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HERITAGE IMPACT ASSESSMENT

for
DFS Galleria
George Street, Sydney

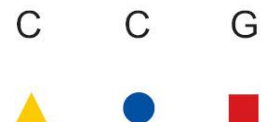


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DRAFT HERITAGE IMPACT ASSESSMENT

DFS Galleria
George Street Sydney

Job No. 13-170
November 2014

Cover photo: pmdl architects concept presentation

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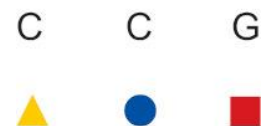
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Issue	Description	Date	Author	Authorised by
A	Draft Heritage Impact Assessment	26 November 2014	BMcD	CR
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1 Executive Summary

The processes followed and findings in this Heritage Impact Assessment (HIA) for a comprehensive upgrade and alterations to DFS Galleria at George and Harrington Streets, Sydney are summarised below.

Although this project is a major undertaking to refurbish and reconfigure the retail facilities of DFS Galleria between George Street and Harrington Street at The Rocks, Sydney, the bulk of the works will be internal and confined to the building constructed at the rear of the State Heritage listed buildings facing George Street in the late 1980s.

The heritage architects, for the project CCG Architects Pty Ltd, have been involved and regularly consulted by pmdl, the architects, throughout starting from the early concept stage.

The proposed works do not physically impact on any significant fabric of the buildings at 145 – 155 George Street. The external envelope of the buildings facing George and Globe Street will not be changed in any way. The development includes enclosure of the north side of the atrium with a minimally framed glazed wall. Where this element comes into contact with the north-west corner of 145 George Street, it is connected to 1980s fabric rated as having little significance in the conservation management plan (CMP).

The development creates opportunities to enhance the setting of the heritage buildings and sense of separation created by the atrium at their rear by removing intrusive elements and simplifying the design of part of the retail facility that faces into the atrium with an increased transparency by using glazed walls. These changes have been assessed as having a positive impact on the significance of 145 – 155 George Street.

The proposed upgrade of the vaulted entry in 147 George Street, which dates from the 1980s development, involves replacement of the existing display cases with lighter, mainly frameless glass display vitrines and installation of glazed doors and sidelights. This space is rated as having little significance in the CMP and the impacts are considered to be positive, in the case of the display vitrines, and minor, in the case of the new doors.

The overall conclusion of the heritage impact assessment is that the programme of works has been carefully planned to avoid adverse physical and visual impacts on fabric and spatial qualities of medium, high and exceptional levels of significance. In these circumstances the application has full support on heritage grounds.

2 Background

2.1 PURPOSE OF THE HERITAGE IMPACT ASSESSMENT

This report has been prepared to assess the physical and visual impacts on the heritage significance of the DFS Galleria project to the State heritage listed buildings at 145 to 155 George Street Sydney, which are situated within the historic precinct of The Rocks.

The assessment, considerations and recommendations of this report have been undertaken by CCG Architects Pty Ltd in collaboration with PMDL architects, in guiding the conservation approach and design of adjacent new elements in a comprehensive upgrade of the existing retail facilities at DFS Galleria, most of which will take place within the existing building behind the State heritage listed buildings facing George Street.

2.2 AUTHORSHIP

This report has been prepared by Brian McDonald, Director and Heritage Architect of CCG Architects Pty Ltd. As part of the quality assurance program this report was reviewed by Christopher Roehrig Senior Associate and Heritage Consultant.

2.3 METHODOLOGY AND STRUCTURE

This Heritage Impact Assessment (HIA) has been prepared in accordance with the guidelines of the *Australian ICOMOS Charter for Places of Cultural Significance*, 2004, and the NSW Heritage Office Publication, *NSW Heritage Manual and the NSW Heritage Office Publication Statement of Heritage Impact*.

2.4 SITE IDENTIFICATION

The buildings at 145 – 155 George Street are located on the western side of George Street in The Rocks Precinct, Sydney. Globe Street is immediately to the north and the Cahill Expressway overpass is to the south. The development which occurred in the late 1980s is immediately to the west and behind these early twentieth century heritage buildings separated by an atrium which is closed over by the new structures at level 4. First Fleet Park and Cadman's Cottage are on the opposite eastern side of George Street.

The 1980s building on the western side of the atrium comprises the DFS Galleria retail facility and office accommodation, which is largely at the upper levels. There are entrances to the retail areas and the offices at ground floor level accessed from George Street through the vaulted entry space at 147 George Street and the atrium space.

The subject site forms part of Lot 2003, DP 788428.



Figure 1: Location Plan. Source: PMDL drawing DA000
 145 – 155 George Street heritage listed buildings indicated by red rectangle

2.5 ABBREVIATIONS AND GLOSSARY OF CONSERVATION TERMS

The conservation terms found throughout this report are based on the terms and definitions adopted by *The Burra Charter*, *The Australia ICOMOS Charter for places of cultural significance* (Australia ICOMOS 2004). *The Burra Charter* forms the basis for cultural conservation with in Australia and is acknowledged by government heritage agencies around Australia. Terms used in this plan are defined below:

Place, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural Significance, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting use, associations, meanings, records, related places and related objects.

Fabric means all the physical material of the place including fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance (as listed below).

Maintenance means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Integrity (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: a place will have a compatible use]

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.

Interpretation means all the ways of presenting the cultural significance of a place.

2.6 REPORT LIMITATIONS

The following resources were utilised as documentary evidence for this report:

- Conservation Management Plan prepared for the Sydney Harbour Foreshore Authority by Conybeare Morrison International Pty Ltd August 2012,
- State Heritage Register database entries for 145-155 George Street, the Rocks
- Sydney Harbour Foreshore Authority Section 170 Register entry for 153-155 George Street, The Rocks
- Apperly, R, Irving, R, and Reynolds, P, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, Sydney 1989, p.138-9.
- State Heritage Register”.

Further research is outside the scope of this report.

This report does not address the general planning or environmental management considerations, which are addressed in a statement of environmental effects by JBA Urban Development Services, and only addresses the relevant heritage planning provisions.

3 Description of Buildings

3.1 THE BUILDING GROUP

The buildings are characteristic of brick commercial design from the late nineteenth century and early twentieth century, exhibiting varying styles. They present a cohesive streetscape with an undulating parapet line broken by the small tower of No.153 George Street. A suspended street awning and a verandah style at 153-155 George provides a unifying feature in the streetscape presentation. The awnings, although reconstructed, are based on photographic evidence. The shopfronts to all buildings are not original and date from the 1980s. The shopfronts were installed in the 1980s development of the site based on documentary evidence.

The ground floor of No.147 was demolished to provide the George Street entry to the DFS Galleria and the atrium behind the subject site. The western (rear) sections of all the heritage buildings were demolished in the late 1980s for the redevelopment works associated with the DFS Galleria. The western walls of the original buildings were also demolished and replaced with a new brick wall presenting to the atrium. The stretcher bond brickwork and detailing of this wall and the detailing of windows have attempted to create stylistic features of the periods of the original buildings.

Stairs, access galleries and a lift on the western side of 149 – 155 George Street provide access to the first and second floor rear entries to the commercial tenancies. All the ground floor shops have secondary entrances from the atrium or Galleria entry. The north west non-original splayed corner of 145 George Street repeats the original splay on the north east corner, and marks the point where the construction of the redevelopment phase of the late 1980s adjoins the between the original elevation.

3.2 145 GEORGE STREET

The building is an example of the late Victorian period Regency Style, constructed c.1889. The building exhibits the several features typical of this style:

- symmetrical facades with simple forms,
- sparse classical detailing and projecting moulding,
- an articulated parapet concealing the roof behind,
- smooth-textured face brickwork in English bond,
- double hung windows, with small panes to the top sash.

The building is splayed at the corner of George and Globe Streets with similar fenestration on the east and north elevations. The timber framed double hung sash windows on the first and second floors on east and north façades have bays are reproductions of the original windows.

3.3 147 GEORGE STREET

The Federation Free Style building was constructed in 1914. It demonstrates the following features of this architectural style:

- an eclectic combination of elements, with details drawn or adapted from Classical, Art Nouveau and Queen Anne styles and,
- English-bond face brickwork that has been partly surface-stained.

To create a vaulted entry arcade and vaulted street awning to the DFS Galleria, the building was substantially altered at Ground and First Floor levels in the mid to late 1980s. Further modifications were made in the late 1990s with the removal of the barrel vaulted awning. The first floor elevation originally featured a recessed verandah, which has been modified to form a brick arch with heavily framed glazing to the upper part of the entry gallery.

The Second Floor facade has retained much of the original design and fabric. Timber framed French doors open to a recessed verandah at second floor level of the facade, with a painted metal handrail, which is part of the original fabric. The parapet is in the form of a low-pitched gable with a sandstone capping. The brick arch over the Second Floor verandah opening has a sandstone keystone.

3.4 149-151 GEORGE STREET

The building, constructed in 1912, is stylistically characteristic of commercial architecture of the Federation period. It demonstrates the following design features:

- An eclectic combination of elements and details drawn or adapted from Classical, Georgian and Queen Anne styles;
- English-bond face brickwork, with the central brick recessed panel under the gable featured in stretcher bond brickwork, and extending down to above the awning level.

The building has more elaborate detailing than that applied to the adjacent facades in the group, including greater use of sandstone detailing for the gabled parapet, to delineate a string course, keystones to the central arch as well as to all the windows, and the quoins that divide the facade into three vertical panels.

The two recessed balconies have painted metal handrails which are original fabric.

3.5 153-155 GEORGE STREET

This building, constructed in 1908 in the Federation Free Style, is located at the southern end of the group. It demonstrates the following features typical of this style:

- the use of asymmetry and informal massing;
- an informal arrangement of fenestration,
- a tower with a pyramidal roof to create a prominent skyline feature,
- an eclectic combination of elements and details drawn or adapted from Classical, Art Nouveau and Queen Anne styles,
- use of brickwork and render for the two principal facade materials with contrasting colour and textures, diminished by painting the brickwork ;
- windows of different shapes and sizes, generally double-hung with glazing bars in the upper sash only.

The George Street facade of the building is splayed at the junction of the five storey tower element and main three storey part of the building following the alignment of the street. The different paint colours on each plane of the facade, distinguishes the forms, reading almost as two different buildings.

The awning, constructed in 1992, is not the same as the awning to the other buildings in the group. It has turned timber posts with decorative metal brackets.

This building also has intricate varied parapets as seen against the skyline. There is evidence of Art Nouveau inspiration in the plaster detailing over the recessed balconies and on the parapets.

3.6

CONDITION AND INTEGRITY

The building group appears to be free of structural defects and is in good condition.

4 Historical Background

4.1 PREAMBLE

The pre European history and early Colonial period history of the settlement and further development of The Rocks is well documented in many sources, including the CMP by Conybeare Morrison. Because the extent of change proposed to 145 – 155 George Street in the DFS Galleria refurbishment and upgrade is very minor, it serves little purpose to record these periods of the history of the precinct in this statement. To assist in understanding the historical background of the actual buildings where these minor changes are to occur, and to avoid duplication of effort, the historical outlines for each of the buildings making up the group provided by the CMP have been quoted in the following sections, without the accompanying illustrations, which can be viewed in that document.¹

4.2 145 GEORGE STREET

By 1845, a two storey stone and brick house was constructed at the site of 145 George Street. The Sands Directory search undertaken on 145 George Street notes that a butcher shop operated at 145 George Street, from 1865 through to 1891. A listing indicates that a tallow and hide merchant operated from the site in 1870. There were four storey residences erected on the Harrington Street frontage. The Sands Directory shows that from 1879, Jesse Dyer operated a grocery store at 143A George Street, the building immediately to the south of the subject site (147 when street numbers changed in 1882).

By 1889 a three storey brick shop and dwelling was erected on the site (based on a photograph of Circular Quay at that time).² The premises was not listed in the Sands Directory until 1893. From 1894, the building operated as a grocery store and wholesale grocer when Jesse Dyer moved his grocery store to 145 George Street, and operated under that name until 1910. In 1911, a two-storey brick office building was erected to the rear of 145 George Street.

Between 1911 and 1917, the listing changes the name to HJ Dyer, grocer. From 1918, the store was listed as Downton and Dyer Ltd, grocers and continued to be listed in the Sands Directory until 1933. Photographic evidence from that date to the 1980s indicates that Downton and Dyer, Wholesale Grocers, were the last occupants of the premises. The building therefore operated continuously as a shop operated by the Dyer family from 1894 until the 1980s when the company moved to Alexandria to a purpose-built warehouse.

Downton & Dyer became a major dry food supplier³¹, and in 1986 Tatale Pty Ltd acquired the Downton & Dyer operations. Downton & Dyer was then relocated to Arncliffe in Sydney's southern suburbs joining a sister company Arncliffe Freezer. Downton & Dyer acquired land at 51-53 Bourke Road, Alexandria and constructed a large purpose-built warehouse from which it currently operates. Contact was made with the company to enquire about archival records and historical

¹ Historical background of 145-155 George Street extracted from Conservation management plan – Conybeare Morrison, August 2012.

² Clark M, A Short History of Australia, 1992. p.153

resources, but no information is held by the company associated with its period in The Rocks.

4.3 147 GEORGE STREET

In 1861, William Ogolvie occupied 147 George Street (then known as 143 George Street) and used the building as a 'Bowling Alley'³.

A Sands Directory search on the site indicates that the site was occupied by a series of retail businesses that served the local community. These include butchers, grocers and fishmongers. It is apparent in the examination of the wider Sands Search that several of the occupants have moved from one George Street address to another, all in close proximity.

The Sands Directory notes that from 1877 until 1891, Jesse Dyer operated a grocery store on the subject site. From 1894, Jesse Dyer opened a store in the building immediately north, at 145 George Street, on the corner of Globe and George Streets. The site of 147 George Street was occupied by various butchers from 1894 until 1910.

From 1905-1910, the two storey building at 147 George Street was occupied by the butcher, WA Grubb & Co., which had stores throughout the suburbs of Sydney. The building was subsequently demolished and reconstructed in 1914. In 1911-12, WA Grubb & Co moved to the newly constructed building immediately south of the subject site at 149-151 George Street.

