

HERITAGE IMPACT STATEMENT

WANDA - 1 ALFRED STREET, SYDNEY

27 OCTOBER 2016
SH904
FINAL
PREPARED FOR PTW ARCHITECTS

URBIS

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Report Number	SH904

TABLE OF CONTENTS

Executive Summary	i
1. Introduction	2
1.1. Methodology	3
1.2. Author Identification	3
1.3. The Proposal.....	3
2. Site Description	4
2.1. Site Location, Access and Setting	4
2.2. Individual Elements within the Study Area.....	5
2.2.1. Gold Fields House – 1 Alfred Street	5
2.2.2. Fairfax House – 19-31 Pitt Street	6
2.2.3. Rugby Club – 31A Pitt Street.....	7
2.2.4. Rugby Place.....	8
3. Historical Overview	9
3.1. Pre-European Occupation and Landform	9
3.1.1. European Settlement and Shoreline Reclamation 1788- 1845	10
3.1.2. The Tank Stream and Semi-Circular Quay.....	16
3.1.3. The Study Area	18
3.1.4. Gold Fields House	23
3.1.5. Fairfax House.....	24
3.1.6. Rugby Club	25
4. Heritage Significance	26
4.1. Statement of Significance – The Study Area.....	26
4.2. Statement of Significance – Heritage Items in the Vicinity	26
4.2.1. Tank Stream Fountain and Herald Square	26
4.2.2. Ship Inn.....	26
4.2.3. Paragon Hotel.....	26
4.2.4. AMP Building	27
4.2.5. Customs House	27
4.2.6. Circular Quay Railway Station	27
4.2.7. The Rocks Conservation Area.....	27
4.2.8. The Sydney Opera House and Sydney Harbour Bridge.....	28
5. Impact Assessment.....	29
5.1. Heritage Listing	29
5.2. Stage 1 SSDA Assessment Review	30
5.2.1. Tank Stream Fountain and Herald Square	30
5.2.2. Ship Inn and Paragon Hotel.....	31
5.2.3. AMP Building	31
5.2.4. Customs House	31
5.2.5. Circular Quay Railway Station	32
5.2.6. The Rocks Conservation Area.....	32
5.2.7. The Sydney Opera House and Sydney Harbour Bridge.....	32
5.3. Stage 2 SSDA Assessment	32
6. Conclusion and Recommendations	35
7. Bibliography and References.....	36
7.1. Bibliography	36
7.2. References.....	36

Disclaimer	38
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Appendix A 'Tank Stream Report' prepared by Arup, September 2016

FIGURES:

Figure 1 – Location map (Study Area indicated)	2
Figure 2 – Aerial view of the Study Area (red outline). The blue outline demarcates individual property boundaries	4
Figure 3 – Photographs of Gold Fields House (Urbis 2016)	6
Figure 4 – Photograph of Fairfax House (Urbis 2016)	7
Figure 5 – Photographs of the Rugby Club (Urbis 2016)	8
Figure 6 – View of Sydney from the western side of the cove, c. 1803, attributed to G.W. Evans	9
Figure 7 – March 1788 survey of the Head of Sydney Cove showing the approximate position of the Study Area. This plan shows the earliest positions of the European settlement on either side of the Tank Stream which can be seen emptying into the harbour. The long tidal zone and mud flats are shown on this plan	11
Figure 8 – Grimes' plan of Sydney Cove (1800) with Johnston's grant indicated by No. 29	12
Figure 9 – 1807 Plan of the Town of Sydney by James Meehan. This plan, with the Study Area indicated, shows the early leases along George Street which extended through the Study Area. These sites were developed early with shops and stores catering to the nearby wharves. Johnston's land is identified as No. 8 in this map	13
Figure 10 – 1833 Plan showing Weston's Grant and illustrating further reclamation of land along the Tank Stream	14
Figure 11 – 1822 Plan of the Town and Suburbs of Sydney. George Street and Bridge Street have been created as has Macquarie Place, all which are beginning to give shape to the area around the study site. The approximate position of the Study Area is shown in relation to the natural Tank Stream flow and the mud flats where it entered the harbour	15
Figure 12 – Joseph Fowles 1848 sketch of the northern section of George Street between Essex Lane and Queens Wharf showing the style of development fronting George Street. An approximate Study Area is given (in red). The bottom section is located outside and to the immediate north of the Study Area.....	16
Figure 13 – View of Sydney Port Jackson, New South Wales, taken from the Rocks on the western side of the Cove, ca. 1803, drawn by John William Lancashire.....	17
Figure 14 – Frederick Garling's 1842 watercolour shows the Tank Stream, emptying to Sydney Cove	17
Figure 15 – c1850 plan showing proposed reclamation with the Study Area shown. Note that the allotment boundary extends from George Street, with earlier buildings shown on it, to the east across the high water mark and mud flats of the Tank Stream delta. The proposed Quay extension is shown in relation to the earlier development	18
Figure 16 - 1855 Trigonometrical Survey showing the position of the Tank Stream drain running along Pitt Street and the buildings occupying the Study Area (Study Area indicated in blue ; other annotations are from the Casey & Lowe report)	19
Figure 17 – 1865 Trigonometrical Survey showing the position of the Tank Stream drain running along Pitt Street and the buildings occupying the Study Area.....	20
Figure 18 – 1880 Dove's plan of Sydney. This shows the high density development on the subject site and around the George Street and Pitt Street areas. This part of the city was dominated by warehouses, merchants and shops dealing with the bustling maritime trade of Circular Quay and other nearby wharves	20
Figure 19 – Metropolitan Detail Series Map (1894) with the approximate boundary of the Study Area	21
Figure 20 – Sydney Fire Underwriters Association Plan 1924–1949. These plans were started during the 1920s and updated until the late 1940s. This plan shows the demolition of buildings in preparation for the construction of the Cahill Expressway and remodelling of Circular Quay. The work included the extension of Alfred Street through to meet George Street.....	22
Figure 21 – View south along Pitt Street with Suttons Chambers at right (1926)	23
Figure 22 – 1943 aerial showing the Study Area (indicated in red) and demolition of buildings to the north	24
Figure 23 – View of The Rugby Club, c. 1990s	25
Figure 24 – Sydney LEP 2012 heritage map.....	29

