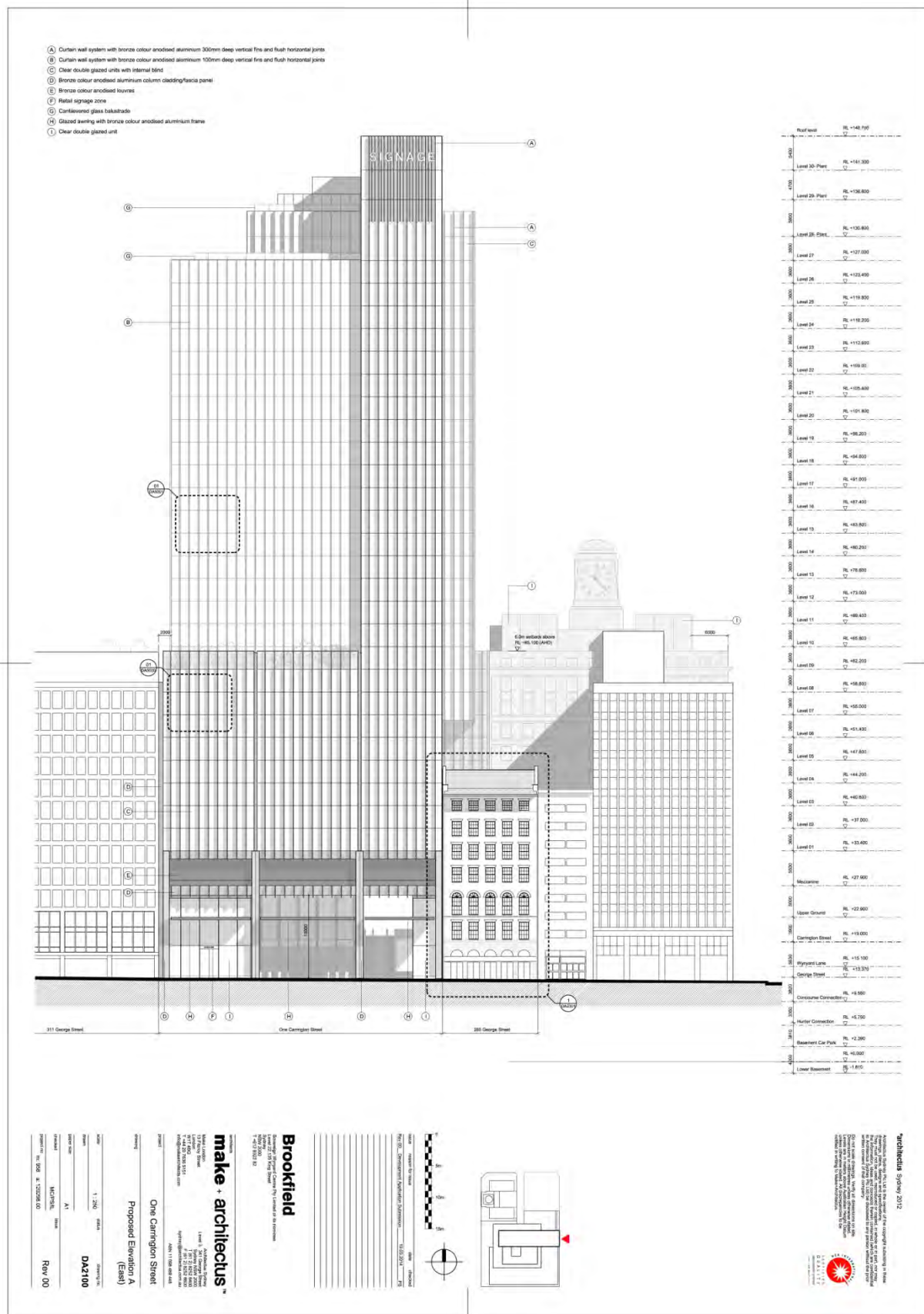


Figure 6.2 George Street elevation showing the proposed cantilever over Beneficial House. (Source: Make Architects/Architectus)



Figure 6.3 Precedent of a cantilever over a heritage item in the City of Sydney LGA—the Governor Phillip tower of the Phillip Street terraces (listed on the State Heritage Register). (Source: GML 2013)

7.0 Conclusions and Recommendations

7.1 Conclusions

The proposed One Carrington Street development would have the following heritage impacts:

- a positive impact on the former Shell House in comparison to the approved Concept Plan through the retention of the majority of the building's internal structure, reinstatement of a section of the light well as a void between the ground and first floors, and proposed conservation works;
- a minor adverse impact on Beneficial House, mainly resulting from the cantilever of the proposed new tower on the setting of Beneficial House, removal of some original fabric, and the impact on the building's spatial integrity through opening up its original southern boundary wall. However, this impact can be substantially mitigated by careful design development during the detailed design phase. The proposed conservation works and removal of intrusive internal fabric would be positive;
- a neutral impact on the heritage significance of Wynyard Railway Station through replacement of the pedestrian arcades, including part of the Hunter Connection. These arcades were part of the original design of the station, but have been altered over time, with no original fabric still visible. Their replacement with new pedestrian access to the station from George Street would ensure that the intent of the original design of the station will be reinstated;
- a positive impact on Wynyard Lane. The laneway would be retained and enhanced through proposed reactivation of the facades along it; and
- no additional impacts on other heritage items in the vicinity (in addition to that approved under the Concept Plan).