In 1911 the building was occupied by Nicholas & Co, fishmonger, and remained there for three quarters of the 20th century, until at least 1933 under the name Nicholas & Co and J Pontano, Seafood and Poultry Distributors. Photographic documentation indicates that in the 1980s, the occupant of the shop was J. Pantano, Seafood and Poultry Distributors

There is no documented history of who occupied the upper levels of the building, although it is possible that they were used as residential accommodation.

During the 1980s' development phase, the East Elevation and the interior of 147 George Street were altered radically. The ground floor and first floors were demolished to create a double height arcade to the courtyard entry for the DFS Galleria. The East Elevation was modified with the first floor verandah removed and infilled with brickwork, and a barrel vaulted awning to reflect the galleria arcade through the building.

4.4 149 - 151 GEORGE STREET

The site was occupied by a series of businesses that served the local community that included butchers, grocers and fishmongers. It is apparent in the examination of the wider Sands Search that several of the occupants have moved from one George Street address to another.

The Sands Directory notes that from 1879 until 1897, Frederick Christensen operated a fishmonger at No. 151, while at No 149 various retailers operated a grocer, a 'fruiterer', restaurant and a tobacconist up until 1911.

³ See Sands Directory information in Section 2.4.1 of the CMP

At 151 George Street, an “A Nicholas & Co” managed an oyster saloon and fishmonger business, from 1898 until 1911. From 1898, the fishmonger at No 151 was taken over by A Nicholas & Co, up to 1911 when they moved to No 147.

In 1911, the tenements to 149 and 151 George Street were demolished and replaced with the current three-storey building. 149-151 George Street was occupied by a number of retailers, including a fishmonger, up until the current building was built between 1911 and 1912. From 1912, WA Grubb & Co moved from 147 George Street to the new premises of 149-151 George Street until the 1980s when the whole site was redeveloped. WA Grubb & Co was the last butcher to occupy the site (Figure 81).

Between 1912 and 1933, the “Quay Chambers” was listed in the Sands Directory as located at 151a George Street, between WA Grubb & Co butchers and the New York Hotel. Photographic evidence identifies the Quay Chambers not as a separate building, as has been interpreted in earlier histories, but was located in the upper levels of 149-151 George Street. The Quay Chambers was occupied by various tenants, including music teachers and customs agents. Figure 81 shows advertising for the services of “Mischa Goffin, Violin and Piano” adjacent to a door at the southern end of the building which led to the upper level of 151 George Street. The last year of the Sands Directory of 1933 has one of the tenants listed as AJ Williamson.

Considerable changes occurred to the building in the 1980s phase of development. The East Elevation remained relatively intact except for the replacement of the awning and the re-building of the west wall of the balconies on the first and second floors. The ground and first floors were refurbished for combined retail use, and the second floor was combined with 145-147 as office space with access from the atrium courtyard of the DFS Galleria.

4.5 153 - 155 GEORGE STREET

In 1871, on the site of 153-155 George Street, a public house known as Nil Desperandum Hotel was erected by Mrs Underwood, and later renamed the New York Hotel in 1882.⁴

In 1900, the area was resumed under the Observatory Hill Resumption Act. c.1907, the New York Hotel, located on the site, was demolished. By 1908, Tooth & Co Ltd had erected the current brick and iron roofed building⁵. The Sands Directory notes that the New York Hotel operated on the subject site from 1882 through to 1933 (the date of the final publication of the Sands Directory). The former New York Hotel operated as a licensed hotel from 1908, the date of its construction, until 1960, when the premises was de-licensed.

⁴ See Sands Directory information in Section 2.4.1 of the CMP.

⁵ Cited in Environmental Impact Statement, Proposed Development of the Globe Street Site (C11), The Rocks, Appendix 2, Section 3.2.2 (reference: Album of Photographs ML F981.1/N1901 and Fox and Assoc: Globe Street Precinct: Outline Historic Research)

In 1914, the New York Theatre was erected at 157-159 George Street by Nathan Jacobs, south of the New York Hotel. The Sands Directory lists New York Theatre (later known as the United States Amusements Co Ltd, and the New York Picture Theatre Ltd) as having operated at the subject address from 1912 until 1937 when the building was demolished.⁶

Photographic evidence indicates that the New York Theatre was a separate building to the Hotel. Documentary evidence indicates that The United States Amusement Ltd purchased the site from Marcus Clarke & Company Ltd in January 1912.

In 1946, the property was acquired by the Minister of Public Works for the purposes of the Construction Authority, Sydney Harbour Bridge Act 1932.⁷ shows the subject site in 1949 with the vacant site to the south with construction work taking place for the City Rail link to Circular Quay. The land was used by the Railways Commission of NSW. The City Circle Railway was opened in 1956.⁸

The tenancy card indicates that the subject site operated as a hotel until 1958. The property was leased as an office in 1959 and the premises were de-licensed in 1960. It is unclear who the occupants of 153-155 George Street were after 1960 when it ceased to be a hotel.

In the 1980s, part of the building operated as a restaurant and cocktail bar, known as Ox on The Rocks Tavern, Restaurant and Cocktail Bar, occupied the ground floor of 153-155 George Street. The Sydney Spanish Guitar Centre occupied the second floor⁹.

The layout of the buildings in the mid-1980s is depicted in Figure 86. The rear of the building was demolished for construction of the DFS Galleria in the mid-late 1980s

⁶ Building Data Sheet Summary, 6 February 1980

⁷ Land Titles, Cancelled Title, Vol 2178, Folio 117

⁸ Building Data Sheet Summary, Globe Street Summary, Outline Historic Research Report, 6 February 1980

⁹ Planning Workshop, Environmental Impact Statement, Proposed Development of the Globe Street Site (C11), The Rocks, (prepared September 1986), p.11

5 Heritage Status and Legislative Framework

5.1 LEGISLATIVE FRAMEWORK

The statutory and policy framework against which the impacts on the significance of the 145 – 155 George Street requires reference to the following:

- Environmental Planning and Assessment Act, 1979
- The Sydney Harbour Foreshore Authority Planning Scheme The Rocks Management Plan
- NSW Heritage Act 1977
- The Conservation Management Plan 145 – 155 George Street Sydney by Conybeare Morrison August 2012.

Environmental Planning and Assessment Act 1979 (EP&A Act)

Some planning responsibilities have been transferred from the Sydney Harbour Foreshore Authority to the City of Sydney by the NSW Department of Planning. The transfer of authority includes determinations for development with a capital investment value of under \$10 million at Sydney Harbour foreshore sites including within The Rocks. The Sydney Cove Redevelopment Authority Scheme for The Rocks is the relevant environmental planning instrument.

The minister is the consent authority for Proposals deemed 'development' under *State Environmental Planning Policy (State and Regional) 2011* with a capital investment value over \$10 million. Development assessment is undertaken by the Department of Planning.

In the case of the DFS Galleria refurbishment and upgrade project the capital investment value is in excess of \$10 million and the approvals process comes under *State Environmental Planning Policy (State and Regional) 2011*.

NSW Heritage Act 1977

Heritage Council approval is required to alter a property item listed on the NSW State Heritage Register, or to disturb or excavate land when there is reasonable knowledge or likelihood of significant relics being disturbed. The Authority has delegation from the NSW Heritage Council to determine development applications for works which will not materially affect an item.

State Environmental Planning Policy (State and Regional) 2011 takes precedence over the *NSW Heritage Act, 1977*, although it is usual applications to be referred to the NSW Heritage Council for comment.

The Conservation Management Plan 145 – 155 George Street Sydney by Conybeare Morrison August 2012.

The potential impacts of the proposed development are assessed against the relevant policies of the CMP at Section 8.1 of this statement and considered with regard to the assessed significance of the buildings individually, as a group and in relation to the components of the buildings.

5.2 HERITAGE STATUS

STATUTORY LISTINGS

The buildings are of State heritage significance and are listed on the **NSW State Heritage Register** (Figure 3), as follows:

ADDRESS	LISTING No	GAZETTE DATE	GAZETTE No
145 George Street	01584	10 May 2002	85
147 George Street	01585	10 May 2002	85
149-151 George Street	01594	10 May 2002	85
153-155 George Street	01563	10 May 2002	85

The buildings are also listed under **The Sydney harbour Foreshore Authority's Heritage and Conservation Register under Section 170** the Heritage Act 1977:

145 George Street	Item ID 4500060
147 George Street Item	ID 4500061
149-151 George Street	Item ID 4500062
153-155 George Street	Item ID 4500063

NON STATUTORY LISTINGS

145-155 George Street is listed under:

Register of the National Estate

Listing Title: Edwardian Commercial Group

Listing No: 1/12/036 /0380

Gazette Date 21 October 1980

National Trust of Australia

Listing Title: Edwardian Commercial – in the George Street Business Group

Listing No: 7384

Gazette Date: 9 November 1981

National Trust of Australia

Listing Title; Part of the George Street Business Precinct

Listing No:7716

Gazette Date: 27 February

6 Heritage Significance Assessment

6.1 INTRODUCTION

The conservation principles set out in the Illustrated ICOMOS Australia, Burra Charter, November 2004 have been utilised to undertake the heritage assessment. The following provides definitions that assist in the interpretation of the conservation principles set-out in the ICOMOS Australia Burra Charter.

Cultural significance means aesthetic, historic, scientific or social or spiritual value for past, present or future generations.¹⁰

6.2 NSW HERITAGE OFFICE METHODOLOGY

The subject heritage items have been evaluated according to the assessment criteria established by the NSW Heritage Office, published in the New South Wales Heritage Manual, 2000. This methodology is generally accepted for evaluations of heritage significance. The criteria are part of the system of assessment that is centred on the Burra Charter of Australia, ICOMOS. The assessment of heritage significance is formalised through legislation in the NSW Heritage Act 1977 (amended 1999).

The NSW Heritage Criteria are as follows:

- (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 persons or group of persons, of importance in NSW's cultural or natural history (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 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)*
- (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..*

¹⁰ The Burra Charter, the Australian ICOMOS Charter for Places of Cultural Significance, (1999), p2.

6.3 HERITAGE SIGNIFICANCE OF 145 – 155 GEORGE STREET

The following assessments against the State Heritage Inventory Criteria are quoted from the Conservation Management Plan (CMP) by Conybeare Morrison, August 2012.¹¹

Criterion A:

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

The site at 145-155 George Street is important in the history of NSW as having associations with the early development of Sydney since 1788, and earlier with the Cadigal people of Sydney Harbour.

To the Cadigal the site formed part of a strip of land along the western shore of Warrane (Sydney Cove) which they called "Tallawolladah". The fact that this area was named denotes it as a special or particular place for the indigenous peoples of Sydney Harbour before the coming of the Europeans.

The site is associated with George Street, which is the first road created in the settlement and thus the oldest road in NSW. Globe Street is one of the earliest cross streets to George Street. The history of George Street with its uses and changes since 1788, illustrate and inform the aspirations and way of life of Europeans in Australia.

The Rocks precinct, which includes the subject site, was the earliest commercial centre of the colony, and the continuous retail uses of 145-151 George Street and its predecessors since the first decades of the foundation of the colony reflect the domestic trade and provision of goods in the colony. Residential use, often above the shops, also reflected the mixed use nature of the time.

The Rocks was impacted by the plague of 1900. The Observatory Hill Resumption Act resulted in the resumption of large tracts of land. Post-plague re-development of The Rocks saw the demolition of a large number of buildings and the construction of new buildings that met health standards and requirements. 145 (constructed c.1889) was not impacted by this urban development unlike the other buildings in the group to the south, which were rebuilt.

The site has associations with urban changes in Sydney generally, and The Rocks specifically following the construction of the Sydney Harbour Bridge and the Cahill Expressway and the City Rail link to Circular Quay in the mid-1950s. 145-155 George Street has associations with the phase of redevelopment of The Rocks in the 1980s when the precinct was transformed from local retail outlets into a major tourist attraction.

145 George Street on the corner with Globe Street, is a three storey face brick building erected before 1889 as a shop and residence, and has local significance as an example of corner shop that operated as a grocer (Downton & Dyer Ltd), for a period of over eighty years.

147 George Street is a three-storey face brick building erected 1914 as shops and offices. Stylistically, the building is an example of a Federation Free Style building, typically using a sandstone decorated gable, keystones and face brickwork. The item has significance at a local level for its association with the provision and retail of fish to the local area, continuously operating on the site for almost 70 years.

¹¹ Conservation Management Plan 145 – 155 George Street, The Rocks _ Conybeare Morrison August 2012

149-151 George Street is a three-storey face brick building erected in about 1912 as a shop and offices. Stylistically, the building is an example of the transition between late Victorian and the Federation periods. The upper parapet, sandstone quoins and keystones are typical of Victorian period detailing, while the use of face brick is more typically a Federation detail. The item has significance at a local level for its association with W A Grubb Pty Ltd prominent wholesale butchers on the site (No.149-151) from 1905-1980s and who operated branches throughout Australia. It also has significance for having purpose built offices on the first and second floors.

153-155 George Street as a built element reflects the angle in the alignment of the road along its George Street frontage. The design and form of both the site and the building expresses this alignment. As a result of the Resumption Act the New York Hotel of 1882 was demolished in 1907 and its replacement built in 1908 by its owners, Tooth & Co Ltd, operated as a pub until the 1980s.

The items meet this Criterion at a STATE level of significance.

The historical significance of 145-155 George Street is demonstrated by its association with:

- *The George Street alignment and Globe Street intersection as the earliest roads in the colony.*
- *A number of design styles from the late 19th century to the early 20th century.*
- *The continuity of commercial, retail and residential development in Sydney from the earliest settlement of the colony.*
- *Urban renewal and infrastructure development following The Rocks Resumption after 1900.*

Criterion B

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

145-151 George Street has associations with a number of retailers that occupied the sites over a considerable amount of time:

- *WA Grubb & Co, butchers at No.147 (1907-1910) and No.149-151 (1912-mid 1980s);*
- *Nicholas, A & Co, fishmonger at No.151 (1898-1911) and No.147 (1911-at least to 1933);*
- *Downton & Dyer Ltd, grocers at No.145 (Dyer, J from 1895-1917, Downton & Dyer 1918-mid 1980s) and No.147 (1879-1891).*

Of the above companies, WA Grubb & Co is well known as a butcher, operating branches throughout Australia, and who started his company from the George Street address.