PICTURES:

Picture 1 – View facing southwest from the eastern side of Pitt Street.....	6
Picture 2 – View facing southeast from Herald Square.....	6
Picture 3 – View facing southwest from the eastern side of Pitt Street. Gold Fields House visible at right of frame.....	7
Picture 4 – View of the Rugby Club facing northwest from within Rugby Place	8
Picture 5 – View of the ground floor of the Rugby Club facing northwest from within Rugby Place	8

EXECUTIVE SUMMARY

The following Heritage Impact Statement (HIS) has been prepared for a parcel of land herein referred to as the 'Study Area', which is located in proximity to Circular Quay and comprises the following addresses/allotments:

- 'Gold Fields House', 1 Alfred Street, Lot 1 DP 220830 and Lot 1 DP 217877;
- 'Fairfax House', 19-31 Pitt Street, Lot 1 DP 537286; and
- 'Rugby Club' and part of Rugby Place, 31A Pitt Street, Lot 180 DP 606866.

This HIS is intended to accompany a Stage 2 State Significant Development Application (Stage 2 SSDA) for works to the Study Area including:

- Demolition of all existing structures on the site;
- Construction of a hotel consisting of a tower with a maximum building height of 110m (RL 112.5)
- Construction of a six level basement for use by the hotel (Tower B) and residential tower (Tower A) for car parking, storage, access, back of house areas, and services;
- Excavation and construction of public domain improvements including provision of laneways/ pedestrian thoroughfares, public art and landscaping across the site.

It is considered that the Stage 2 SSDA does not represent a significant variation to the approved Stage 1 SSDA concept scheme. Rather, it refines particular elements already approved as part of Stage 1, including detailed design, materiality, specific siting/setbacks and landscape and public domain design.

The detailed Stage 2 SSDA design is assessed to be entirely appropriate to the CBD context in which it is located, and will not result in any negative impacts to any heritage items in the vicinity. The proposal has been assessed to have a positive impact on Herald Square and its use as a pedestrianised civic space, as already identified in the GML Heritage HIS that was submitted as part of the Stage 1 SSDA.

Further, demolition, excavation and construction works will not result in any identified structural impacts to the Tank Stream, as assessed in detail by Arup.

It is also considered that through the preparation of archaeological assessments (both Aboriginal and historical) and a heritage interpretation strategy, to be submitted along with this HIS as part of the overall Stage 2 SSDA package, the historical development and historical significance of the Study Area has been adequately assessed and will be appropriately captured by the final design scheme.

This will be achieved through:

- Archaeological excavation of the potential archaeological resource and comprehensive analysis of any material recovered;
- Full consultation with relevant Aboriginal stakeholders;
- Development of a heritage interpretation strategy with recommendations for the incorporation of interpretative media across the site, potentially including public art pieces;
- Further refinements to the current public domain and landscape plans to incorporate historical information (either in the form of interpretative media and/or the on-site display or archaeological material, if discovered).

The assessment presented in this HIS confirms the findings of the Stage 1 SSDA HIS prepared by GML Heritage, and similarly concludes that the proposal will not result in any adverse impacts to the identified significance of nearby heritage items.

1. INTRODUCTION

The following Heritage Impact Statement (HIS) has been prepared for a parcel of land located within the Sydney Central Business District (CBD), which falls within the Sydney Local Government Area (LGA) in the state of New South Wales (NSW). The parcel of land being assessed, which is herein referred to as the 'Study Area', is located in proximity to Circular Quay; it is bounded by Alfred Street to the north, Pitt Street to the east, George Street to the west, and Rugby Place to the south.