7.2 Recommendations

7.2.1 Generally

- Detailed design of the One Carrington Street development should ensure that relevant conditions of the Concept Plan Approval Schedule 3, Future Environmental Assessment Requirements condition no. 9, and the Statement of Commitments are met.
- A photographic archival recording should be prepared of the former Shell House, Beneficial House and the Wynyard Station pedestrian tunnels (including the Hunter Connection) prior to works commencing. The archival recording should be prepared in accordance with the NSW Heritage Council guidelines *Photographic Recording Of Heritage Items Using Film or Digital Capture*, 2006. The archival recording should be updated following demolition of the Menzies Hotel and 301 George Street, as well as the interiors of the former Shell House and Beneficial House, to record any original fabric or details revealed during the works.
- Interpretation of the history of the subject site should be incorporated into the proposed development. The interpretation should include the history of the site as part of the military parade ground and subsequent subdivision, the development of Shell House as the Shell Oil Company's Australian headquarters, the planning and construction of Wynyard Station and

arcades, and the development of Beneficial House as Peapes Menswear store. Recommendations for interpretation are provided as Section 7.2.6, below.

- Specialist heritage advice should be incorporated into the detailed design and construction phases to guide works to the former Shell House (in accordance with Policy 5 of the 2005 CMP) and Beneficial House.
- Construction works should avoid physical impacts on heritage items in the vicinity, including Lisgar House and Wynyard Park. Lisgar House should be protected during construction works and its condition monitored.

7.2.2 Former Shell House

- The conservation policies in the 2005 CMP should be used to guide the detailed design of works to the former Shell House.
- Detailed design for the reinstated Carrington Street entrance should be undertaken during the design development stage. Advice from a heritage specialist with expertise in working with glazed terracotta should be sought in designing or selecting the new entry door and framing.
- The remaining original steel framed windows in the former Shell House should be retained and conserved where possible, or replaced with identical windows where necessary. Later aluminium framed inserts in the Carrington Street ground floor windows should be replaced with steel-framed windows to match the original.
- Later aluminium framed glazing should be replaced with window profiles of materials and pattern similar to the remaining original steel framed windows. Advice from a heritage specialist with expertise in working with glazed terracotta should be sought in detailing the insertion of the new window framing.
- Replacement glazing proposed to meet ESD requirements should be selected to suit the existing original steel frame sections.
- A detailed condition assessment and schedule of conservation works should be prepared for the glazed terracotta facade of the former Shell House, including the clock tower, in accordance with Policy 14 of the 2005 CMP. The assessment and schedule should be prepared by a suitably qualified materials expert with extensive experience in the repair and conservation of this material. Conservation works to the glazed terracotta facade should also be guided by this expertise.
- Expert advice sought for the clock in the former Shell House should be retained to guide the conservation and repair works to the clock. The clock should be put back in working order and adaptation to a digital master clock would be appropriate. The original mechanism should be retained, conserved and interpreted.
- Modifications to the Wynyard Lane elevation of the former Shell House (at the laneway level) should seek to conserve original fabric. New or modified openings should be designed to be consistent with the pattern of openings in the floors above. Existing openings should be used in preference to creating new openings.
- Consideration should be given to the replacement of the 1970s Margaret Street entrance with a new entrance more sympathetic to the significant design and fabric of the former Shell House.

- The photographic archival recording of the former Shell House should include the turntable in the basement and the early truck lift in Menzies Hotel next door.

7.2.3 Beneficial House

- The conservation policies in the 2004 CMP should be used to guide the detailed design of works to Beneficial House.
- Significant original fabric should be retained and conserved, including the original George Street and Wynyard Lane facades, window joinery and the tiled roof parapet, consistent with the proposed Project Application design.
- A detailed condition assessment and schedule of conservation works should be prepared for the Beneficial House facades to guide works to the significant windows, sills, mouldings, tiled roof parapet, and brick walls, including the southern wall that would be exposed during the works. The assessment and schedule should be prepared by a suitably qualified heritage specialist.
- The condition assessment and schedule of conservation works should be updated during demolition works to include the southern wall, which would be exposed following demolition of 301 George Street.
- Replacement window glazing proposed to meet ESD requirements should be selected to suit the existing original timber frame sections.
- The proposed new fire stairs should not obstruct or require infilling or removal of the original windows to the Wynyard Lane facade.
- Intervention into original fabric for required structural works or insertion of new services should be minimised.
- The significant fanlights on the George Street facade should be restored.
- The connection between the proposed retail pods and the southern wall and floors of Beneficial House should be designed to minimise intervention into significant original fabric and to ensure that what comprises the original internal space of Beneficial House is clearly distinguished from the retail pods.
- Consideration should be given to reinstating an awning along the George Street facade. The original design for the building included a deep awning below the fanlights. Evidence of the original awning that remains on the George Street facade should be recorded.

7.2.4 Wynyard Lane

- Wynyard Lane should be reinstated following excavation for and construction of the One Carrington Street tower, in accordance with the Project Application design.

7.2.5 Wynyard Station Pedestrian Arcades

- Photographic archival recording before and during construction works would be sufficient to mitigate the impact of the proposal on the Wynyard Station pedestrian arcades.