The items meet this Criterion at a LOCAL level of significance.

Criterion 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.

The buildings of 145-155 George Street are aesthetically significant as an intact streetscape grouping of late nineteenth and early twentieth century design. Individually the items are distinguishable from one another and are contributory items to the historic streetscape of The Rocks, collectively the grouping is significant for their landmark qualities. As a part of the George Street townscape, the item provides landmark

significance and a historic urban backdrop as seen from the eastern side of Circular Quay and First Fleet Park and the Sydney CBD, thus contributing to a defining spatial edge for the precinct.

The building located at 145 George Street has local significance as a representative example of a commercial building designed in the Victorian Regency style. Stylistically, the building is an example of the transition between late Victorian and Federation periods.

The East Elevation of 147 George Street, although substantially modified is a representative example of a commercial building designed in the Federation Free Style. This item is of local significance as a contributory item of this collection of buildings.

The building located at 149-151 George Street has local significance as a representative example of a commercial building designed in the Late Victorian and early Federation style.

The building at 153-155 George Street has local significance as a representative example of a building designed in the Federation Free Style.

The items collectively meet this criterion at a STATE level.

The aesthetic significance of 145-155 George Street is demonstrated by:

- Individually the items are of local significance. Collectively they are of state significance as a coherent and intact elevational composition within the historic streetscape of The Rocks.
- Landmark qualities that function as the gateway to The Rocks on entering the precinct from George Street.
- The retention of late 19th and early 20th century façade detailing provides scale and contrast to the backdrop of the CBD, and 'bookends' the George Street frontage of buildings that comprise the historic precinct of The Rocks.
- The items have significance as a backdrop to the Circular Quay precinct, providing a built edge against First Fleet Park.
-

Criterion 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.

The items do not meet this Criterion.

Criterion E

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

The buildings at 145-155 George Street may retain evidence of the earliest and most substantial phase of building on the subject site constructed by 1822. These early buildings, located along the George Street frontage, comprised the stone Underwood Buildings, an adjacent shop to the north and Thomas Moore's house.

There is some probability of locating extant archaeological material from the Underwood Building and shop complex either beneath or within the curtilage of 153-155 George Street. It is likely this has been disturbed to some extent and may take the form of structural, cultural or landscape features.

153 -155 George Street operated as a hotel, and based on construction drawings of the 1980s (Figure 90) included a cellar that may still remain under the present ground floor. Archaeological evidence from a series of cottages erected on the southern section of the site during the 1820s-1830s may have survived later nineteenth and twentieth century developments.

During the works for the DFS Galleria the area to the west of the item was excavated and will not have any archaeological potential. The area under the item footprint will have had disturbance as the current floor slab has been placed on ground. There may be low potential for archaeological remains at a deeper level, particularly under 153-155 George Street, where there is a cellar.

The items meet this Criterion at a LOCAL level of significance.

The research potential of 145-155 George Street is demonstrated by:

- Potential for remains of the earliest structures dating back to the 1820-1830s, which were of substantial stone construction.
- Documentary evidence suggests that the hotel at 153-155 George Street may have a cellar remaining under the ground floor slab.

Criterion F

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

The buildings of 145-155 George Street are not rare in NSW or locally and as a group the item does not meet this Criterion.

Criterion G

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

The buildings of 145-155 George Street do not have representative significance in NSW or locally and as a group do not meet this Criterion

6.4 STATEMENT OF SIGNIFICANCE

Statement of Cultural Significance for 145 – 155 George Street, Sydney

The group of buildings comprising 145, 147, 149-151 and 153-155 George Street are considered to be of State Heritage Significance for their historical and aesthetic importance. The site is located within The Rocks precinct which is of State significance as the location of early European settlement since 1788. The subject sites are significant for their continuous commercial occupation by Europeans since c.1820s. The items are associated with the early street pattern of the colony, namely George Street and Globe Street.

The buildings have historic significance for association with several phases of late 19th and 20th century urban renewal, being:

- *The demolition and rebuilding of much of The Rocks following the 1900 plague outbreak under the Observatory Hill Resumption Act;*
- *The infrastructure works for the construction of the Sydney Harbour Bridge, City Railway link and the Cahill Expressway immediately south of the buildings, which dramatically changed the visual curtilage of the group;*
- *The buildings associations with large urban development proposals dating from the period of the Sydney Cove Redevelopment Authority.*

The buildings are tangible evidence of the redevelopment of The Rocks in the last decade of the 19th century and the first decade of the 20th century, the period before and after the plague outbreak.

The facades of the four late 19th century and early 20th century buildings have streetscape qualities and character that contribute aesthetically to the overall richness of a coherent and harmonious brick and stucco group of buildings located within the context of The Rocks. The group is an important part of The Rocks Heritage Conservation Area and is sympathetic in scale and character as an extension of the buildings forming the significant setting of George Street as a unified streetscape.

145-151 George Street has associational significance as retail outlets for a number of long standing companies that had their beginnings on this site, including WA Grubb, Nicholas & Co. and Downton & Dyer Ltd.

The subject site has scientific/research significance associated with the archaeological potential of early structures of the Underwood Building and shop located on or near the site. Potential archaeological remnants could exist beneath the building and date to the early settlement of the colony.

The Statements of Heritage Significance of each of the buildings are as follows:

145 George Street has historic significance at a local level for its associations with Downton & Dyer, a prominent local business that started as a grocery store in the late nineteenth century, and developed as a wholesale business.

The East and North Elevations of 145 George Street has high aesthetic significance at a local level associated with being a representative example of a Victorian Regency style commercial building designed in the late nineteenth century, contributing to the aesthetic and historic diversity of the George Street streetscape.

147 George Street was constructed in 1914, and has historic significance at a local level for its associations with a grocery, the butcher, WA Grubb, and a fishmonger, Nicholas & Co. The subject building is an example of the Federation Free Style with local significance in its use of the arch as the dominant feature of the east elevation.

149-151 George Street was constructed in 1914, and has historic significance as an example of the transition between late Victorian and Federation periods, as well as the use

of the arch as a dominant feature with a clear division of the facade into thirds. The site has associational significance with WA Grubb & Co from 1912 after the company moved from No. 147.

153-155 George Street, the former New York Hotel was constructed in 1908 for Tooth & Co Ltd, and has historic significance at a local level for its associations with its use as a hotel from 1873 to 1960: The Nil Desperandum Hotel (1873-1880) and the New York Hotels (1882-1907 and 1908-1960). Physical evidence of its function as a hotel has been lost except for a cellar that may remain under the ground floor slab.

The East Elevation of the former New York Hotel has aesthetic significance at a local level associated with being a representative example of a Federation Free Style commercial building designed in the first decade of the twentieth century and which contributes to the aesthetic and historic diversity of the George Street streetscape.

Although the individual buildings of 145-155 George Street are considered to be of Local significance historically and aesthetically, they are assessed collectively as being of State significance for their contribution to the cohesive streetscape of George Street, The Rocks precinct, and to the broader Circular Quay urban setting.

6.5 MAPPING SIGNIFICANCE OF INDIVIDUAL BUILT ASSETS AND FEATURES

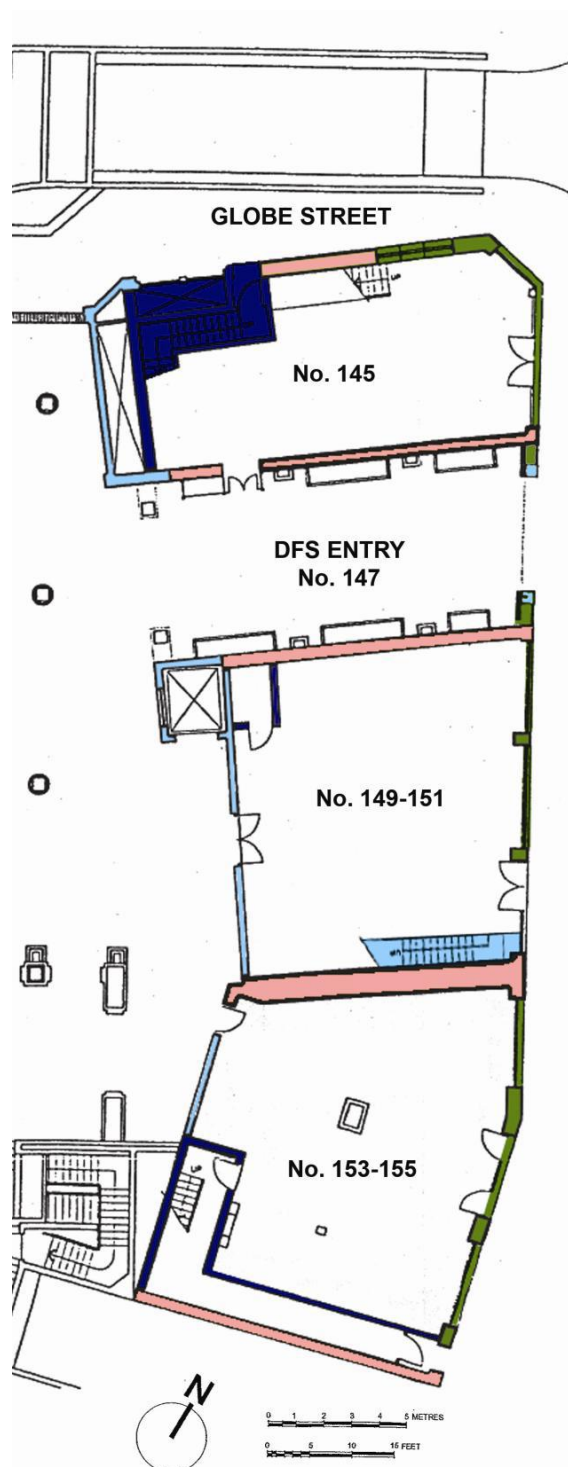
The following overall assessment of the levels of heritage significance of built elements of 145 – 155 George Street has been relied upon for the assessment of impacts. The elemental significance drawings prepared by Conybeare Morrison¹² have been included below to assist readers of this statement to understand the references to levels of significance in the impact assessment. The writer of this statement has examined these drawings and concurs with the findings of Conybeare Morrison.



Eastern Facade

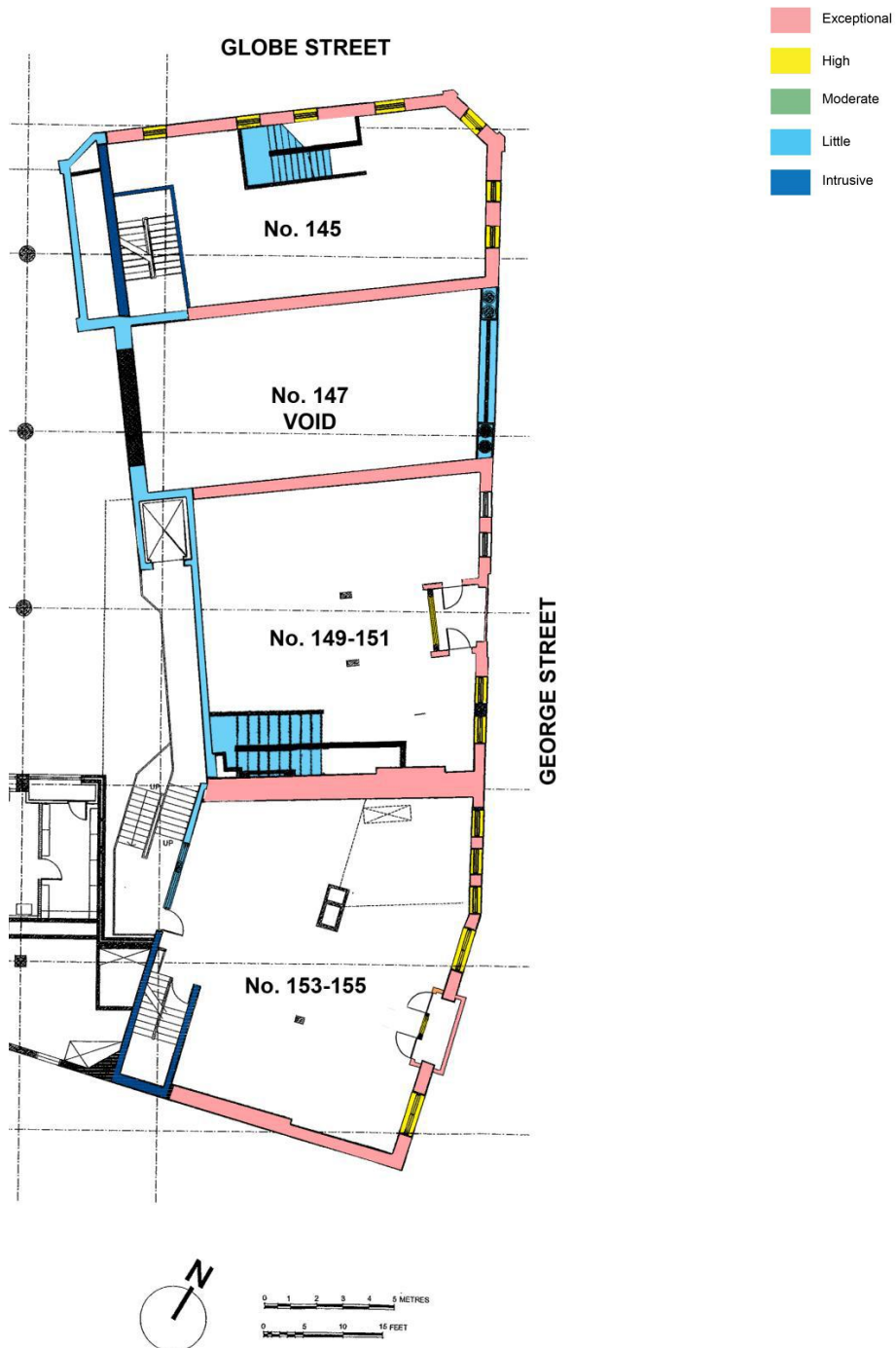
Northern Facade

¹² Conservation management plan – Conybeare Morrison, August 2012.