It comprises the following addresses/allotments:

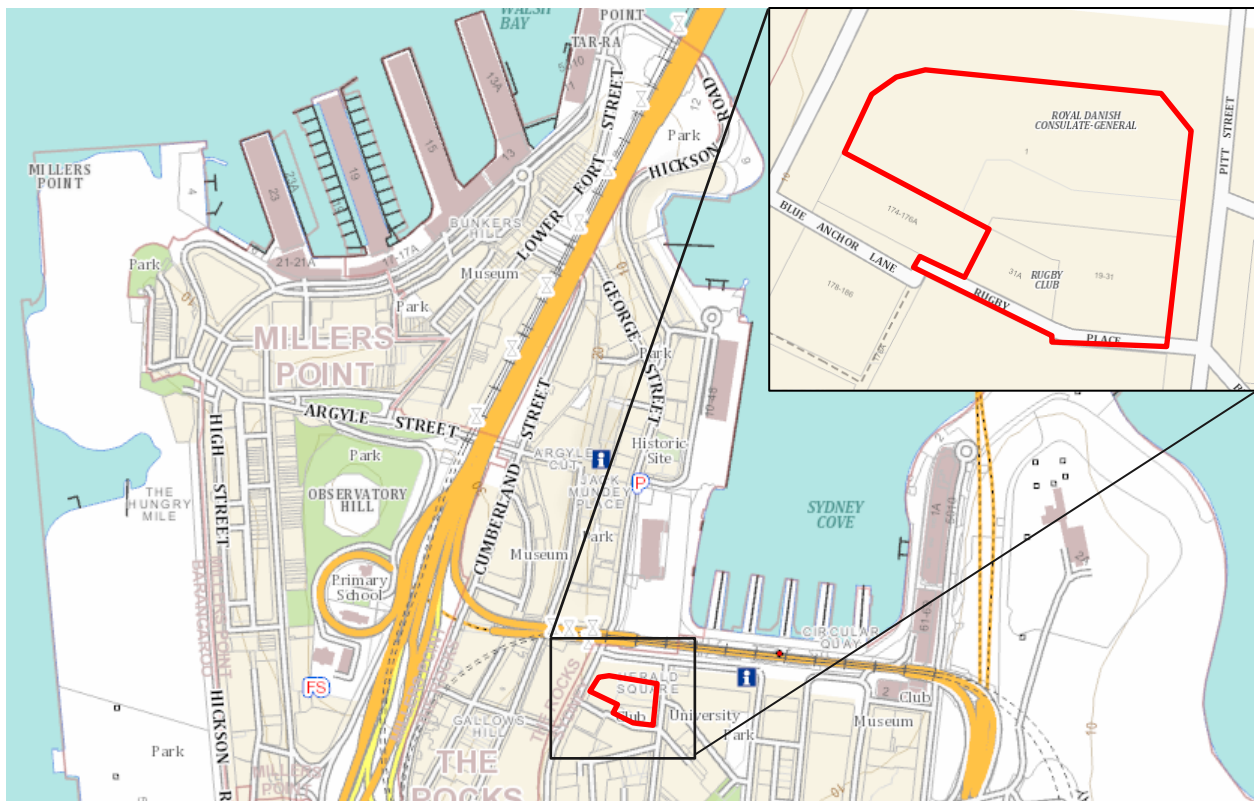
- 'Gold Fields House', 1 Alfred Street, Lot 1 DP 220830 and Lot 1 DP 217877;
- 'Fairfax House', 19-31 Pitt Street, Lot 1 DP 537286; and
- 'Rugby Club' and part of Rugby Place, 31A Pitt Street, Lot 180 DP 606866.

The location of the Study Area is shown in Figure 1, below.

This HIS is intended to accompany a Stage 2 State Significant Development Application (Stage 2 SSDA) for works to the Study Area including:

- Demolition of all existing structures on the site;
- Construction of a hotel consisting of a tower with a maximum building height of 110m (RL 112.5)
- Construction of a six level basement for use by the hotel (Tower B) and residential tower (Tower A) for car parking, storage, access, back of house areas, and services;
- Excavation and construction of public domain improvements including provision of laneways/ pedestrian thoroughfares, public art and landscaping across the site.

Figure 1 – Location map (Study Area indicated)



Source: SixMaps 2016

1.1. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

The proposal has been assessed against the relevant controls and provisions contained within the Sydney Local Environmental Plan (LEP) 2012, and been considered with reference to the Sydney Development Control Plan (DCP) 2012.

1.2. AUTHOR IDENTIFICATION

The following report has been prepared by Karyn Virgin (Senior Heritage Consultant). Fiona Binns (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.3. THE PROPOSAL

This Stage 2 SSD DA seeks detailed consent for:

- Demolition of all existing structures on the site;
- Construction of a hotel consisting of a tower with a maximum building height of 110m (RL 112.5) including:
 - six ground floor retail tenancies
 - 182 hotel rooms (excluding caretaker room);
 - Common hotel facilities including a swimming pool, spa, gymnasium, ballroom, all day dining facilities, multimedia rooms, restaurant, and bar; and
 - 19,119sqm of gross floor area;
- Construction of a six level basement for use by the hotel (Tower B) and residential tower (Tower A) for car parking, storage, access, back of house areas, and services;
- Vehicular access via a driveway and porte cochere on Pitt Street;
- Identification of building signage zones;
- Excavation and construction of public domain improvements including provision of laneways/ pedestrian thoroughfares, public art and landscaping across the site;
- Dewatering as required; and
- Augmentation of physical infrastructure and utilities as needed.