7.2.6 Interpretation Recommendations

The following detailed recommendations are made for interpretation:

- An Interpretation Plan for the whole One Carrington Street development, including the former Shell House, Beneficial House and Wynyard Lane, should be developed to guide interpretation at the site.
- The Interpretation Plan should be developed in accordance with current best-practice guidelines and approaches, including the NSW Heritage Office *Interpreting Heritage Places and Items Guidelines* 2005.
- The Interpretation Plan should include an analysis of the current and potential future audiences for interpretation.
- The Interpretation Plan should outline the key themes and messages for interpretation. In preparing to interpret places, it is important to present their past in an informative, interesting and easily accessible way. This is achieved through communicating the history and significance of the site via key historical themes and stories. The Heritage Division (formerly the NSW Heritage Office), Office of Environment and Heritage, has developed State historical themes, several of which are applicable to the One Carrington Street site and should be developed as part of the Interpretation Plan. Set out below are potential NSW State historical themes and stories for interpretation of the One Carrington Street site. A short commentary relating the site to each of the historical themes is also included. The Interpretation Plan should refine these themes.
 - Aboriginal cultures and interactions with other cultures: Accounts of Governor Arthur Phillip and Philip Gidley King identified that the Gadigal (also spelt Cadigal) people were the inhabitants of the area between South Head and Darling Harbour. The original Aboriginal inhabitants of the study area would have been among the first Indigenous people to experience the effects of physical and social dislocation as a result of the arrival of the First Fleet at Sydney Cove.
 - Convict/Law and Order: The One Carrington Street site formed part of the parade ground and eastern boundary of the George Street military barracks, which was established soon after the arrival of the First Fleet in 1788. The barracks and parade ground claimed for the military the prime position along the ridge overlooking the settlement.
 - Town, suburbs and villages: The lots that make up the One Carrington Street site are the result of two important planning decisions in the history of Sydney: the subdivision of the parade ground in 1848, which triggered the transformation of this area of Sydney from the domain of the military to a thriving commercial area, and the construction of the City Circle Railway, including Wynyard Station, which triggered further, larger development and made the immediate area a major transport hub in the CBD.
 - Commerce: The One Carrington Street site has been a site of commerce since the parade ground was subdivided in 1848. It has been the home of hotels, warehouses, offices, restaurants, tailors, hatters, shirtmakers and department stores (in the form of Beneficial House, formerly Peape's Menswear Store. The former Shell House was purpose-designed as the Australian headquarters of the international Shell Oil Company.

- Transport: The construction of the City Circle Railway, including Wynyard Station, had a huge impact on the study area, resulting lot amalgamations and new development. It also triggered further, larger development in the area and transformed it into a major transport hub in the CBD. The One Carrington Street site includes pedestrian arcades which were part of the original design of Wynyard Station—this historic access will be reinstated in the proposed new development.
- Creative endeavour: The former Shell House and Beneficial House are the result of considerable creative endeavour and have significant aesthetic qualities. Aspects of Shell House’s design, such as the use of glazed terracotta and the building’s Commercial Palazzo form, can tell the story of the design of major commercial buildings in the 1930s, while Beneficial House demonstrates the Georgian Revival design approach favoured by prominent Sydney architectural firm Wilson, Neave & Berry.
- Leisure: Café Francais and the Menzies Hotel contributed greatly to the leisure of city workers and Sydney residents during the twentieth century. Café Francais was said to be frequented by all the ‘Bucks and Brummels of the Colony’ and occupied the site for almost 90 years. The Menzies Hotel was a premier venue of its time, containing the 500-seat Emperor Room where guests, seated on tiered floors, overlooked the dance floor where cabaret artists and musicians performed each evening amidst the restaurant’s Roman purple and gold décor, and a permanent, retractable ice rink.
- Interpretation initiatives should be open to the public, engaging and informative. They should use documentary research and graphic materials to convey and interpret the historical evolution and significance of the site, and should be accessible and compatible with the history and significance of the One Carrington Street site.
- Opportunities to involve people with significant attachments to the place should be investigated as part of the Interpretation Plan, and could include Aboriginal people, current and past Menzies Hotel workers, former Shell Oil Company employees who worked in Shell House, and former Peape’s Menswear store employees who worked in Beneficial House.
- The Interpretation Plan should define the interpretation initiatives, including locations and methods. Interpretation initiatives should be well-integrated into the One Carrington Street design. Potential locations and methods in the development that could be considered include:
 - large-scale signs, wall etchings or inlays along Wynyard Lane, which employ historical imagery and text to demonstrate the historical development of the One Carrington Street site;
 - inlays or panels in the George Street entrance to the development and in the Carrington Street foyer, using historical imagery and text to tell the story of the One Carrington Street site;
 - digital projections of historical images, animations or text on walls and floors in the public entranceways and foyers, or on the rooftop terraces or along Wynyard Lane, or onto the former Shell House clock tower;
 - compilation of an interpretive video which could document the construction process and include interviews with the development’s designers and builders;

- use of archaeological features that may be uncovered during the works in interpretive displays;
- the use of digital media to provide opportunities for visitors and users of the site to engage with it through contributing stories and images which in turn keep places alive and vital. Platforms or applications such as Instagram and Flickr could be used;
- conservation and interpretation of the original clock mechanism within the clock tower;
- using names from the site's history in the naming of different elements of the building, such as meeting rooms, cafes and the potential bar/restaurant at the former Shell House. Examples could include Peapes Café, the Shell House Bar and Café Francais; and
- use of current and historical images and text on the site hoardings during construction.