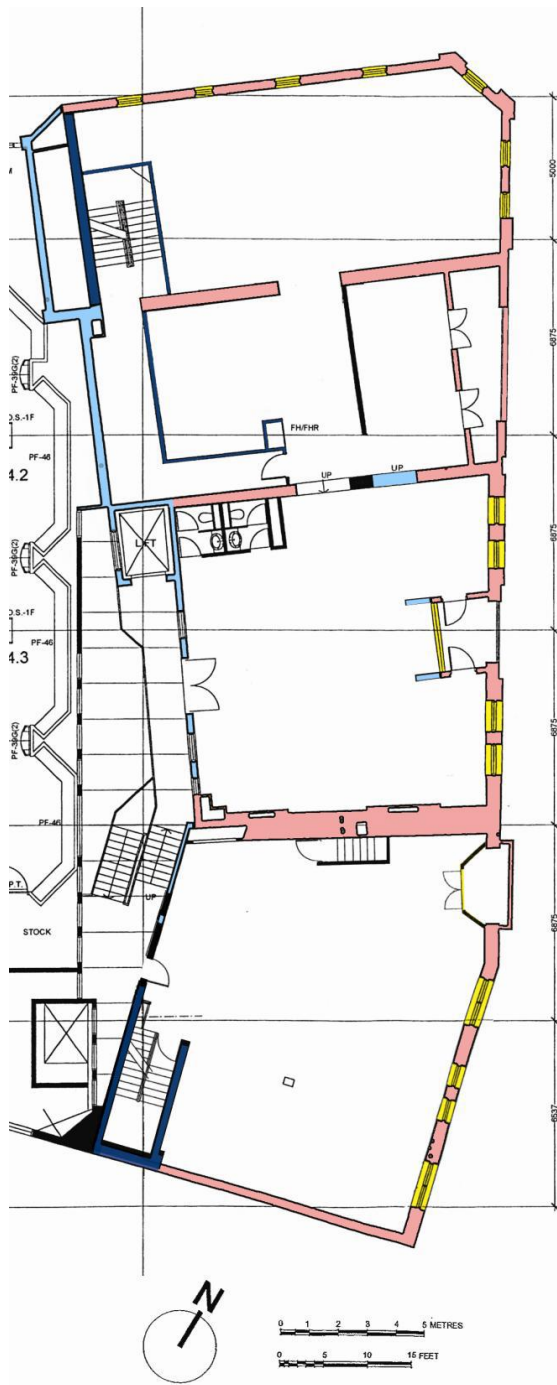


- Exceptional
- High
- Moderate
- Little
- Intrusive

Ground Floor Plan



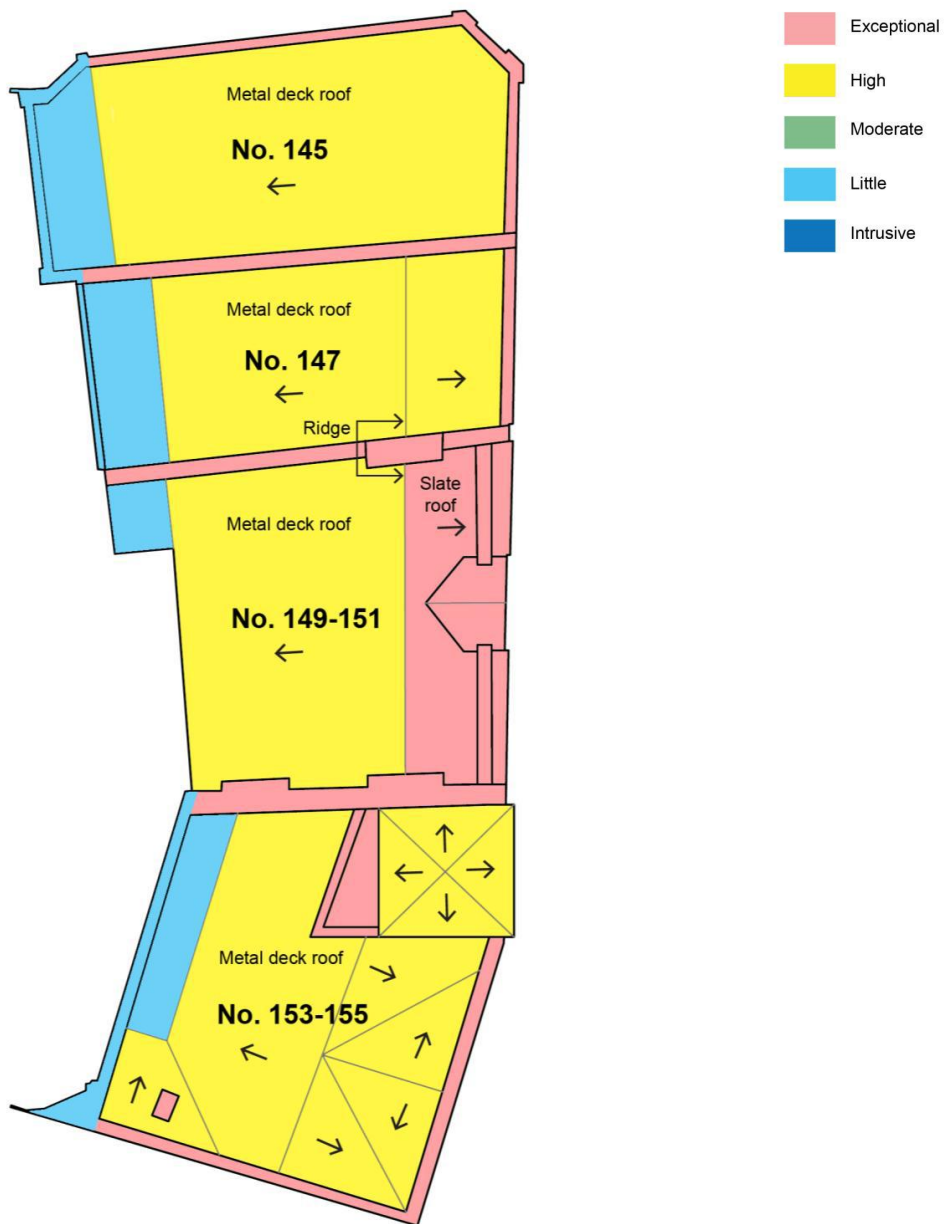
Level 1 Plan



Level 2 Plan



Level 3 Plan



Roof Plan

7 Description of Proposed Development

7.1 OVERVIEW

The proposed development is mainly confined to the part of the site occupied by the development that took place in the 1980s. There will be a substantial change to the east facing part of the building that faces into the atrium behind the heritage buildings although the volume of the atrium will be maintained. Some demolition of later phase structures will occur at the southern end of the atrium and there will be some minor construction of new elements in the same area.

It is generally proposed not to undertake any works that would materially or visually affect surviving significant fabric and spatial characteristics of the heritage buildings on George Street.

7.2 ATRIUM

To improve the functionality and amenity of the atrium it is proposed to enclose the northern side of the space. It is proposed to construct a glazed enclosure at the northern side of the atrium at ground level and levels 2 and 3. The metal framing will be designed to be as simple and as slender as possible and finished in charcoal or dark bronze micaceous oxide paint, the dark recessive colour being less noticeable than light coloured framing. The only place where there will be physical contact with 145 George Street fabric is the attached brick pier at the north-west corner of the building.

It is also proposed to alter the west side of the atrium by removing existing blank walls and the curved entry feature at ground floor level and constructing an improved interface with the space, which will involve a substantial use of glazing that will create transparency and a more open quality in the space.

7.3 DEVELOPMENT AS IT AFFECTS 145 – 155 GEORGE STREET, SYDNEY

7.3.1 145 GEORGE STREET

As described above, the only place where there will be physical contact with 145 George Street fabric is the attached brick pier at the north-west corner of the building. This brickwork dates from the 1980s conversion of the property to establish DFS galleria on the site and is rated as of little significance in the CMP. No other works are proposed that would affect 145 George Street.

7.3.2 147 GEORGE STREET

It is proposed to undertake the following works in the vaulted entry space at 147 George Street:

- Remove the existing timber framed display boxes.
- Install new display vitrines of a more refined contemporary design with minimal black powder coat metal framing and uninterrupted planes of glass, including the corner junctions. The height of the display vitrines is up to the underside of the cornice feature and below the springing line of the vaulted ceiling.
- Glazed sliding doors, sidelights and highlight centred on the first set of piers and arch member inside the entrance from George Street.
- Small signs will be attached to the face of the two piers flanking the entrance from George Street.

7.3.3 149 – 151 GEORGE STREET

No works are proposed except for repainting of the gallery, stair, balustrade to the gallery at the rear at levels 2 and 3 connecting to the existing lift.

7.3.4 153 – 155 GEORGE STREET

The bulky columns, stair flight and mezzanine structure behind 153 – 155 George Street at the south end of the atrium will be demolished at ground level and level 2. It is proposed to extend the retail space partly into the atrium area at ground floor level, which will involve demolition of part of the 1980s western wall, rated as little significance in the CMP.

The stairs and galleries against the western wall at will be repainted a more recessive warm mid grey colour and the metal balustrades will be painted with a charcoal or dark bronze micaceous oxide paint to reduce the intrusive appearance of these elements. These elements are not given a significance rating in the CMP plans.

7.3.5 RETAIL INTERIORS

Refurbishment of the interior fit outs and displays of the retail outlets fronting George Street is proposed as a later stage of the programme... The design development of these works will be done in a subsequent phase of the upgrade programme and be subject to separate applications.

7.3.6 THE CONTEXT OF THE ROCKS PRECINCT

The works described above will not make any changes that would be detrimental to the significance and the character of The Rocks Precinct. The glazed enclosure of the north side of the atrium will be visible from Globe Lane which is connected to Harrington Street by a stairway, and obliquely from George Street. The new glazed entry doors will be recessed within the vaulted entry space and the proposed signs either side of the entry are of a size that is characteristic of other signs of this type in The Rocks

8 Assessment of Impacts on Significance

8.1 COMPATIBILITY OF PROPOSED WORKS WITH POLICIES OF THE CONSERVATION MANAGEMENT PLAN

The following assessment of impacts addresses the works affecting the buildings at 145 – 155 George Street only against relevant policies of the conservation management plan. Because the scope of works affecting the heritage items is so limited not all the policies are applicable. .

8.1.1 POLICY 3

Decision making is to be based on an understanding of the heritage significance of the item, to retain and enhance the values as identified in the Statement of significance.

The design process has been guided from the concept stage to the present by the advice of Brian McDonald, an experienced heritage architect and the writer of this statement. The heritage architect will be retained to continue to guide the project as it affects 145 – 155 George Street through the construction documentation and building contract stages.

8.1.2 POLICY 9

All conservation work, including adaptive reuse of the item, shall be undertaken by suitably qualified personnel and carried out using skilled tradesmen experienced with heritage buildings.

No programme of conservation works to the significant fabric is proposed in the project. The applicant DFS Galleria does not have responsibility for the conservation and maintenance of the external fabric. Maintenance and conservation of the fabric of the heritage buildings is the responsibility of the head lessee, Tackelli No 3 Pty Ltd and subject to the approval of the Sydney Harbour Foreshore Authority.

Nevertheless, where works are to be undertaken that physically affect or are in close proximity to significant fabric and finishes the construction contract will require compliance with this policy.

8.1.3 POLICY 10

All contractors or trades shall be inducted on to the site, informing them of the significance of the building and the care in which its fabric needs to be treated.

This policy will be implemented in the construction contract conditions, which will provide for heritage induction of contractors and tradespersons.

8.1.4 POLICY11

Only heritage experienced, specialist trades are to be used for any work carried out on significant fabric of the buildings.

This policy will also be implemented in the construction contract conditions, which will provide for contractors to submit the qualifications and experience of tradespersons who will be working on any activities that might physically affect significant fabric or finishes.

8.1.5 POLICY 12

All Statutory approvals shall be obtained before works are carried out.

The appropriate statutory approvals are being sought through the application process for the subject proposal, including pre application consultations with the Sydney harbour Foreshore Authority and obtaining the Secretary's Environmental Assessment Requirements under Section 78A(8A) of the Environmental Planning and Assessment Act and Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

8.1.6 POLICY 14

Continue the current use of 145-155 George Street for street level retail with commercial offices at upper levels.

The current uses will continue.

8.1.7 POLICY 15

Future compatible uses should be of low impact and maintain public access at street level, as well as the current access from the Atrium space into the rear of the retail spaces.

It is not proposed to alter the existing uses of the buildings. The project aims to considerably enhance the quality of the atrium space and the interface with the western side of the buildings at 145 – 155 George Street.

8.1.8 POLICY 25

Retain the historic setting of the item in relation to George and Globe Streets, including the visual curtilage towards Circular Quay.

The project includes a proposal to provide a glazed enclosure on the northern side of the atrium, which will be seen from Globe Street. It will not be visible from Circular Quay, First Fleet Park or from George Street except in oblique views into the narrow space of Globe Street. The design has been carefully considered to be as transparent as possible utilizing metal framing that is slender and simple as possible finished in a charcoal or dark bronze coloured micaceous oxide.

This new element's visual impact will be low and it is considered to relate more to the 1980's modern building and designed to complement and not compete with the architectural character of 145 George Street.

8.1.9 POLICY 26

Retain a suitable separation from the rear of the buildings, as currently achieved by the atrium space, as well as to the George Street kerb line to encompass the awning.

The separation from the rear of the buildings will be improved by the proposed cleaner lines and increased transparency of the western side of the atrium space. The works in this area will continue to permit pedestrian access between Globe Street and George Street. No works are proposed that would have a bearing on the George Street curtilage.

8.1.10 POLICY 31

Demolition of fabric of Exceptional and High significance cannot be supported. The original four lot subdivision should be retained and where appropriate

Fabric and finishes of exceptional and high significance will not be affected by the proposed works.

No changes are proposed that would alter the ability to comprehend the historic four lot subdivision pattern.

8.1.11 . POLICY 32

The intact George Street and Globe Street elevations are to be retained and conserved as primary significant elements of the buildings.

No works are proposed that affect the intact George Street and Globe Street elevations. The proposed glazed enclosure of the north side of the atrium will be in contact with the back alignment of the north-western splayed wall of 145 George Street that is 1980s construction rated in the CMP as having little significance.

8.1.12 . POLICY 34

Ensure any new development at the rear of the item maximises the visual curtilage of the original structures with careful interface of materials that does not diminish significant fabric.