2. SITE DESCRIPTION

The following description of the Study Area has been compiled based on relevant aerial and topographic mapping, a review of previous and current land uses, and a field survey of the area, which was undertaken on 22 August 2016.

2.1. SITE LOCATION, ACCESS AND SETTING

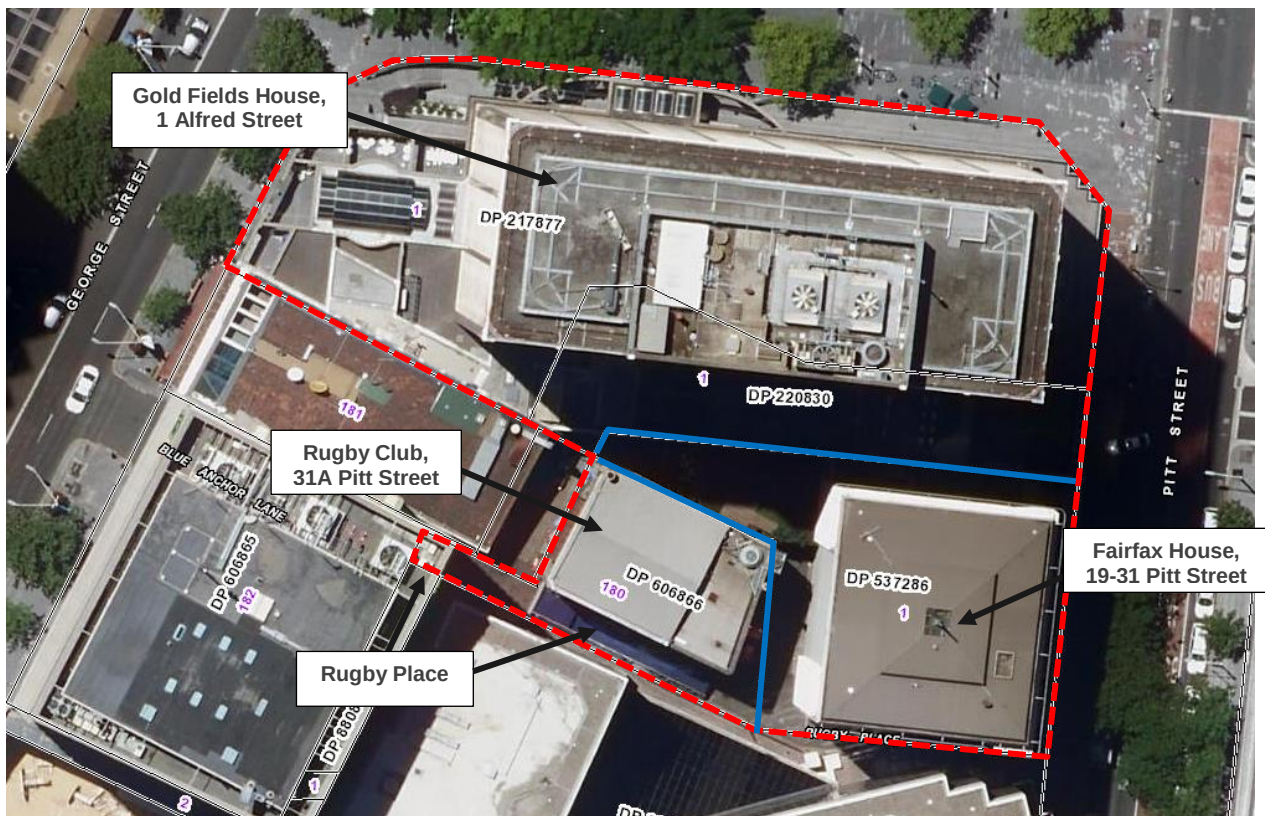
The Study Area is located within the Sydney CBD, which falls within the Sydney LGA. It is located in proximity to Circular Quay, and is bounded by Alfred Street to the north, Pitt Street to the east, George Street to the west, and Rugby Place to the south.

The Study Area comprises the following addresses/allotments:

- 'Gold Fields House', 1 Alfred Street, Lot 1 DP 220830 and Lot 1 DP 217877;
- 'Fairfax House', 19-31 Pitt Street, Lot 1 DP 537286; and
- 'Rugby Club' and part of Rugby Place, 31A Pitt Street, Lot 180 DP 606866.

Aerial imagery of the Study Area showing the boundaries of these allotments has been provided in Figure 2, below.