8.0 Appendices

Appendix A

State Heritage Inventory citations:

- Former Shell House, 2–12 Carrington Street
- Former Commercial Building including interiors, 285–287 George Street (Beneficial House)
- Wynyard Railway Station

Appendix A

State Heritage Inventory citations:

- Former Shell House, 2–12 Carrington Street
- Former Commercial Building including interiors, 285–287 George Street (Beneficial House)
- Wynyard Railway Station



You are here: [Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Former "Shell House" Including Interior

Item details

Name of item: Former "Shell House" Including Interior
Other name/s: Shell House
Type of item: Built
Group/Collection: Commercial
Category: Commercial Office/Building
Location: Lat: -33.866924665668 Long: 151.205525614417
Primary address: 2-12 Carrington Street, Sydney, NSW 2000
Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
2-12 Carrington Street	Sydney	Sydney			Primary Address

Statement of significance:

The Menzies Hotel is significant because of its former association with a prominent corporate identity, the Shell Company, and reflects the growing importance of Sydney as a location for corporate headquarters. The building serves as an important historic record of that company's presence in all Australia's capitals by the late 1930s. Generally, it reflects an important period of development in the city during the 1920s-1930s. Its later conversion for use as a hotel reflects the growing importance of tourism and the hospitality industry. Its aesthetic and formal qualities are of a high standard. Situated on a prominent corner site, it makes a distinguished contribution to the townscape character around Wynyard Park and represents a scale of city streetscape prior to the "skyscraper era". It is a representative and late example of Inter-War Commercial Palazzo and it provides a now relatively rare illustration of the use of glazed tiles as an external facing material. It is unique in that it is the only major Inter-war Palazzo style building remaining that is clad in terracotta.

Date significance updated: 30 Dec 05

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: Spain & Cosh
Builder/Maker: Howie Moffat & Co
Construction years: 1938-1938

Physical description:

The Menzies Hotel, formerly corporate offices for Shell Oil Co, is a prominent corner building, dominated by a clock tower. It displays a fine ochre-coloured glazed terracotta tile facade. The building is of the Inter-War Commercial Palazzo style. Consistent with this style, the building is clearly divided horizontally into three sections. The lower two storeys are boldly formed as a sandstone base with arched ground floor openings. The central section, of seven levels, has repetitive rectangular windows creating a simple facade. A projecting cornice and columns distinguish the upper two storeys. Like many buildings of this style the use of smoothly finished, durable materials was favoured. The original interior was striking, particularly for the inclusion of the corporate logo. Much of this detail has been lost through subsequent works including the 1978-1979 fitout for the hotel. Travertine wall cladding and wallpaper have been used in the lobby area while the upper levels consist of plasterboard stud walls and suspended ceilings. Category:Individual Building. Style:Inter-War Commercial Palazzo. Storeys:12 + basement. Facade:Glazed terracotta tiles, trachyte cladding (ground level). Side/Rear Walls:Rendered masonry. Internal Walls:Plastered brick, plasterbd. and stud, travertine facing, wallpaper. Roof Cladding:Waterproof membrane, corrugated copper and steel sheeting. Internal Structure:Reinf. conc. column and beam. Floor:Reinf. conc. slab, carpet. Roof:Reinf. conc. slab. Ceilings:Susp. plasterbd.. Stairs:Reinf. conc. stair, terrazzo treads, steel balustrade and handrail

. Fire Stairs:2. Sprinkler System:Yes. Lifts:5, including 2 goods lifts. General Details:In general, the Menzies Hotel retains original facade and concrete structure but has substantially altered interiors. The interior was completely refurbished in 1978-79 when it was converted from offices to a hotel. The facade retains the original finishes, although it is in need of repair in various sections. Most original steel framed windows have been replaced with aluminium framed windows..

Physical condition and/or Archaeological potential:

Intrusive Elements:Interior refurbishment's and adaptive re-use for hotel. AirConditioned:Yes FireStairs:2

Date condition updated:05 Dec 05

Modifications and dates:

1938

Further information:

High Significance:Form, scale, streetscape quality and external wall surfaces including the existing pattern of openings. Medium Significance:Concrete structural frame and floors. Low Significance:Modern, though sympathetic, window and door insertions. Comments:was a heritage item in 1989 with this listing being evoked by LEP 1992 - conservation of heritage items, the listing was reinstated under H-LEP 1998 and remains an item to the present.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items,

and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use: Private hotel

Former use: Commercial office

History

Historical notes: The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

Originally "Shell House", this was the fifth building erected by Shell Oil Co in an Australian capital city. It was considered to be one of the finest of the series. Designed by Spain & Cosh and constructed by Howie Moffat and Co, work actually commenced in 1930 with the excavation of the site. The project resumed in 1937 after some years of inactivity, and was completed in 1938. Shell occupied the upper levels down to the fifth floor, the basement (carpark) and lower ground floor (staff dining room). The remainder of the building was leased. The building was noteworthy for its interiors which featured the corporate logo worked in terrazzo on the ground floor and detailing in red lacquer, various coloured marbles and red Scagliola. Externally, the clock manufactured by Gillet and Johnstone of England was a Sydney landmark.