The alterations to the retail floors on the west side of the atrium will substantially enhance the visual curtilage by eliminating intrusive elements such as the curved entrance at ground floor level and adopting a more planar and transparent character.

8.1.13 . POLICY 35

Retail and commercial fit outs should avoid intervention to significant fabric and be designed as a new layer within the building. Such fit outs should be readily reversible.

This policy will continue to be followed with regard to refurbishments within the retail and commercial spaces in the buildings. The proposed development does not intend any change to the existing upper level commercial floors. Refurbishment of the retail outlets facing George Street will be addressed as a later phase of the project.

8.1.14 POLICY 38

New work should be identifiable as a new layer within the building while responding sympathetically to the architectural form, layout and detailing of the space.

This approach has been adopted for the design of items within the vaulted entry space as glazed display vitrines in minimal dark finished framing top and bottom and with frames corner junctions. These items will replace the existing display boxes, which are less successful in meeting the requirement of policy 38.

8.1.15 POLICY 39

Period detailing should only be used to reconstruct removed or damaged elements and should be based on physical or documentary evidence

Reconstruction of heritage features is not within the scope of works. Period detailing has been intentionally avoided in the design of the new works.

8.1.16 POLICY 40

Subdivision of internal spaces is to be avoided beyond that associated with the reconstruction of original common walls.

Subdivision of internal spaces is not proposed.

8.1.17 POLICY 41

Retain the identified significant elements and fabric in accordance with their identified level of significance.

The proposed works do not involve any changes to, or impacts on, identified significant elements and fabric of the buildings.

8.1.18 POLICY 44

The unpainted brick work of 145, 147 and 149-151 George Street is not to be painted.

No works are proposed that would affect the external surfaces of the buildings.

8.1.19 POLICY 52

External signage and lighting should be consistent with The Rocks Lighting Policy 2009 and The Rocks Signage Policy and Technical Manual 2009.

The only signs proposed in the application that affect the heritage buildings are two small wall mounted flush signs on the piers either side of the entrance at 147 George Street. These piers are 1980s construction rated as having little significance. The signs will comply with the *The Rocks Signage Policy and Technical Manual 2009*

8.1.20 POLICY 53

No signs should be attached to the George Street and Globe Street façades above awning level. Signs at ground floor should be consistent with the appropriate Policies and Technical Manuals of the Authority.

No signs are proposed above awning level. The two signs either side of the entrance at 147 George Street will comply with the *The Rocks Signage Policy and Technical Manual 2009*

8.2 IMPACTS ON SIGNIFICANCE TO INDIGENOUS PEOPLES

An assessment of significance to indigenous peoples is outside the scope of works for this project. Impacts of this nature have been addressed to the extent that the proposed new work is confined to the existing building footprints or paved areas. It is therefore unlikely that evidence of the occupation and use of the land by indigenous people will be encountered or affected.

8.3 EVALUATION AGAINST THE GUIDELINES OF THE NSW HERITAGE DIVISION OF THE OFFICE OF ENVIRONMENT AND HERITAGE

The following set of criteria published by the NSW Heritage Council for the assessment of heritage impact of alterations and additions to a heritage item, which includes minor partial demolition, change of use, minor additions, and new development to a heritage item, is assessed as follows:

NSW Heritage Office Requirements	Comment
<p>Minor partial demolition (including internal elements) <i>The relevant 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact' guidelines relating to minor partial demolition are:</i></p> <ul style="list-style-type: none"> • Is the demolition essential for the heritage item to function? • Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? • Is the resolution to partially demolish sympathetic to the heritage significance of the item? 	<p>The proposed demolition only affects fabric that is the 1980s phase of construction and either not rated as significant or rated as little significance.</p> <p>Demolition of the stair flight and mezzanine structure at the south end of the atrium, while not directly related to the functions of the heritage items, does remove elements that are intrusive in their setting. Similarly, the display cases in the vaulted entry to be removed are not given a significance rating in the CMP and are not considered to be significant by the writer of this statement.</p> <p>Removal of the fabric of these elements in no way detracts from the significance of the 145 – 155 George Street buildings.</p>
<p>Minor additions <i>The relevant 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact' guidelines relating to minor additions are:</i></p> <ul style="list-style-type: none"> • How is the impact of the addition on the heritage significance of the item to be minimised? • Can the additional area be located within an existing structure? If not why not? • Will the additions visually dominate the heritage item? • Is the addition sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? <p>• Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<p>Minor additions to 147 George Street comprise the following items:</p> <ul style="list-style-type: none"> • New display vitrines in frameless glass in the vaulted entry; • Minimal signage flanking the George Street entry; • Glazed sliding doors, sidelights and highlight within the vaulted entry. <p>The side walls of this space are rated exceptional significance in the CMP because they are the original property common walls. The physical impacts will be confined to small scale fixings to secure the display vitrines and the glazed door and screen framing, which would be easily reversible by removal and patching.</p> <p>Physical impacts of the semi circular highlight fixings will be of less concern because the vault structure dates from the 1980s work and is rated little significance. The visual impacts of these elements is considered to be acceptable taking into account the fact that this area was</p>

	<p>originally a shop behind a shopfront and the actual vaulted space is of little significance. In any event the clean simple lines and minimal framing of the added glazed elements is sympathetic to the heritage item.</p> <p>The added retail space at the rear of 155 George Street only affects later phase fabric of little significance and its visual impact within the atrium space is minor and less than the visual effect of the elements to be removed in the area adjacent.</p> <p>The glazing and framing to enclose the atrium abuts only 1980s brickwork of low significance, which can accommodate mechanical fixings. The appearance of the enclosure will be recessive and much less noticeable than the building into which it is to be inserted.</p>
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8.4 GENERAL ASSESSMENT OF IMPACTS OF PROPOSED SCOPE OF BUILDING WORKS

8.4.1 BUILDING FORM AND LAYOUT

The proposed works will have no effect on the significant building form and the existing floor layouts of the buildings at 145 – 155 George Street.

8.4.2 EXTERNAL BUILDING FABRIC

The only impact on external fabric will be where the proposed atrium glazed enclosure abuts brickwork at the north-west corner of 145 George Street, which is rated as little significance.

8.4.3 INTERNAL BUILDING FABRIC AND SPACES

The only works that will occur within the State heritage listed buildings will be at 147 George Street at ground floor level. The vaulted space dates from the 1980s DFS Galleria project and is rated low significance except for the side walls which are original construction rated exceptional significance. The changes in this space are acceptable because:

- The design is complementary to the existing character of this non original space;
- The construction of items to be placed in the space will be reversible;
- The visual impacts of the display vitrines and glazed doors will be contained within the space itself.

8.4.4 COMPATIBILITY OF DESIGN AND NEW WORKS

The new works have been designed to minimise their visual presence by through the adoption of clean simple contemporary detailing, transparency of glass and where not transparent the use of dark recessive colours.

The new works have been restricted to locations where they are seen mainly in juxtaposition to the 1980s building fabric and finishes and well away from the parts of the 145 – 155 George Street buildings that have exceptional and high significance and for the most part kept away from parts that are rated moderate significance in the CMP.

8.4.5 CONSERVATION WORKS

Conservation works have been undertaken recently to a rotted timber cornice at the north-west corner of 145 George Street that replicated the original cornice detail as part of the 1980s works. This work has been undertaken by others. The applicant does not have responsibility for the maintenance and conservation of the heritage fabric. This responsibility rests with the head lessee, Tackelli No 3 Pty Ltd, subject to approvals by the Sydney Harbour Foreshore Authority. Apart from attending to repairs and maintenance needs as they arise, the head lessee does not have a conservation works programme in place.

9 Measures taken to Mitigate Impacts

The design process has been subject to a high degree of consultation between PMDL, the architects for the project, and the heritage architect, the author of this statement. This collaboration has been very productive in terms of finding design solutions that balance the needs of the client with protection of the highly significant heritage values of the State heritage items on the site.

There has also been consultation with staff of Sydney Harbour Foreshore Authority in two meetings as the design has evolved. These meetings have been valuable in providing guidelines for the design and feedback to identify issues for further consideration and development. As a consequence of these consultations the Authority expressed concern about a suggestion for replacement of the existing street awnings with a glazed awning. This concern has been met by not proceeding with the idea of a glazed awning.

The important outcomes of these collaborative processes are:

- Avoidance of impacts on spaces and fabric of exceptional and high significance and, for the most part, of moderate significance;
- Restriction of changes where physical and/or visual impacts might occur to parts of the building where change has already occurred and fabric and spatial qualities are of low significance, no significance or are intrusive;
- Design of new elements in a minimalist contemporary manner utilizing transparency and slender framing structures in dark colours to complement and not compete with the aesthetic values of the original buildings.

11 Bibliography

BOOKS, PUBLICATIONS AND NEWSPAPERS

Apperly R, Irving R, Reynolds P, A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present, NSW Angus & Robertson, 2002.

Conybeare Morrison Pty Ltd, Conservation Management Plan 145 -155 George Street, Sydney, August 2012.

ICOMOS Australia, The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter), Canberra, Australia ICOMOS, 1999.

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Heritage Division of the Office of Environment and Heritage, The New South Wales Heritage Council Guidelines, Altering Heritage Assets and Statements of Heritage Impact.

NSW Heritage Office, Interpreting Heritage Places and Items Guidelines, NSW.

State Agency Heritage Guide – Management of Heritage Assets by NSW Government Agencies.

The Sydney Harbour Foreshore Authority Planning Scheme

The NSW State Heritage Register database

WEBSITES

www.heritage.nsw.gov.au, State Heritage Inventory

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Appendix A

NSW Heritage Register Listings

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

Shops and Residences

Item details

Name of item: Shops and Residences
Other name/s: Currently part of DFS Galleria complex
Type of item: Built
Location: Lat: 33' 51S Long: 151' 12E
Primary address: 149-151 George Street, The Rocks, NSW 2000
Parish: St Philip
County: Cumberland
Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
149-151 George Street	The Rocks	Sydney	St Philip	Cumberland	Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Sydney Harbour Foreshore Authority	State Government	

Statement of significance:

149-151 George St was constructed in 1911-12, a part of a group of four buildings and are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right (see item no. 4500458).

149-151 George St has historic significance at State level for having been the site of early European settlement, continuously occupied by Europeans since 1788. The site has historic significance for its associations with several phases of 20th century urban renewal. Firstly the demolition and rebuilding of much of The Rocks under the Observatory Hill Resumption Act following the 1900 plague outbreak; secondly, an association with infrastructure works including the construction of the Cahill Expressway and the City Railway link, which dramatically changed the visual curtilage of the group; and lastly, the 1980s creation of The Rocks as a tourist destination, when the interior and rear of the building was altered to accommodate a Duty Free Store Complex.

149-151 George St, forms part of a group of four commercial buildings (Nos 147, 149-151 and 153-155 George St) which front George St and form the eastern portion of the DFS Complex. This group of buildings bounded by Globe St and the Cahill Expressway, mark George St's southern entry to The Rocks precinct. The facades of the four late 19th century and early 20th century buildings, have streetscape qualities and character that contribute to the overall richness of a coherent and harmonious brick and stucco group of buildings located within The Rocks. The subject building also has local significance in its use of the arch as a dominant feature of the east elevation, as well as the clear division of the façade into thirds.

The four brick buildings (Nos. 145; 147, 149-151 & 153-155 George Street) of heritage significance, which as a group, provide evidence of two phases of commercial activity in The Rocks just before and just after the plague outbreak and subsequent resumption of land at the beginning of the 20th Century. Although compromised by the loss of rear sections, ground floor interiors and street awnings in the 1980s, it remains a coherent and harmonious brick and stucco group. The buildings are representative of the commercial architecture of the Federation period and the transitional phase prior to the turn of the century. They are tangible evidence of the redevelopment of The Rocks in the early 20th century and also the more recent redevelopment period associated with the SCA. These buildings also provide evidence of historical association with prominent local business such as WA Grubb butchers. The Central Sydney Heritage Inventory contains separate listings for the building facades of 145-151 George St. and the former New York Hotel at 153-155 George Street: 'Of environmental significance for its contribution to an architecturally diverse and historically important commercial streetscape of heritage significance as physical evidence of the growth and consolidation associated with the maritime activities at Circular Quay'. The group of four buildings was classified as part of the George Street Business Precinct by the National Trust of Australia in the mid 1970s: 'A group of four compatible Edwardian buildings containing interesting and lively fenestration which combine to present a picturesque street elevation. The group acts as a sympathetic extension to the remaining earlier buildings of George Street in scale and character to present a unified streetscape'. The above listings indicate that the primary significance of the group is their contribution to the historic streetscape as well as their aesthetic value as a group of Federation period commercial buildings.

The significance of the subject site and the group is associated with its location in The Rocks, a precinct unique to NSW and its historic associations and streetscape character and qualities that contribute to The Rocks area. The group is an important part of The Rocks Heritage Conservation Area being sympathetic in scale and character and an extension of the remaining earlier buildings of George St, presenting a unified streetscape. The buildings are tangible evidence of the redevelopment of The Rocks in the last decade of the 19th century and the 1st decade of the 20th, the period before and after the plague outbreak.

Date significance updated: 23 Jan 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

Construction years: 1913-1913

Physical description: It was erected in 1913 as 'Quay Chambers' and is also a face brick three storey building with typical Federation period characteristics; face brick, sandstone banded dressings and keystone and gabled parapet. Other features include a stone bracketed cornice and use of decorative metal work in the rainwater goods and awning support brackets. There are strong similarities in the way that the double level balcony opening is designed to that in the adjacent 147 George Street. In both cases the floor slab between levels is designed to emphasise the double height opening. W A Grubb & Co. butchers were the first tenants of the building, occupying the shopfront for many decades. The appearance of the shopfront was later modified by the conversion of a central door bay into a window and the application of tiles up to the window sill line, prior to complete removal and reconstruction as part of the mid-

1980s redevelopment. Also removed at this time was the awning which had a soffit lining of Wunderlich pressed metal which also appears to have continued onto the adjoining awning at 147 George St.; Style: Edwardian (NT: 'Neo Georgian'); Storeys: 3

Physical condition and/or Archaeological potential:

Archaeology Assessment Condition: Destroyed?
Assessment Basis: Modern development. Basement car parks. No archaeological work appears to have been undertaken for this site although the 1986 Assessment indicated a potential, and important, resource. The subsequent building operations appear to have obliterated much of this resource. Possible deposits survive beneath shops on George St frontage.
Investigation: Historical research and assessment of archaeology

Modifications and dates:

DFS complex: 1988 (the redevelopment involved the demolition of the rear of the George Street buildings, the removal of interior and the creation of new shopfront).
In 1914 to 157-159 George Street Nathan Jacobs erected the New York Theatre. The New York Theatre was demolished in 1937. This site was acquired by the Public Transport Commission in 1946 and the City Circle Railway was opened in 1956. In the late 1980s the site was developed with a large commercial historic building erected behind 145-155 George Street whilst the facades of the buildings were adapted.