Figure 2 – Aerial view of the Study Area (red outline). The blue outline demarcates individual property boundaries



Source: SixMaps 2016

In terms of accessibility, both Gold Fields House and Fairfax House are accessible by both pedestrians and vehicles via the surrounding streets. Pedestrian access to Gold Fields House is via Alfred Street to the north and Pitt Street to the east, while vehicle access is via Pitt Street alone. Pedestrian access to Fairfax House is via Pitt Street, and vehicle access is via Rugby Place. Rugby Club does not contain parking facilities and is not accessible via vehicle. Pedestrian access to the building is via Rugby Place.

In terms of setting, the Study Area is located within a highly developed, urbanised landscape located in proximity to Circular Quay and at the northern end of the Sydney CBD. It is generally surrounded by comparable multi-storey development in all directions, though the lower-scale, three storey Ship Inn is located to the immediate east of Gold Fields House; this represents the lowest scale of development in the immediate vicinity of the Study Area.

To the immediate north of Gold Fields House is 'Herald Square'. To the north of this and on the opposite side of Alfred Street is Circular Quay Railway Station and associated railway line, which runs in an east-west. The Opera House is located approximately 700 metres to the northeast, and the Harbour Bridge is located approximately 800 metres to the north.

2.2. INDIVIDUAL ELEMENTS WITHIN THE STUDY AREA

The following description of individual elements contained within the Study Area has been sourced from the preliminary environmental assessment prepared by Coffey Environments Australia Pty Ltd to inform the Stage 1 SSD Application.¹

2.2.1. Gold Fields House – 1 Alfred Street

Gold Fields House, located at 1 Alfred Street, comprises 28 levels with a lower ground floor and two to three levels of basement (three to George Street and two to Pitt Street, due to slope of site). It was constructed in 1966.

The ground level of Gold Fields House is level with George Street to the west but is above street level to the east (i.e. at Pitt Street) and north (i.e. Alfred Street). The entrance to the building is from the north (i.e. Alfred Street). The ground level is currently occupied by the following:

- The main entrance lobby, escalators to the lower ground level and lifts to upper levels of Gold Fields House;
- The western portion of the ground level is occupied by retail spaces (currently occupied by a café and convenience store).

The lower ground level of Gold Fields House is below street level at the west (i.e. at George Street) but at street level to the east (i.e. at Pitt Street). The lower ground level is currently occupied by the following:

- Retail area along the north and east boundary of the Study Area (currently occupied by wine, food, coffee shop, gifts and boots store and a convenience store);
- Car park access at the south-eastern corner of the building on Pitt Street. The car park access leads to underground car park levels and is leased by Wilson Parking;
 - On-site security officer's room and a storage room for furniture.
- Tenant storage is also available at lower ground level;
- Tenant storage is also available on levels 1 to 12, which are also known as 'low rise' levels;
- Loading dock at the central portion of the southern boundary of the Study Area, accessed via George Street.

The basement levels are mainly occupied by car parking accessed via Pitt Street. The following additional features are also present:

- Some storage areas and facility services, including fire control room, are present on the southern boundary;
- Diesel generator;

¹ Coffey Environments Australia Pty Ltd, June 2015, *Wanda 1 Sydney Pty Ltd, Australia Sydney 1 Project, Environmental Phase 1 Assessment*, prepared for Wanda 1 Sydney Pty Ltd, Australia Sydney 1 Project: 4-7.

- Cleaners storage room;
- Grease trap room;
- Sump pits;
- An Energy Australia substation within a sealed room.

Figure 3 – Photographs of Gold Fields House (Urbis 2016)



Picture 1 – View facing southwest from the eastern side of Pitt Street



Picture 2 – View facing southeast from Herald Square

2.2.2. Fairfax House – 19-31 Pitt Street

Fairfax House, located at 19-31 Pitt Street, comprises 14 levels with one basement level. It was constructed in the late 1960s.

The ground level of Fairfax House is level with Pitt Street to the east and Rugby Place to the south. The entrance to the building is from the east (i.e. Pitt Street). The ground level is currently occupied by the following:

- The majority of the south eastern area of the ground level is occupied by a coffee shop;
- The central area of the ground level is occupied by lifts to upper levels of Fairfax House;
- The north eastern portion of the ground level is occupied by retail spaces (currently occupied by a jewellery store and other retail stores). These retail stores have separate entrances.

The basement level is mainly occupied by limited staff car park accessed via Rugby Place. The following features were observed:

- Car parking on concrete;
- Storage areas and facility services, including fire control room, switch room, main distribution frame for telecommunications, gas pipes and water meter are present on this level;
- Chemical storage area. A disused pit, which had been covered by a slightly elevated concrete slab is located in this room. The pit may have been used as an oil trap in the past as it has piping connected to it from the walls which a label stating 'Hp Oil Trans Pump'. No information was available with regard to the depth of the pit.

Figure 4 – Photograph of Fairfax House (Urbis 2016)



Picture 3 – View facing southwest from the eastern side of Pitt Street. Gold Fields House visible at right of frame

2.2.3. Rugby Club – 31A Pitt Street

The Rugby Club building, located at 31A Pitt Street, comprises six levels with no basement. It was constructed c. 1914.