Throughout the 1940s-1960s the works to the building involved the upgrading of services such as the introduction of mechanical ventilation, and the addition of numerous internal partitions. Minor alterations were made to several spaces and suspended ceilings introduced on a number of floors. This work was the product of a large number of design firms and was uncoordinated.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme

3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-
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Assessment of significance

- SHR Criteria a)** [Historical significance] The Menzies Hotel is one example of a lengthy tradition, beginning in the nineteenth century, of centralising a corporate presence in the CBD. It is particularly associated with a prominent corporate presence, Shell Oil Co. Its conversion for hotel purposes in the 1970s exemplifies the growing importance of tourism and the hospitality industry. Generally, its construction reflects an important period of development in the 1920s-1930s.
- SHR Criteria c)** [Aesthetic significance] The use of glazed tiles for external wall treatments during the Inter-war period is well represented by the former Shell House. Better examples may however be found at Railway House in York Street, the APA building in Martin Place (refer No 2132), the GPO extensions in Pitt Street (refer No 2149), Oddfellows Building in Castlereagh Street, and the BMA building (refer No 2121).
Cultural: The Menzies Hotel is one of the most distinguished examples of the Inter-War Commercial Palazzo style in Australia. It is a very important contributor to the townscape quality around Wynyard Park on a prominent corner site. The building's elegant proportions and original external materials have survived successive refits and internal refurbishment.
- SHR Criteria f)** [Rarity] The Menzies Hotel is one of a diminishing number of examples of the Inter-War Commercial Palazzo buildings. Few exteriors clad in glazed tiles survive as well preserved.
- SHR Criteria g)** [Representativeness] The Menzies Hotel represents a scale of city streetscape which remained consistent up to the post war period, prior to the "skyscraper era". It is representative of the Commercial Palazzo style.
- Assessment criteria:** Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

General: Given the high level of significance of Menzies Hotel, a conservation plan is required prior to any proposal for new works which might impact on the exterior form or finishes, or substantially alter the interior. The existing form and scale of the building should be preserved. Exterior: Future development should preserve the external surfaces and materials. Existing window and door openings should not be enlarged or closed in. Interior: Further alteration to the interior may be acceptable given the degree of alteration of the interiors to date. Any such work should be preceded by careful investigation to determine whether any original fabric or detail of the Shell House period survives. Interpretation of original elements should be considered in any new works. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less

significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2012	I1691	14 Dec 12		
Heritage study					

References, internet links & images

Type	Author	Year	Title	Internet Links
Written			Building, p41ff, May 24 1938, (journal).	
Written			Council Records (DAs, BAs)	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	

Note: internet links may be to web pages, documents or images.



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Former Commercial Building Including Interiors

Item details

Name of item: Former Commercial Building Including Interiors
Other name/s: Peapes MeNSWear Store, Beneficial House
Type of item: Built
Group/Collection: Retail and Wholesale
Category: Department Store
Location: Lat: -33.8671196344376 Long: 151.205872552492
Primary address: 285-287 George Street, Sydney, NSW 2000
Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
285-287 George Street	Sydney	Sydney			Primary Address

Statement of significance:

Beneficial House is noteworthy for its former lengthy association with "Peapes Menswear" (1923-1970), a particularly well-known Sydney retail store, and its contribution to creating an image for the store. It reflects the importance of George Street as a principal retailing thoroughfare and, generally, an important period of development during the 1920s. The building is of aesthetic significance as one of very few surviving commercial examples of Inter-war Georgian Revival style architecture and the work of Hardy Wilson. It is strikingly similar to British Airways House also attributed to Wilson, Neave & Berry, and has parallels with Lisgar House (refer no 2004). It is a good example of the style and contributes significantly to the streetscape of George Street. The combination of Georgian Revival style in the brick facade, windows and section of tiled roof with a Commercial Palazzo style sandstone base adds to the architectural interest of the building.

Date significance updated: 03 Jan 06

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: Wilson, Neave & Berry (Hardy Wilson)
Builder/Maker: Unknown
Construction years: 1923-1923
Physical description: Beneficial House is a seven storey load bearing brick building originally designed as a department store and offices by Hardy Wilson, of Wilson, Neave & Berry, in the

Inter-War Georgian Revival style with a Commercial Palazzo form. Wilson, Neave & Berry were one of the skilled exponents of this rare style in Sydney. The detailing and glazing is Georgian Revival. The ground floor has five stone arches while the rest of the façade is plain with multi-paned timber framed windows. Second floor windows have semi-circular fanlights. Commercial Palazzo devices are utilised such as a stone base, office floors with simple brickwork and fenestration, and a top that is terminated by a projecting cornice. The ground floor interiors feature decorative plaster ceilings with timber panelled walls and columns. The upper level offices have been heavily modified with plasterboard stud walls and suspended acoustic ceiling tiles. Category:Individual building. Style:Inter-War Georgian Revival, Commercial Palazzo form. Storeys:7 + basement. Façade:Face brick, sandstone cladding, alumin./glass shopfront. Side/Rear Walls:Face brick. Internal Walls:Plasterbd. And stud, timber and stud, marble facing. Roof Cladding:Terracotta tiles, waterproof membrane. Internal Structure:Loadbearing walls and conc. Beams. Floor:Reinf. Conc. Slab, carpet, terrazzo, sandstone, timber. Roof:Reinf. Conc. Slab, timber framing. Ceilings:Susp. Acoustic tiles, decorative plaster. Stairs:Reinf. Conc. Stairs, carpet over treads, decorative timber balustrade; Reinf. Conc. Stair, steel balustrade and handrail.. Fire Stairs:1. Sprinkler System:Yes. Lifts:2, AirConditioned:Yes original timber panelled lift cars, new mechanics.

Physical condition and/or Archaeological potential:

In general, the exterior and ground floor interior of Beneficial House remain intact although new office walls have been introduced. Upper floor offices have been extensively altered and limited original detail remains. The brickwork facing George Street is distinctive. Intrusive Elements:Modern fitouts to upper floors comprising partitions and suspended ceilings.