Current use: Duty Free Store

Former use: Shop and residence

History

Historical notes:

James Meehan's Survey of 1807 indicates that the subject site was first occupied by Surgeon General John White at Lot No.4 and Captain William Raven at Lot No. 5. In c1835 Mrs Underwood was the owner and perhaps builder of three storey stone shops and houses each with seven rooms. By 1845 a two storey brick house and shop with a shingle roof and five rooms was built. Also on this same allotment at the corner of George and Globe Streets a two storey stone and brick house and store was erected. The five roomed house had 'every convenience'. In 1861 this building was used as a 'Bowling Alley' managed by William Ogilvie. In 1871 in the tenements erected by Mrs Underwood, a Public House was opened in today's No 155 George St, named the 'Nil Desperandum Hotel'.

By 1882 three two storey tenements were erected on the north side of the Hotel, which was at this time known as the New York Hotel. These shops and dwelling were constructed of brick and they were roofed in iron. In 1891 the building to the south corner of Globe and George Street (now 145 George St) was demolished.

In 1892 a three storey brick and slate roofed shop and dwelling was erected for the Trustees of the Church of England at 145 George Street. In 1900 the entire Rocks area was resumed under the Observatory Hill Resumption Act after the outbreak of the bubonic plague. The New York Hotel was demolished in 1907 and by 1908 Tooth & Co. Ltd. Built the last New York Hotel, a brick and iron roofed building at 153/155 George Street.

In 1911 the tenements to 149 and 151 George St were replaced by the current building which became known as the Quay Chambers.

WA Grubb is the longest tenant on the site, a butchering company with stores throughout Sydney. They operated at 147 George St from 1905 until 1910 and when 149-151 George St was built, they moved into those premises in 1912, remaining there until the 1980s when the site was redeveloped.

The buildings just south of the subject site were

demolished in 1937 and the site acquired by the Public Transport Commission in 1946 for the City Rail Link to Circular Quay, the line became operational in 1956.

In 1986 plans for the development of the site, comprising 145-155 George St and 60 Harrington Street were developed. The proposal was for the development of the Harrington St portion of the site. The development included the construction of a ten storey office block with retail on the ground floor and an underground carpark. The development included changes to the commercial buildings facing George St with new shopfronts and the reconfiguring of 147 George St as an arcade entrance for the Duty Free Store (DFS). In 1998 further development work was undertaken on the Duty Free Store including retail fitouts the removal of a barrel-vaulted awing and the reinstatement of the current flat awning.

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)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-

Assessment of significance

SHR Criteria a)

[Historical significance]

149-151 George St has associations as an built element within George St, the Rocks, the oldest commercial centre in Australia.

The building has moderate significance at local level associated with a butchery continuously operating on the site from the time the building was completed until its major renovation seventy years later. It also has significance for having purpose built offices on the first and second floors.

149-151 George St has moderate significance at local level for its associations with the phase of redevelopment of The Rocks in the 1980s when the precinct was transformed into a major tourist attraction.

The building at 149-151 George St is a three-storey face brick building erected in c1912 as a shop and offices. Stylistically, the building is an example of the transition between late Victorian and the Federation periods. The upper parapet, sandstone quoins and keystones are typical of Victorian period detailing, while the use of face brick is more typically a Federation detail.

SHR Criteria c)

[Aesthetic significance]

The item meets this criterion at State level.

The East elevation of 149-151 George St has high significance at local level as a representative example of a commercial building in The Rocks designed in the Late Victorian and early Federation style.

The building at 149-151 George St has high significance at local level associated with the intactness of external elements and the retention of late 19th century and early 20th century streetscape elements conserved within the building group between Globe St and the

Cahill Expressway.

149-151 George St has high significance at local level associated with buildings with landmark qualities, located between the Cahill Expressway and Globe St, comprising 145, 146, 149-151 and 153-155 George St. On entering the precinct from George St this group of buildings contrast with the modernist brutalism of the Cahill Expressway and the 20th century modernist buildings located around Circular Quay and the central business district. The backdrop of the DFS buildings does not diminish the picturesque quality of the group.

The West Elevation of 149-151 George St is a façade designed as part of the 1980s DFS development and as such contributes to the loss of design integrity. The interior of the building was removed in the 1980s development and little evidence of the architectural planning or fabric is retained internally.

The item meets this criterion at local level

SHR Criteria d)

[Social significance]

The Rocks in general has considerable significance to the general community of Sydney and to the people of NSW as a heritage precinct. The fight to save The Rocks was a significant battle for local residents and the community. The Rocks is a highly visited tourist area, both by local and international tourists, for its historic character and associations as a remnant of the area first settled in Sydney. The Rocks, of which the subject site forms a part, is important to the community's sense of place that is integral to The Rocks as a whole and is subsequently held in esteem by the community.

Shopping is a major activity within The Rocks area, and as the first commercial district of Sydney relating directly to the port and shipping, the area has developed a strong commercial focus, which is currently maintained by tourism. The subject site has maintained its historic association with shopping and retail. The item meets this criterion at State level.

SHR Criteria f)

[Rarity]

149-151 George St is relatively unusual at a local level, for the use of a prominent central arch, emphasised by the appearance of the double height balcony spaces. The detailing of the face brickwork in combination with sandstone quoins, as well as the string course and gable, divides the façade into three vertical elements, which gives the building a very distinct configuration.

The item meets this criterion at a local level

SHR Criteria g)

[Representativeness]

The shops and shopping district of The Rocks are representative of the continued commercial use of the area, and the change in commercial demand from ports and shipping to that of tourism. 149-151 George St is one of a group of shop buildings that operated in The Rocks from the end of the 19th century until the late 20th century. The item is a representative of this group.

The item meets this criterion at local level.

Integrity/Intactness: Archaeology destroyed

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
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Heritage Act - s.170 NSW State agency heritage register	Sydney Harbour Foreshore Authority				
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Study details

Title	Year	Number	Author	Inspected by	Guidelines used
SCA Register 1979-1998	1998	B066	Sydney Cove Authority (SCA)		Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Conybeare Morrison International	2007	149-151 George St, Conservation Management Plan	
Written	Godden Mackay for APT Peddle Thorp	1996	'Heritage Impact Statement' as part of a 'Statement of Environmental Effects for Proposed Alterations, DFS (Australia), 155 George Street, The Rocks	
Written	SCA	1980	Building Data Sheet , Globe Street Precinct	

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



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Name: State Government
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Shop and Residence

Item details

Name of item: Shop and Residence
Other name/s: Currently part of Duty Free Store complex
Type of item: Built
Group/Collection: Retail and Wholesale
Category: Shop
Location: Lat: -33.8607486974 Long: 151.2082613790
Primary address: 147 George Street, The Rocks, NSW 2000
Parish: St Philip
County: Cumberland
Local govt. area: Sydney

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
PART LOT	2003		DP	788428

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
147 George Street	The Rocks	Sydney	St Philip	Cumberland	Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Sydney Harbour Foreshore Authority	State Government	

Statement of significance:

147 George St was constructed in 1911, a part of a group of four buildings, and has State Heritage significance for its historic and social values.

147 George St has historic significance at State level for having been the site of early European settlement, continuously occupied by Europeans since 1788. The site has historic significance at local level for its associations with several phases of 20th century urban renewal. Firstly, the demolition and rebuilding of much of The Rocks under the Observatory Hill Resumption Act following the 1900 plague outbreak; secondly, an association with infrastructure works including the construction of the Cahill Expressway and the City Railway link, which dramatically changed the visual curtilage of the group; and lastly, the 1980s creation of The Rocks as a tourist destination, when the interior and rear of the building was altered to accommodate a Duty Free Store (DFS) Complex.

147 George St forms part of a group of four commercial buildings (Nos 145, 147, 149-151 & 153-155 George St) which front George St and form the eastern portion of the DFS Complex. This group of buildings, bounded by Globe St and the Cahill Expressway, mark George St's southern entry to The Rocks precinct. The facades of the four late 19th century & early 20th century buildings, have streetscape qualities and character that contribute

to the overall richness of a coherent and harmonious brick and stucco group of buildings located within The Rocks. The subject building also has local significance in its use of the arch as the dominant feature of the east elevation.

The significance of the subject site and the group is associated with its location in The Rocks, a precinct unique to NSW and its historic associations and streetscape character and qualities that contribute to The Rocks area, which has State heritage significance in its own right. The group is an important part of The Rocks Heritage Conservation Area being sympathetic in scale & character and an extension of the remaining earlier buildings of George St, presenting a unified streetscape. The buildings are tangible evidence of the redevelopment of The Rocks in the last decade of the 19th century and the 1st decade of the 20th century, the period before and after the plague outbreak.

147 George St has high social significance as a contributory element associated with the historic character of The Rocks, which is held in esteem by the local community and to the people of NSW.

Date significance updated: 19 Nov 08

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

Construction years: 1914-1914

Physical description: It is a simple but imposing three storey dark face brick building constructed in 1914 in a Federation Free Classical style replacing an existing tenement demolished as part of the slum clearances. Its prominent feature is a large semi-circular double storey verandah opening which was dramatically altered by the construction of a semi-circular awning/entrance in the 1980s redevelopment. The building uses small amount of sandstone in the capping to the gable parapet and keystone. The shopfront with a central entry and tiling to waist height, which existed during the Nicholas occupation in the 1930s had been modified by the 1980s. The 1980s redevelopment completely removed the shopfront to create a double level entrance to the modern development at the rear of the site.; Style: Federation Free Classical; Storeys: 3; Facade: Brick

Physical condition and/or Archaeological potential: Archaeology Assessment Condition: Destroyed? Assessment Basis: Modern development. Basement car parks. No archaeological work appears to have been undertaken for this site although the 1986 Assessment indicated a potential, and important, resource. The subsequent building operations appear to have obliterated much of this resource. Possible deposits survive beneath shops on George St frontage. Investigation: Historical research and assessment of archaeology

Date condition updated: 27 Apr 01

Modifications and dates: DFS complex: 1988 (the redevelopment involved the demolition of the rear of the George Street buildings, the removal of interior and the creation of new shopfront). In 1914 to 157-159 George Street Nathan Jacobs erected the New York Theatre. The New York Theatre was demolished in 1937. This site was acquired by the Public Transport Commission in 1946 and the City Circle Railway was opened in 1956. In the late 1980s the site was developed with a large commercial historic building erected behind 145-155 George Street whilst the facades of the building were adapted.

Current use: Duty Free Store

Former use: Shop and residence

History

Historical notes:

As indicated by James Meehan's Survey of 1807 this site was first occupied by Surgeon General John White at Lot No.4 and Captain William Raven at Lot No. 5. In c1835 Mrs Underwood was the owner of three storey stone shops and houses each with seven rooms. By 1845 a two storey brick house and shop with a shingle roof and five rooms was built. Also on this same allotment at the corner of George and Globe Streets a two storey stone and brick house and store was erected. The five roomed house had 'every convenience'. In 1861 this building was used as a 'Bowling Alley' managed by William Ogilvie. In 1871 in the tenements erected by Underwood, a Public House was opened called the 'Nil Desperandum Hotel'. By 1882 three two storey tenements were erected between the butcher shop and the brick and stone shop on the north side of the Public House, now known as the New York Hotel. These shops and dwelling were constructed of brick and they were roofed in iron. In 1891 the building to the south corner of Globe and George Street was pulled down. By 1891 George McEvoy had erected houses to the Harrington Street frontage. The four storey buildings were of brick and stone and the roofs were slated but these houses were pulled down in 1906. In 1892 a three storey brick and slate roofed shop and dwelling was erected for the Trustees of the Church of England to 145 George Street. In 1900 the area was resumed under the Observatory Hill Resumption Act. The New York Hotel was demolished in 1907 and by 1908 Tooth & Co. Ltd. erected the brick and iron roofed building to 153/155 George Street. In 1912 the tenements to 149 and 151 George St. were pulled down, and in the same year a two storey brick office building was erected to the rear of 145 George St. During 1913 Quay Chambers at 149-151 George St. were erected. The tenement to 147 George St. was demolished in 1914 and in that same year the present three storey brick building was erected.

Archaeology notes: The site was identified as having European occupation since at least 1791, with other structures by 1822. From then on, site development was intense. In the 1890s, and following the Resumption in 1900 the current buildings facing George Street were constructed.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	(none)-
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-

Assessment of significance

SHR Criteria a)

[Historical significance]

147 George St The Rocks has associations as a built element within George St. George St was the first road created in NSW & is thus the

oldest road in Australia. The history of George St (north) & its uses & changes since 1788, illustrate & inform the aspirations & way of life of Europeans in Australia.

The Rocks was impacted by the plague of 1900. The Observatory Hill Resumption Act resulted in the resumption of large tracts of land. Post-plague re-development of The Rocks saw the demolition of a large number of buildings and the construction of new buildings that met health standards and requirements. 147 George St was impacted by the urban development as were the other buildings in the group of four (except 145 George St).

147 George St has moderate significance at local level associated with the provision and retail of fish to the local area, continuously operating on the site for almost 70 years. As a part of the district of The Rocks it has association with maritime use and the sale and consumption of fish.

147 George St has moderate significance at local level for its associations with the phase of redevelopment of The Rocks in the 1980s when the precinct was transformed into a major tourist attraction. As part of the development works in the 1980s a western portion of the building was demolished and a false wall with arched arcade opening constructed, the West elevation that faces onto an open gallery. At the time of the redevelopment the original awning and shopfront were removed and a new awning constructed.