The ground level of the Rugby Club building is level with Rugby Place to the south. The entrance to the building is from the south (i.e. Rugby Place). The ground level is currently occupied by the following:

- Bar, eating area and gaming room. To the east of the bar (north eastern boundary) is a small storage area containing gas cylinders, beer kegs and other beverage/retail items. A chilling room is located south west of this storage area and a cleaners storage room north of this area;
- Lifts to upper levels of the Rugby Club is located on the south eastern portion of the ground floor;
- The southern end of the ground level is an outdoor eating area (part of the bar area), at the entrance to the Rugby Club;

- A grease trap is located outside the building, at the south eastern boundary;
- A small electrical meter room is located at the south eastern corner of the building, adjacent to the grease trap and sprinkler system.

Figure 5 – Photographs of the Rugby Club (Urbis 2016)



Picture 4 – View of the Rugby Club facing northwest from within Rugby Place



Picture 5 – View of the ground floor of the Rugby Club facing northwest from within Rugby Place

2.2.4. Rugby Place

Rugby Place is a narrow street that runs in an east-west along the southern side of Fairfax House and the Rugby Club. It is accessible via both George Street to the west and Pitt Street to the east, and provides vehicle access to the Fairfax House basement parking and pedestrian access to the Rugby Club. It is currently asphalted with a raised footpath on either side.

3. HISTORICAL OVERVIEW

The following historical context has been sourced from the *Heritage Impact Statement and Preliminary Archaeological Assessment* prepared by GML Heritage in June 2014, which provides a comprehensive overview of the historical development of the Study Area; note that this report was submitted as part of the Stage 1 DA, and encompasses the same Study Area as that currently being assessed in this report.

Where required, this has been supplemented by further historical research undertaken by Urbis, as well as reference to other sources relevant to the immediate area.

3.1. PRE-EUROPEAN OCCUPATION AND LANDFORM

Prior to the arrival of Europeans in 1788, the Study Area was within the traditional lands of the Gadigal (or Cadigal) people, which covered the area south of Sydney Harbour from South Head to around Petersham. Aboriginal people had occupied the Sydney area for upwards of 15,000 to 20,000 years, as identified by archaeological sites in the Sydney district.²

At the time of arrival of the First Fleet in 1788 there were an estimated 1,500 Gadigal people living in the area of Sydney, although numbers have never been accurately recorded. As their territory extended along the harbour foreshore, as well as the wooded hills and valleys behind it, the Gadigal people were able to vary their diet with seafood and terrestrial foods, including edible plants and animals. Fish from the harbour were supplemented with shellfish and molluscs, including oysters, gathered from the foreshores and mudflats that characterised the natural shoreline of the harbour. The area includes the current study area, which straddled the estuarine mouth of the Tank Stream.

Figure 6 – View of Sydney from the western side of the cove, c. 1803, attributed to G.W. Evans



Source: State Library of NSW, <http://www.sl.nsw.gov.au/collection-items/sydney-western-side-cove>

² Attenbrow, V, 2002, *Sydney's Aboriginal Past*, UNSW Press, Sydney: 3.

The Tank Stream, as it was to be called by the First Fleet settlers, was one of a number of small streams and creeks that entered the harbour at the time of the European arrival. Its position in a sheltered cove was a deciding factor in the choice of a landing site for the arriving Fleet. At the time of arrival, Sydney Cove was lined on the western shore by sandy white beaches graduating to mud banks at the entrance of the stream into the harbour.³

The slopes around the cove and the valley extending to the south would have been forested with indigenous trees and shrubs such as swamp mahogany, white gum, smooth-barked apple tree, bloodwood, turpentine and swamp oak, with an under-storey of acacia, banksias and other shrubs. The stream, which originated in marshy ground close to present day Hyde Park, ran north to meet the harbour at the tidal point close to the middle of present day Bridge Street. Its route to the harbour ran along the centre of a valley created by the stream through the sandstone bedrock, with the high points being approximately equivalent to the position of York and Macquarie Streets. The current alignment of Pitt Street, north from Bridge Street to Alfred Street, ran through the mud banks and into the open water of the original shore line.

The banks and valley area of the Tank Stream were utilised by the Gadigal people for campsites and gathering of food and fresh water. Archaeological excavation of sites in Sydney, including the Angel Place development site to the south of the Study Area (near the corner of Pitt Street and Martin Place, where a number of flaked-stone artefacts were retrieved from the remnant natural bed and banks of the Tank Stream), indicate the use of the Tank Stream Valley by the original inhabitants.⁴

The tank stream is shown on the view of the western side of the Cove at Figure 6 above. The GML report notes that despite the above, it is considered that because the Study Area sits within the *tidal zone and on the mud banks* of the original stream, particularly on the eastern portion of the Study Area, the likelihood of similar results being produced is somewhat lessened. The western side of the Study Area however, being located on the slightly elevated bank of the Stream, has a greater degree of the potential to contain artefactual material within residual and/or less disturbed soil profiles.