Date condition updated:07 Dec 05

Modifications and dates:

1923

Further information:

High Significance: External building form, scale and façade to George Street including multi-paned windows and tiled roof. Medium Significance: Ground floor interiors retaining original integrity, load bearing masonry walls, concrete floors and beams. Was a heritage item in 1989, and remains so to the present.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use: Retail, commercial offices

Former use: Commercial offices, retail

History

Historical notes:

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginals people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

In 1922, an application was made for the construction of new business premises, 47' x 92', at 285-287 George Street. The design was prepared by Hardy Wilson of Wilson, Neave and Berry. The building was occupied by Peapes Menswear between 1923-70. The interior of the building was particularly impressive making extensive use of maple and jarrah. The floors originally consisted of a series of mezzanines around a circular light well. During its use as a department store few alterations were recorded, principally changes to the shopfront in 1966 and what may have been the partial infill of a light well in 1954. In 1970 the building was acquired by Equity Property Management Ltd. and Beaver Properties and in 1971 by the Permanent Building Society Ltd. In this year Gergely and Pinter made an application to carry out extensive alterations and a refurbishment to create offices and a restaurant. For the remainder of the 1970s-80s the principal works encompassed the reassignment of space through partitions. In 1980 alterations were made to the ground floor.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

Assessment of significance

SHR Criteria a) [Historical significance] Beneficial House is noteworthy for its former lengthy association with a prominent retailer, Peapes Menswear, between 1923 and 1970. The location of the building reflects the prominence of George Street as a retail precinct and, generally an important period of development in the 1920s. It is significant as a rare work of Hardy Wilson in a city context.

SHR Criteria c) [Aesthetic significance] Beneficial House is a fine example of Inter-war Georgian Revival architecture with Commercial Palazzo style

elements including the sandstone arcaded base. It created an appropriate image for an exclusive menswear department store. The building retains its architectural qualities intact with multi-paned timber framed windows and tiled roof section. It is an important contributor to the streetscape of George Street.

SHR Criteria d) Beneficial House has had a long association with a prominent menswear store. Its position is demonstrative of the area as a retail centre in the city. Has social significance locally. Beneficial House is a fine example of Inter-war Georgian Revival architecture with Commercial Palazzo style elements including the sandstone arcaded base. It created an appropriate image for an exclusive menswear department store. The building retains its architectural qualities intact with multi-paned timber framed windows and tiled roof section. It is an important contributor to the streetscape of George Street.

SHR Criteria f) Beneficial House is one of a limited number of Georgian Revival commercial buildings of the Inter-war period to survive. Grenville House at 177-185 William Street, British Airways House (2045) and Lisgar House (2004) are possibly the only other buildings of this type and style to remain. As such it is a rare and architecturally distinguished example of an unusual building style often attributed to the firm of Wilson, Neave and Berry.

SHR Criteria g) Beneficial House represents the importance of George Street as the principal retailing thoroughfare in the city centre. It is representative of the former associations with the prominent retailer, Peapes Menswear.

Assessment criteria: Items are assessed against the [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

Given the level of significance of Beneficial House a Conservation Plan should be prepared to guide any future development proposals or maintenance works. The external form and scale of the building should be preserved. Exterior: Future development should preserve the George Street facade including timber multi-paned windows, tiled roof section and sandstone arcade (if evidence confirms that it is original). Interior: Any internal alterations to the ground floor should be preceded by an investigation of surviving original spatial characteristics, materials and finishes. These elements should be incorporated and missing elements restored, in future fitout work. The extent of alterations to the upper floors allows scope for future adaptive re-use provided that no external alterations to George Street are required. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing	Listing	Gazette	Gazette	Gazette
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	Title	Number	Date	Number	Page
Local Environmental Plan	Sydney LEP 2012	I1765	14 Dec 12		
Heritage study					

References, internet links & images

Type	Author	Year	Title	Internet Links
Written			'Peapes Useful and Appreciable Gifts', Mitchell Lib. 658.87105/1, (text).	
Written			Council Records (Bas, Das)	
Written			Building, p51, Nov. 12 1923, (journal).	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	
Written	Australian Heritage Commission		National Estate Register listing sheet	
Written	National Trust (NSW)		National Trust listing sheet	
Written	Tanner & Cox,		Architecture in Australia Tanner & Cox, 'Architecture of Australia', (text).	

Note: internet links may be to web pages, documents or images.



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Wynyard Railway Station

Item details

Name of item: Wynyard Railway Station
Type of item: Built
Group/Collection: Transport - Rail
Category: Railway Platform/ Station
Primary address: York Street, Sydney, NSW 2000
Local govt. area: Sydney

Boundary: The physical limits of the underground structures generally and 5 metre the tunnel portals on each platform level and, where they exist, property interface with adjoining properties (does not include modern retail area)

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
York Street	Sydney	Sydney			Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
RailCorp	State Government	
RailCorp	State Government	
RailCorp	State Government	

Statement of significance:

Wynyard Station has local significance as one of a group of underground stations built as part of the city rail network during the 1920s and 1930s and as an essential linking station for both the City Circle and North Shore lines. As the busiest station on the city rail network, Wynyard Station is a vital component of the city's working infrastructure. It is associated with the works of JJC Bradfield, chief engineer for the city railway and Sydney Harbour Bridge construction and features prominent elements of both the practical and style designs of his original concept. Remnant tiles, stairway features and layout all reflect the original 1930s station. The York Street escalators are rare surviving elements of an earlier Glen Street (Milsons Point) railway station removed to make way for the Dorman and Long warehouses built for the construction of the Sydney Harbour Bridge. Exposed riveted steel I-beams on Platforms 3 and 4 have 'Dorman and Long' stamped on them, providing a direct connection to this major engineering firm.