147 George St is a three-storey face brick building located within a block bounded by Globe St and the Cahill Expressway overpass. The building was erected around 1911 as shops & offices. Stylistically, the building is an example of a Federation Free Style building. The sandstone gable, keystones and the use of face brick is typically Federation detail.

The item meets this criterion at State level.

SHR Criteria b)

[Associative significance]

The item does not exhibit any associations with a notable person or a group of persons from the local or wider NSW history.

The item does not meet this criterion.

SHR Criteria c)

[Aesthetic significance]

The East Elevation of 147 George St, The Rocks, has been modified substantially below the 2nd floor and has little significance at a local level. The East elevation on the 2nd floor and above has high significance at local level associated with its level of intactness of external elements and as a representative example of a commercial building in The Rocks designed in the Federation Free Style. The single arch, providing the dominate design element of the elevation, is rather unusual and contrasts with the small openings usually associated with masonry construction of this era. While the changes to the elevation carried out in the 1980s are considerable, they have utilised the design element of the arch in keeping with the character of the late 19th & early 20th century streetscape elements conserved within the building group, & reflect the aesthetic approach of its time.

147 George St, has high significance at local level associated with a group of buildings between the Cahill Expressway and Globe St, comprising 145, 147, 149-151 & 153-155 George St, with landmark qualities. On entering the precinct from George St this group of buildings is the gateway to The Rocks. The scale of the group contrasts with the modernist brutalism of the Cahill Expressway and the 20th century modernist buildings located around Circular Quay and the central business district. The backdrop of the DFS building does not diminish the

picturesque quality of the group.

The West elevation of 147 George St is a façade designed as part of the 1980s DFS development as such contributes to the loss of design integrity. The interior of the building was removed in the 1980s redevelopment and little evidence of the architectural planning or fabric is retained internally.

The item meets this criteria at Local Level.

SHR Criteria d)

[Social significance]

The Rocks in general has considerable significance to the general community of Sydney and people of NSW as a heritage precinct. The fight to 'Save The Rocks' was a significant battle for the local residents and the community. The Rocks is a highly visited tourist area; visited by Sydneysiders and international tourists for its historic character and associations as a remnant of the area first settled in Sydney. The Rocks, of which the subject site forms part, is important to the community's sense of place. As an element within The Rocks, 147 George St, provides a sense of place that is integral to the area as a whole and is subsequently held in esteem by the local community.

Shopping is a major activity within The Rocks area. As the 1st commercial district of Sydney relating directly to the ports & shipping, the area has developed a strong commercial focus, which is currently maintained by tourism. The subject site has maintained its historic association with shopping and retail.

The item meets this criterion at a State level.

SHR Criteria e)

[Research potential]

The earliest & most substantial phase of building on the subject site and in close proximity occurred by 1822. These earliest buildings, located along the George St frontage, comprised the Underwood buildings, and adjacent shop to the north and Thomas Moore's house. Archaeological evidence from a series of cottages erected on the southern section of the site during the 1820s-30s has probably been removed by later 19th & 20th century developments.

It is highly unlikely that intact evidence still remains in the archaeological record because of building works prior to 1893 and the DFS development works in the late 1980s.

The item does not meet this criterion

SHR Criteria f)

[Rarity]

147 George St is relatively unusual at a local level, for the use of an arch as such a dominate feature of its façade. It is also unusual for the 1980s intervention, significantly modifying the ground & 1st floor levels, not only physically but also in its use, perhaps as a 'bold' approach reflective of its time. As the ground floor had been previously degraded with vehicular access, there was a rationale for using this narrower section of the block as a main entry point for the whole DFS development, thus enabling the ongoing commercial use of the whole block.

The item meets this criterion at a Local level

SHR Criteria g)

[Representativeness]

The shops and shopping district of The Rocks are representative of the continued commercial use of the area, and the change to tourism. 147 George St is one of a group of shop buildings that operated in The Rocks from the end of the 19th century until the late 20th century. 146 George St is a representative example of this group.

This item meets this criterion at a Local level

Integrity/Intactness: Archaeology Destroyed


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:

Above ground archaeological remains: An archaeological watching brief or monitoring program is recommended.
 Below ground archaeological remains: No archaeological investigation is required.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	Sep 5 2008

 [Standard exemptions](#) for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		01585	10 May 02	85	2865

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
SCA Register 1979-1998	1998	B065, AR080	Sydney Cove Authority (SCA)		Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written			SCA's Building Data Sheet , Globe Street Precinct, 06/02/1980.	
Written	Godden Mackay for	1996	'Heritage Impact Statement' as part of a 'Statement of	

	APT Peddle Thorp,		Environmental Effects for Proposed Alterations, DFS (Australia), 155 George Street, The Rocks	
Written	Conybeare Morrison International	2007	147 George St, the Rocks, Conservation Management Plan	
Written	Thorp W.		Historical Outline and Archaeological Assessment, the Globe Street Precinct, The Rocks, in Planning Workshop. Proposed Development of the Globe Street Site C11	

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



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New York Hotel (former) - DFS (Duty Free Store)

Item details

Name of item: New York Hotel (former) - DFS (Duty Free Store)
Other name/s: DFS (Duty Free Store) Complex
Type of item: Built
Group/Collection: Urban Area
Category: Streetscape
Location: Lat: -33.8607566843 Long: 151.2077286860
Primary address: 153-155 George Street, The Rocks, NSW 2000
Parish: St Philip
County: Cumberland
Local govt. area: Sydney

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
PART LOT	2003		DP	788428

Eora

Boundary:

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
153-155 George Street	The Rocks	Sydney	St Philip	Cumberland	Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Sydney Harbour Foreshore Authority	State Government	

Statement of significance:

The former New York Hotel at 153-155 George St was constructed in 1908 for Tooth & Co Ltd, & has State heritage significance for its historical & scientific cultural values. The subject site has historic significance at State level for having been the site of early European settlement & continuously occupied by Europeans since 1788. The site has historic associations with three phases of 20th century urban renewal. The 1st phase of development followed the 1900 plague outbreak, a period of considerable rebuilding in The Rocks, when the building on the site was demolished & rebuilt under the Observatory Hill Resumption Act. The second phase is associated with infrastructure works, when the construction of the Cahill Expressway & the City Railway link, immediately south of the subject site, dramatically changes the building's curtilage. The third phase of construction is associated with the 1980s creation of The Rocks as a tourist destination, when the interior & rear of the building was changed considerable to accommodate a duty free store. The subject site has high historic significance at local level for its associations with its use as a hotel from 1873 to 1960: the Nil Desperandum Hotel (1873-1880) and the New

York Hotels (1882-1907 & 1908-1960). Physical evidence of its function as a hotel has been lost.

The subject site has high scientific/research significance at State level associated with the archaeological potential of early structures of the Underwood Building & shop located on or near the site. Potential archaeological remnants could exist beneath the building & date to early settlement of the colony.

The East Elevation of the former New York Hotel has high aesthetic significance at local level associated with being a representative example of a Federation Free Style commercial building designed in the 1st decade of the 20th century. In the 1980s the rear elevation, much of the ground floor & upper floor interiors, shopfronts & street awnings were altered. While this has reduced the ability to interpret the building's significance, the eastern façade contributes to the aesthetic & historic diversity of the George St streetscape.

The former New York Hotel forms part of a group of four commercial buildings (Nos 145,147, 149-151 & 153-155 George St) which front George St & form the eastern portion of the DFS (Duty Free Store) Complex. This group of buildings bounded by Globe St & the Cahill Expressway mark George St's southern entry to The Rocks precinct. The facades of the four late 19th century & early 20th century buildings have streetscape qualities & character that contribute to the overall richness of a coherent & harmonious brick & stucco group of buildings located within The Rocks. The significance of the subject site & the group is associated with its location in The Rocks, a precinct unique to NSW & its historic associations & streetscape character & qualities that contribute to The Rocks area which has State heritage significance in its own right. The group is an important part of the The Rocks Heritage Conservation Area being sympatric in scale & character and an extension of the remaining earlier buildings of George St, presenting a unified streetscape. The buildings are tangible evidence of the redevelopment of The Rocks in the 1900s.

The former New York Hotel has high social significance as a contributory element associated with the historic character of The Rocks, which is held in esteem by the community.

Date significance updated: 30 Mar 11

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

Construction years: 1908-1908

Physical description: The brick and stucco building was constructed in 1908 and is a good example of what has been described as Federation Free Style architecture. It has two major elements, a five storey tower section and a lower three storey section splayed at a slight angle to follow the change in the alignment of George Street. The building features elements typical of the style in its tower design and the art nouveau and classical motifs in the arched entablature over the balconies of both sections. (Godden Mackay 1996: 10)
Style: Federation Free Style; Storeys: 5 and 3; Facade: Brick and stucco.

Physical condition and/or Archaeological potential: Remaining heritage fabric is in good physical condition.

Assessment Condition: Destroyed. Assessment Basis: Modern development. Excavated into bedrock.

Date condition updated: 03 Dec 99

Modifications and dates: In the late 1980s a large commercial building, now known as the DFS Complex, was erected behind 145-155 George Street with the removal of most of the interior and the adaptation of the facades of the buildings including mostly new shopfronts.

Further Conserve any remnants of original fabric such as

information: shopfronts at ground level. Ensure awning, signage and lighting proposals are sympathetic to the historic streetscape group.
Colour scheme of 153 - 155 George as it exists in 1999 should be reviewed above the awning.

Current use: Duty Free Store

Former use: Pub / Hotel

History

Historical notes:

As indicated by James Meehan's Survey of 1807 this site was first occupied by Surgeon General John White at Lot No.4 and Captain William Raven at Lot No. 5. In c1835 Mrs Underwood was the owner of three storey stone shops and houses each with seven rooms. By 1845 a two storey brick house and shop with a shingle roof and five rooms was built. Also on this same allotment at the corner of George and Globe Streets a two storey stone and brick house and store was erected. The five roomed house had 'every convenience'. In 1861 this building was used as a 'Bowling Alley' managed by William Ogilvie. In 1871 in the tenements erected by Underwood, a Public House was opened. The Inn was called the 'Nil Desperandum Hotel'. By 1882 three two storey tenements were erected between the butcher shop and the brick and stone shop on the north side of the Public House, then known as the New York Hotel. These shops and dwelling were constructed of brick and they were roofed in iron. In 1891 the building to the south corner of Globe and George Street was pulled down. By 1891 George McEvoy had erected houses to the Harrington Street frontage. The four storey buildings were of brick and stone and the roofs were slated. In c1906 these houses were pulled down. In 1892 a three storey brick and slate roofed shop and dwelling was erected for the Trustees of the Church of England to 145 George Street. In 1900 the area was resumed under the Observatory Hill Resumption Act. In c1907 the New York Hotel was demolished and by 1908 Tooth & Co. Ltd. erected the brick and iron roofed building to 153/155 George Street. In 1912 the tenements to 149 and 151 George St. were pulled down, and in the same year a two storey brick office building was erected to the rear of 145 George St. During 1913 Quay Chambers at 149-151 George St. were erected. The tenement to 147 George St. was demolished in 1914 and in that same year the present three storey brick building was erected. The New York Theatre was erected at 157-159 George Street in 1914 by Nathan Jacobs. It was demolished in 1937. This site was acquired by the Public Transport Commission in 1946 and the City Circle Railway was opened in 1956. In the late 1980s t a large commercial building, now known as the DFS Complex, was erected behind 145-155 George Street with the removal of most of the interior and the adaptation of the facades of the buildings involving mostly new shopfronts. Buildings which occupied the site prior the 1980s development include the SRA depot, a motor garage on Globe Street and a decorated face brick wall with decorative detailing along Harrington Street.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	(none)-
3. Economy-Developing local,	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

regional and national economies		
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	(none)-
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	(none)-

Assessment of significance

SHR Criteria a)

[Historical significance]

153-155 George St has exceptional significance at State level for its associations as a built element within George St. George St was the first road created in the settlement of NSW and thus the oldest road in the country. The history of George St (North) & its uses & changes since 1788, illustrate & inform the aspirations & way of life of Europeans in Australia. George St (North) is historically significant because it shows the continuity of European settlement in this area.

Since its creation George St (North) has had numerous alignments & widenings. The subject site reflects the angle in the alignment of the road along it George St frontage. The design & form of both the site & the building expresses this alignment.

153-155 George St has high significance at local level for its associations with an historic phase, the first decade of the 20th century, when the urban development of The Rocks was impacted by the plague of 1900. The Observatory Hill Resumption Act resulted in the resumption of large tracts of land. Post plague redevelopment of The Rocks saw the demolition of a large number of buildings & the construction of new buildings that met health standards & requirements. This included the demolition of the New York Hotel in 1907 & the construction of the replacement New York Hotel in 1908 by owners, Tooth & Co Ltd.

153-155 George St has high significance at local level associated with hotels & public houses continuously operating on the site for almost 90 years. Hotels operating on the site included the Nil Desperandum Hotel from 1873-1880 & the New York Hotel from 1882-1960. These hotels were among the numerous similar premises that gave The Rocks its unique character, recognisable in the 1880s until the 1960s with fewer public houses operating as such today.

153-155 George St has moderate significance at local level for its associations with urban changes in The Rocks including the construction of the Sydney Harbour Bridge & associated transport infrastructure, in particular the Cahill Expressway & the City Rail link to Circular Quay. Buildings adjoining the subject site to the south were demolished to make way for infrastructure which severed The Rocks precinct from the central business district.

153-155 George St has moderate significance at local level for its associations with the phase of redevelopment of The Rocks in the 1980s when the precinct was transformed into a major tourist attraction.

The item meets this criterion at State level.

SHR Criteria b)

The item does not exhibit any associations with

[Associative significance]

a notable person or a group of persons from the local or wider NSW history.
The item does not meet this assessment criterion.

SHR Criteria c)

[Aesthetic significance]

The East Elevation of 153-155 George St has high significance at local level as a representative example of a commercial building in the Rocks designed in the Federation Free Style. The East Elevation expresses the change of alignment of George St through the expression of the tower structure.
The building at 153-155 George St has high significance at local level associated with the intactness of external elements & the retention of early 20th century streetscape elements conserved with the building group between Globe St & the Cahill Expressway.
153-155 George St has high significance at local level associated with a group of buildings with landmark qualities. On entering the precinct from George St this group of buildings is the gateway to The Rocks. The scale of the group of buildings between the Cahill Expressway & Globe St contrast with the modernist brutalism of the Cahill Expressway & the 20th century modernist buildings located within George St south of the Cahill Expressway, Circular Quay & the city generally. The backdrop of the DFS buildings does not diminish the picturesque quality of the group.
The West Elevation of 153-155 George St is a façade designed as part of the 1980s development & as such contributes to the loss of design integrity. The interior of the building was removed in the 1980s development & little evidence of the architectural planning or fabric is retained internally.
The item meets this criterion at local level.