3.1.1. European Settlement and Shoreline Reclamation 1788- 1845

The arrival of the First Fleet in 1788 had an immediate impact on the shoreline of Sydney Cove and the Tank Stream. The impact of Europeans was felt immediately in the Tank Stream valley where convicts and marines went ashore on the first morning to begin felling trees and clearing the site for the settlement. Figure 7, a plan of the head of Sydney Cove as surveyed in March 1788, shows the positioning of the first shelters and buildings around the cove and on either side of the long tidal zone that formed the head of the stream. Within a few months of the arrival of the Fleet, a wooden bridge had been built over the head of the stream to allow crossings from one side to the other. A track leading down to the bridge became the basis of the future Bridge Street and represented the first east–west crossing in the new town.

In 1797, the first town leases were granted in Sydney, which included a number of sites along the western edge of the Tank Stream facing George Street. Although these areas had been previously occupied in an unofficial capacity, the issue of leases and conditions upon them represent the first phase of deliberate alteration to the stream and its bed. A number of the leases extended beyond the high watermark, across the mud flats to the edge of the actual stream bed (see Figure 9). Despite the growing population and increasing shipping trade in Sydney after 1800, much of the developing wharf accommodation, while being in Sydney Cove, was being developed on either side of the Cove rather than at the head of the Cove.

Wharfs and warehouses were being constructed further north of the study area, with the site remaining as open mud flats on the eastern side until the 1840s. Facing George Street, however, the site had buildings appearing from the 1790s.

³ Campbell, JF, 'The Valley of the Tank Stream', in *Journal of the Royal Australian historical Society*, Vol X, Part II, 1924: 69.

⁴ GML Heritage, Angel Place Project 1997, Archaeological Excavation Volume 3, Salvage Excavation of Site #45-6-2581, report prepared for AMP Asset Management Australia, the NSW Heritage Council and NPWS (NSW).

Figure 7 – March 1788 survey of the Head of Sydney Cove showing the approximate position of the Study Area. This plan shows the earliest positions of the European settlement on either side of the Tank Stream which can be seen emptying into the harbour. The long tidal zone and mud flats are shown on this plan



Source: *A Voyage to NSW: The Journal of William Bradley of HMS Sirius 1786-1792*, facsimile edition, 1969 with Urbis overlay (indicative only)