Note: The entrance to the station at 19-31 York Street (Transport House) is listed on the State Heritage Register (SHR listing no.01271).

Wynyard Park is also listed as a heritage item, archaeological item and special area on the City of Sydney LEP.

Date significance updated: 05 Jun 09

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker:JJC Bradfield and the NSW Department of Public Works

Builder/Maker: NSW Department of Public Works

Construction years: 1927-1932

Physical description: UNDERGROUND STATION (1932)
Concourse
Platforms
Escalators and fire escape's

CONTEXT

Wynyard Station is a fully underground station accessed via pedestrian subways from George, Hunter, Margaret and Jamieson Streets and via a bank of three escalators from York Street level, located in the open ground-floor vestibule of Railway House.

The station consists of a public concourse area, a paid concourse area and four platforms in two groups of two above and two below the concourse.

UNDERGROUND STATION (1932)

Concourse

The concourse is divided into the public area, used to access the inner concourse or for through pedestrian traffic, and the paid concourse beyond the ticket barriers which provides access to the platforms. Within the public area, a stairway to the Hunter Connection pedestrian tunnel retains the original 1932 balustrades and banisters as seen inside the station. Ticket booths, station offices and small shops are located in the public area. Within the paid concourse area, stairs lead to both upper and lower platforms with 1932 balustrades and banisters in place. Static and electronic displays indicate train running times.

Platforms

Platforms 3 and 4 above the concourse are open island platforms with exposed I-beam riveted steel columns and beams. Some beams have Dorman and Long Co stamped on them. The platforms are surfaced with ceramic tiles and are accessed via stairs and a recently installed lift. The stairways retain original 1932 timber balustrades and ironwork banisters in blue.

Platforms 5 and 6 are below the concourse and are also island platforms but with a tiled dividing wall down the centre. The ceilings are curved reflecting the underground stations of the city circle line as at Museum and St James.

Escalators and Fire Escape's

The Otis "L"-type escalators in the York Street entrance are original to the 1932 design and were relocated from Milsons Point, where they were installed to connect the temporary Milsons Point train station with the temporary tram terminus at Glen Street. With the opening of the bridge, both the temporary railway and tramway stations

were removed and the escalators relocated. The escalators are encased in timber veneer panelling and have timber treads.

Adjacent to the escalators and to the immediate south, two fire escape stairways retain the Station's original tiled colour scheme of cream tiles with decorative blue banding.

MOVABLE HERITAGE

A NSW Government Railways clock stamped Wynyard is retained near ticket turnstiles.

Good condition.

Physical condition and/or Archaeological potential:

Date condition updated:05 Jun 09

Modifications and dates:

c1952: fourth escalator added to original York Street bank of three escalators
 1958: tram station removed and tunnels converted to carpark (c1964)
 1977: new pedestrian subway via CBA building in Jamieson and Margaret streets
 c1982: pedestrian throughway created through concourse with ticket barriers relocated to form north and south station entries
 1988: new pedestrian subway via 1 Margaret Street
 1994: new access via Wynyard Park to concourse
 1995: pedestrian throughway removed and central paid concourse area reinstated.

As an operating railway station and retail mall, parts of Wynyard Railway Station have evolved and been adapted according to changes in technologies, fashions and usage. Current retail facades and commercial characteristics within the overall station such as the concourse layout are all elements of the operational character of the Station and their on-going evolution to meet current trends is part of their character and heritage value.

Current use: Railway Station

Former use: Nil

History

Historical notes:

At the beginning of the twentieth century, congestion in the city and continued criticism of the railway terminus being at the southern end of the business district far from the harbour was gradually forcing the government into finding a solution to the city railway dilemma. The general consensus was that an electric underground system running through the city would be the best way to bring the increasing numbers of commuters into the city centre. In 1909, a royal commission into city improvements announced that, among other measures, the government must proceed with the city railway scheme and six years later Parliament passed an enabling Act for 'the construction of eleven railways in the city and certain suburbs'.

The chief engineer appointed for the task of constructing the metropolitan railway was JJC Bradfield, who had advocated a city railway with links to the North Shore via a bridge since 1911. Bradfield's plan included an underground loop line running from the new Central Station with five city stations

(Town Hall, Wynyard, Circular Quay, St James and Museum) and two other lines being carried over the harbour to North Sydney.

Though the enabling Act was passed by the government in 1915, the intervention of the World War I meant work did not start in earnest until the early 1920s. The western side of the city underground line extended from Central Station towards the harbour, with work beginning on the excavations for Wynyard Station in 1927.

Wynyard Station was built using a cut-and-cover method, whereby much of Wynyard Park was excavated down to and through bedrock for the construction of the tunnels, platforms and associated structures. Wynyard Park had been created in the 1840s as a public park on the site of the former military barracks. The military barracks had been established in the 1790s and demolished after the military relocated to Paddington in 1836. The station was completed by early 1932 and opened on 19 March 1932 as part of the Sydney Harbour Bridge opening celebrations. Wynyard Park was reinstated over the new station after its completion, with the new Railway House (now Transport House), housing railway offices and administration also being built over the station fronting York Street.

Wynyard Station was built with six platforms, four being used for through tracks for the North Shore line and two for the city loop line. The station was allocated a specific colour scheme in keeping with the overall design principal of the underground system. As with the other stations, a main cream colour was used for the tiles but with a decorative blue band of tiles to distinguish Wynyard from the others on the City Circle line. These tiles were removed in an upgrade during the 1970s or 1980s but remain in two fire escape stairways near the escalators.