SHR Criteria d)

[Social significance]

The Rocks has considerable significance to the people of Sydney & NSW as a heritage precinct. The fight to 'Save The Rocks' was a significant battle for local residents & the community. The Rocks is a highly visited tourist area. It is visited by both local & international tourists & Sydneysiders who go to the area for its historic character & associations as a remnant of the area first settled in Sydney. The Rocks, of which the subject site forms part is important to the community's sense of place.
As an element within The Rocks, 153-155 George St, provides a sense of place that is integral to The Rocks as a whole & is subsequently held in esteem by the community.
The item meets this criterion at State level.

SHR Criteria e)

[Research potential]

The earliest & most substantial phase of building on the subject site & in its close proximity occurred by 1822. These earliest buildings, located along the George St frontage, comprised the Underwood Building, an adjacent shop to the north & Thomas Moore's house. The impact of the site on these very large, multi-storeyed, well constructed, brick & stone buildings would have been extensive & it is highly probable that intact evidence still remains in the archaeological record. In the case of the Underwood Building & adjacent shop this evidence is likely to be found beneath the existing building or in the immediate vicinity of them.

Archaeological evidence on the southern section of the site has probably been removed by later developments.

SHR Criteria f)

[Rarity]

There are numerous examples of buildings within The Rocks that are similar to 153-155 George St. The item does not meet this criterion.


SHR Criteria g)

[Representativeness]

The former New York Hotel is one of a group of hotel buildings that operated in The Rocks from

the end of the 19th century until the mid 20th century. With the reduced need for public houses many of these pubs have been adaptively reused for retail & office purposes. The item, 153-155 George St is a representative example of this group. The item meets this criterion at local level.

Integrity/Intactness: Archaeology partly destroyed.


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:

Conserve the historic facades and fabric and ensure new development is sympathetic to the heritage significance of the buildings. Above ground archaeological remains: No archaeological investigation is required. Below ground archaeological remains: No archaeological investigation is required.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	Sep 5 2008

 [Standard exemptions](#) for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		01563	10 May 02	85	2865

Study details

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Title	Year	Number	Author	Inspected by	Guidelines used
SCA Register 1979-1998	1998	B067, AR081	Sydney Cove Authority (SCA)		Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Conybeare Morrison International	2007	Former New York Hotel, 153-155 George St the Rocks	
Written	Godden Mackay / APT Peddle Thorp	1996	'Heritage Impact Statement' as a part of a 'Statement of Environmental Effects for Proposed Alterations, DFS (Australia), 155 George Street, The Rocks	
Written	Higginbotham, Kass & Walker	1991	The Rocks and Millers Point Archaeological Management Plan	
Written	SCRA	1980	Building Data Sheet , Globe Street Precinct	

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Heritage and Conservation Register

New York Hotel (former) - DFS (Duty Free Store)


Statement of Significance

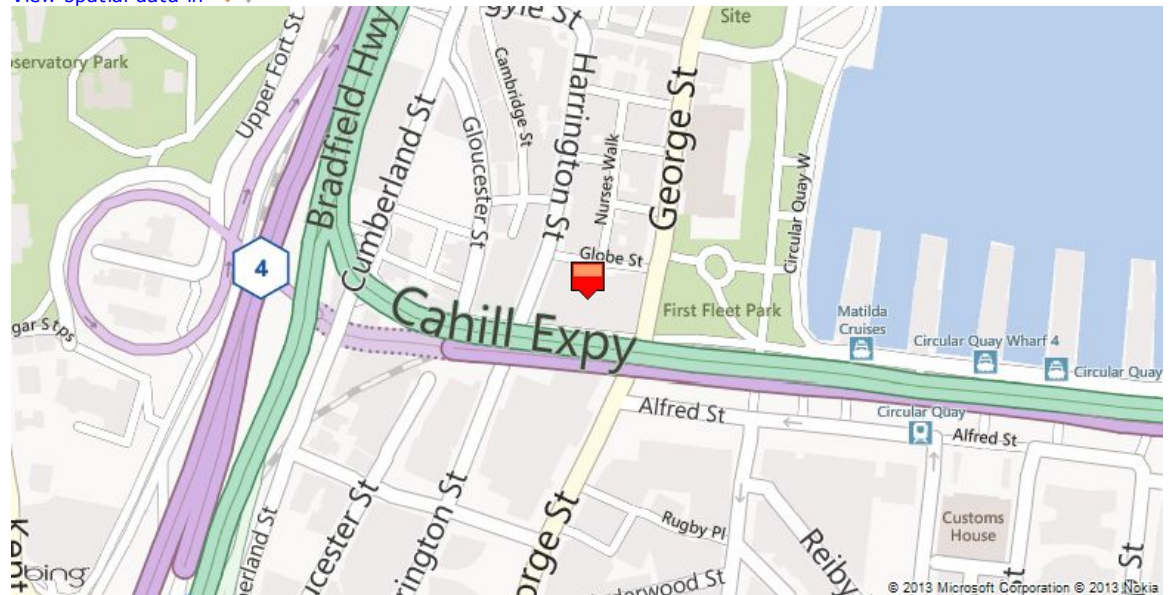
The group of buildings comprising 145, 147, 149-151 and 153-155 George Street are considered to be of State Heritage Significance for their historical and aesthetic importance. The site is located within The Rocks precinct which is of State significance as the location of early European settlement since 1788. The subject sites are significant for their continuous commercial occupation by Europeans since c.1820s. The items are associated with the early street pattern of the colony, namely George Street and Globe Street. The buildings have historic significance for association with several phases of late 19th and 20th century urban renewal, being: ·The demolition and rebuilding of much of The Rocks following the 1900 plague outbreak under the Observatory Hill Resumption Act; ·The infrastructure works for the construction of the Sydney Harbour Bridge, City Railway link and the Cahill Expressway immediately south of the buildings, which dramatically changed the visual curtilage of the group; ·The buildings associations with large urban development proposals dating from the period of the Sydney Cove Redevelopment Authority. The buildings are tangible evidence of the redevelopment of The Rocks in the last decade of the 19th century and the first decade of the 20th century, the period before and after the plague outbreak. The facades of the four late 19th century and early 20th century buildings have streetscape qualities and character that contribute aesthetically to the overall richness of a coherent and harmonious brick and stucco group of buildings located within the context of The Rocks. The group is an important part of The Rocks Heritage Conservation Area and is sympathetic in scale and character as an extension of the buildings forming the significant setting of George Street as a unified streetscape. 145-151 George Street has associational significance as retail outlets for a number of long standing companies that had their beginnings on this site, including WA Grubb, Nicholas & Co. and Downton & Dyer Ltd. The subject site has scientific/research significance associated with the archaeological potential of early structures of the Underwood Building and shop located on or near the site. Potential archaeological remnants could exist beneath the building and date to the early settlement of the colony. The Statements of Heritage Significance of each of the buildings are as follows: 145 George Street has historic significance at a local level for its associations with Downton & Dyer, a prominent local business that started as a grocery store in the late nineteenth century, and developed as a wholesale business. The East and North Elevations of 145 George Street has high aesthetic significance at a local level associated with being a representative example of a Victorian Regency style commercial building designed in the late nineteenth century, contributing to the aesthetic and historic diversity of the George Street streetscape. 147 George Street was constructed in 1914, and has historic significance at a local level for its associations with a grocery, the butcher, WA Grubb, and a fishmonger, Nicholas & Co. The subject building is an example of the Federation Free Style with local significance in its use of the arch as the dominant feature of the east elevation. 149-151 George Street was constructed in 1911-12, and has local significance as an example of the transition between late Victorian and the Federation periods, as well as the use of the arch as a dominant feature with a clear division of the facade into thirds. The site has associational significance with WA Grubb & Co from 1912 after the company moved from No.147. 153-155 George Street, the former New York Hotel was constructed in 1908 for Tooth & Co Ltd, and has historic significance at a local level for its associations with its use as a hotel from 1873 to 1960: The Nil Desperandum Hotel (1873-1880) and the New York Hotels (1882-1907 and 1908-1960). Physical evidence of its function as a hotel has been lost except for a cellar that may remain under the ground floor slab. The East Elevation of the former New York Hotel has aesthetic significance at a local level associated with being a representative example of a Federation Free Style commercial building designed in the first decade of the twentieth century and which contributes to the aesthetic and historic diversity of the George Street streetscape. Although the individual buildings of 145-155 George Street are considered to be of Local significance historically and aesthetically, they are assessed collectively as being of State significance for their contribution to the cohesive streetscape of George Street, The Rocks precinct, and to the broader Circular Quay urban setting. to NSW & its historic

Related Information

-  [NSW Heritage Act 1977](#)
-  [NSW Heritage Branch](#)

associations & streetscape character & qualities that contribute to The Rocks area which has State heritage significance in its own right. The group is an important part of the The Rocks Heritage Conservation Area being sympatric in scale & character and an extension of the remaining earlier buildings of George St, presenting a unified streetscape. The buildings are tangible evidence of the redevelopment of The Rocks in the 1900s. The former New York Hotel has high social significance as a contributory element associated with the historic character of The Rocks, which is held in esteem by the community.

View spatial data in 



Description

Item type: Built

Current use: Duty Free Store

Former use: Pub / Hotel

Group: Urban Area

Category: Streetscape

Designer/Maker:

Builder/Maker:

Construction Years: 1908 - 1908

Physical Description: The brick and stucco building was constructed in 1908 and is a good example of what has been described as Federation Free Style architecture. It has two major elements, a five storey tower section and a lower three storey section played at a slight angle to follow the change in the alignment of George Street. The building features elements typical of the style in its tower design and the art nouveau and classical motifs in the arched entablature over the balconies of both sections. (Godden Mackay 1996: 10) Style: Federation Free Style; Storeys: 5 and 3; Facade: Brick and stucco.

Property Description

Lot/Volume Number	Section Number	Plan Folio Code	Plan Folio Number
2001/0			788428
2008/0			788428
2007/0			788428
2003/0			788428

Address

153-155 George Street, The Rocks 2000

LGA(s): Sydney

Historic Notes and Themes

Historical notes: As indicated by James Meehan's Survey of 1807 this site was first occupied by Surgeon General John White at Lot No.4 and Captain William Raven at Lot No. 5. In c1835 Mrs Underwood was the owner of three storey stone shops and houses each with seven rooms. By 1845 a two storey brick house and shop with a shingle roof and five rooms was built. Also on this same allotment at the corner of George and Globe Streets a two storey stone and brick house and store was erected. The five roomed house had 'every convenience'. In 1861 this building was used as a 'Bowling Alley' managed by William Ogilvie. In 1871 in the tenements erected by Underwood, a Public House was opened. The Inn was called the 'Nil Desperandum Hotel'. By 1882 three two storey tenements were erected between the butcher shop and the brick and stone shop on the north side of the Public House, then known as the New York Hotel. These shops and dwelling were constructed of brick and they were roofed in iron. In 1891 the building


to the south corner of Globe and George Street was pulled down. By 1891 George McEvoy had erected houses to the Harrington Street frontage. The four storey buildings were of brick and stone and the roofs were slated. In c1906 these houses were pulled down. In 1892 a three storey brick and slate roofed shop and dwelling was erected for the Trustees of the Church of England to 145 George Street. In 1900 the area was resumed under the Observatory Hill Resumption Act. In c1907 the New York Hotel was demolished and by 1908 Tooth & Co. Ltd. erected the brick and iron roofed building to 153/155 George Street. In 1912 the tenements to 149 and 151 George St. were pulled down, and in the same year a two storey brick office building was erected to the rear of 145 George St. During 1913 Quay Chambers at 149-151 George St. were erected. The tenement to 147 George St. was demolished in 1914 and in that same year the present three storey brick building was erected. The New York Theatre was erected at 157-159 George Street in 1914 by Nathan Jacobs. It was demolished in 1937. This site was acquired by the Public Transport Commission in 1946 and the City Circle Railway was opened in 1956. In the late 1980s a large commercial building, now known as the DFS Complex, was erected behind 145-155 George Street with the removal of most of the interior and the adaptation of the facades of the buildings involving mostly new shopfronts. Buildings which occupied the site prior the 1980s development include the SRA depot, a motor garage on Globe Street and a decorated face brick wall with decorative detailing along Harrington Street.

Australian Theme	NSW Theme	Local Theme
Developing local, regional and national economies	Activities relating to buying, selling and exchanging goods and services.	
Building settlements, towns and cities	Activities associated with the provision of accommodation, and particular types of accommodation ? does not include architectural styles ? use the theme of Creative Endeavour for such activities.	
Building settlements, towns and cities	Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal.	
Building settlements, towns and cities	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.	

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Within a National Trust conservation area	10499				
National Trust of Australia Register	7716		27/02/1978		
Register of the National Estate	1/12/036/0380	Edwardian Commercial Group	21/10/1980		14265
Heritage Act - s.170 NSW State agency heritage register					
Local Environmental Plan					
National Trust of Australia Register	7384		09/11/1981		
Royal Australian Institute of Architects register	4703191				
Heritage Act - State Heritage Register	01563	New York Hotel (former)	10/05/2002	2868	85

References

Type	Author	Year	Title	
Management Plan	CM+ for Sydney Harbour Foreshore	2012	Conservation Managment Plan	

	Authority			
Written	Higginbotham, Kass & Walker	1991	The Rocks and Millers Point Archaeological Management Plan	
Written	SCRA	1980	Building Data Sheet , Globe Street Precinct	
Written	Conybeare Morrison International	2007	Former New York Hotel, 153-155 George St the Rocks	
Written	Godden Mackay / APT Peddle Thorp	1996	'Heritage Impact Statement' as a part of a 'Statement of Environmental Effects for Proposed Alterations, DFS (Australia), 155 George Street, The Rocks	

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