The station was accessed via a pedestrian subway from George Street, down a ramp flanked with shops or via a bank of three escalators from York Street to the concourse level. A fourth escalator was added in c1952. The escalators were relocated from the former Glen Street tram and train station at Milsons Point which had been demolished to make way for the Dorman and Long workshops associated with the construction of the Sydney Harbour Bridge. A large goods lift was also installed as part of the station development for access to loading docks and to the new hotel and shops being built above the station in Carrington Street.

From its opening, Wynyard was the busiest station on the city line, selling nearly 150% more tickets per year than Town Hall by 1939. In 1934, construction of Railway (now Transport) House commenced on the land above the York Street entrances to the station, being the administrative headquarters of the NSW Railways from 1936. Transport House was sold in 1999 and is no longer in railway ownership.

In 1958 the tram station at Wynyard was closed as trams were discontinued across the city network. The tram station was removed and the tunnels were converted to carparking areas.

New pedestrian access ways were introduced to the concourse areas in 1977, 1988 and 1994 as pedestrian flows to the station increased.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy- Developing local, regional and national economies	Transport-Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	Building the railway network-
4. Settlement- Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Impacts of Railways on Urban Form-
8. Culture- Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Evolution of design in railway engineering or architecture-

Assessment of significance

SHR Criteria a)

[Historical significance]

Wynyard Station has historical significance as one of the principal Sydney railway stations and as an essential component of the City Circle and North Shore line developments of the 1920s and 1930s. The station was designed by JJC Bradfield as part of his wider city underground scheme and, when opened, became one of the busiest stations on the entire network. The construction of the station using cut-and-cover and tunnelling methods was a major engineering achievement for the period.

The station retains elements of its original 1932 design including exposed I-beam columns, original timber balustrades and ironwork banisters on its stairways and two sections of original tiling within associated fire stairs. The bank of three escalators providing access via Railway House (now Transport House) and York Street is significant as part of the original fabric of the station relocated from the former Glen Street Station at Milsons Point, making it a rare surviving piece of infrastructure from that station. The construction of Transport House, built above the station, reflects the importance of the railways in the 1930s and the positioning of Wynyard Station at the centre of the modern new system.

SHR Criteria b)

[Associative significance]

Wynyard Station is associated with the development of the city underground and north shore railway network and with JJC Bradfield, designer and chief engineer for the construction of the city underground rail network and the Sydney Harbour Bridge. The station is also associated with the engineering firm Dorman Long & Co which was contracted to build the Sydney Harbour Bridge. I-beams on the platforms show the company's stamp.

SHR Criteria c)

[Aesthetic significance]

Wynyard Station provides evidence of a period of developing railway technology and design in Australia. The scale and methods of construction represent a major feat of engineering for the period. The station retains a number of remnant original decorative features including blue tiling in fire stairs, timber escalators and original stair banisters and

balustrades that reflect the art deco style of the station through Railway House.

SHR Criteria d)
[Social significance]

The place has the potential to contribute to the local community's sense of place and can provide a connection to the local community's history.

SHR Criteria e)
[Research potential]

Wynyard Railway Station has a low archaeological potential considering the amount of excavation undertaken during the construction phase in the 1920s and 1930s.

SHR Criteria f)
[Rarity]

The timber escalators at Wynyard Station are rare surviving examples of Otis "L" type escalators, and are relics of the temporary Milsons Point railway station and Glen Street Tram terminus at Milsons Point.

SHR Criteria g)
[Representativeness]

Wynyard Station is representative of the design and function of the underground rail network built in Sydney in the 1920s and 1930s.

Integrity/Intactness: Wynyard Station is largely intact in terms of its broad functional layout and features, although the retail and public concourse, as well as the platform décor, has been continually upgraded in line with trends in public architecture and retail presentation.

Assessment criteria: Items are assessed against the [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - s.170 NSW State agency heritage register			18 Mar 10		

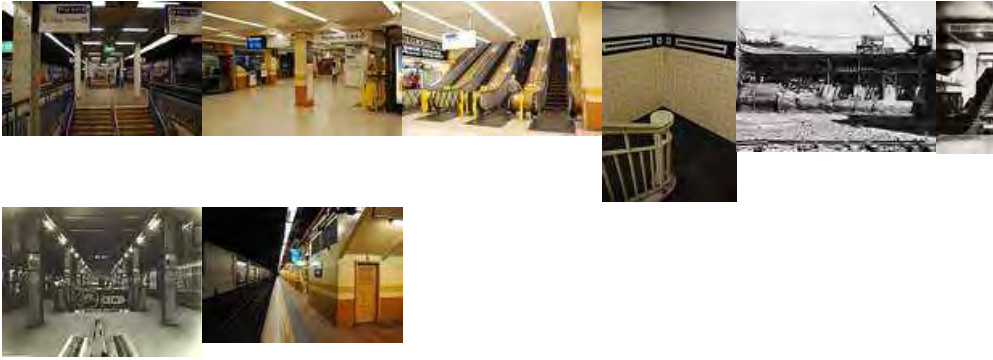
Study details

Title	Year	Number	Author	Inspected by	Guidelines used
S170 Heritage & Conservation Register Update	2009		Godden Mackay Logan		Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	D Burke	1995	Making the Railways	
Written	Don Fraser	1987	The Railway System, Past Present and Projected of the City of Sydney and its Suburbs	
Written	Ian MacCowan	1990	The Tramways of New South Wales	
Written	Richard Raxworthy	1989	An Unreasonable Man: The Life and Works of JJC Bradfield	

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