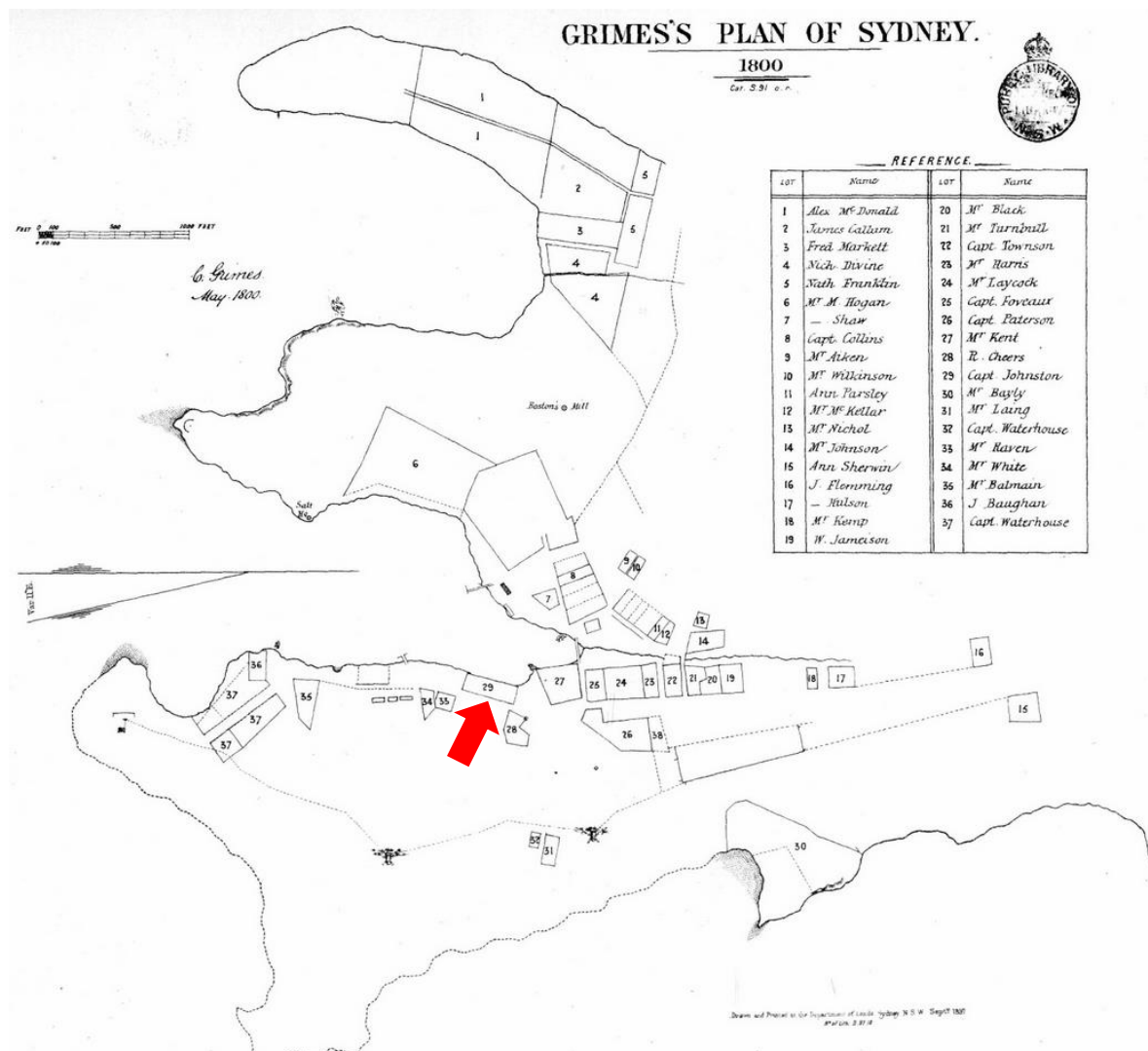
Major George Johnston's Grant

The Study Area appears to lie within the lease of Major George Johnston. Governor John Hunter leased Captain George Johnston land on the west side Sydney Cove on 7 January 1796. The allotment measured 360 feet (109.73m) 'in front' bearing west on the road leading to the hospital (later George Street) by 70 feet (21.34m) in depth. The 14-year lease specified the allotment's use for building and attracting a quit rent of 2 shillings and six pence per annum. According to Alan Roberts Johnston's early use of this land was for market gardening.⁵

⁵ Casey and Lowe, 2014, *Non-Aboriginal Archaeological Assessment & Impact Statement, Lend Lease Circular Quay Development – 182 & 33-35 Pitt Street, Sydney*, report to Lend Lease Development Pty Ltd, p: 23-24.

Johnston had arrived with the First Fleet and risen to prominence in the colony as commander of the Rum Corps, for his part in suppressing the uprising of convicts at Vinegar Hill in 1804 and as the head of the troops who arrested Governor Bligh during the Rum Rebellion in 1808.⁶ Although Johnston was returned to England and court-martialled for his involvement, he was allowed to return to the colony in 1813 where he remained until his death in 1823, farming on his large Annandale Farm estate.

Figure 8 – Grimes' plan of Sydney Cove (1800) with Johnston's grant indicated by No. 29



Source: State Library of NSW, Mitchell Library Z/Ce 89/13 ML SLNSW, Urbis arrow

Johnston reportedly took little interest in his town allotment until the early 19th century. Governor King renewed Johnston's lease in January 1806 with the area recorded, marginally reduced in size, as 340 feet (103.6m) by 70 feet (21.4m) and adjacent to William Blake's allotment (to the north). The eastern boundary of Johnston's lease appears to align with the high water mark however at low tide it was some distance from the waterline.⁷ The lease was again renewed in 1816 and by 1819 he was reputed to have been building houses. Johnston died in January 1823 and in June of that year Governor Brisbane granted the land, now described as 288 rods (0.73 ha), to Johnston's daughters, Julia, Maria and Blanche Johnston⁸ (refer Figure 10).⁹

⁶ A. T. Yarwood, 'Johnston, George (1764 - 1823)', Australian Dictionary of Biography, Volume 2, Melbourne University Press, 1967: 20–22.

⁷ A. T. Yarwood, 'Johnston, George (1764 - 1823)', Australian Dictionary of Biography, Volume 2, Melbourne University Press, 1967: 20–22.

⁸ A. T. Yarwood, 'Johnston, George (1764 - 1823)', Australian Dictionary of Biography, Volume 2, Melbourne University Press, 1967: 26.

Figure 9 – 1807 Plan of the Town of Sydney by James Meehan. This plan, with the Study Area indicated, shows the early leases along George Street which extended through the Study Area. These sites were developed early with shops and stores catering to the nearby wharves. Johnston's land is identified as No. 8 in this map



Source: Ashton, P and D Waterson, 2000, *Sydney Takes Shape*, HEMA, Sydney, Urbis overlay

After Maria Johnston's death in 1833 the Johnston Estate was granted to Julia Johnston, Blanche Weston née Johnston, and George Edward Weston (Blanche's husband). The allotment included reclaimed land between George Johnston's grant and the Tank Stream. By this time the stream was no more than an open sewer, with its attendant health and environmental problems.

⁹ Weingarh, J, The Head of Sydney Cove, in the *Journal of the Royal Australian Historical Society*, Vol X, Part V, 1924, p: 293.

Figure 11 – 1822 Plan of the Town and Suburbs of Sydney. George Street and Bridge Street have been created as has Macquarie Place, all which are beginning to give shape to the area around the study site. The approximate position of the Study Area is shown in relation to the natural Tank Stream flow and the mud flats where it entered the harbour



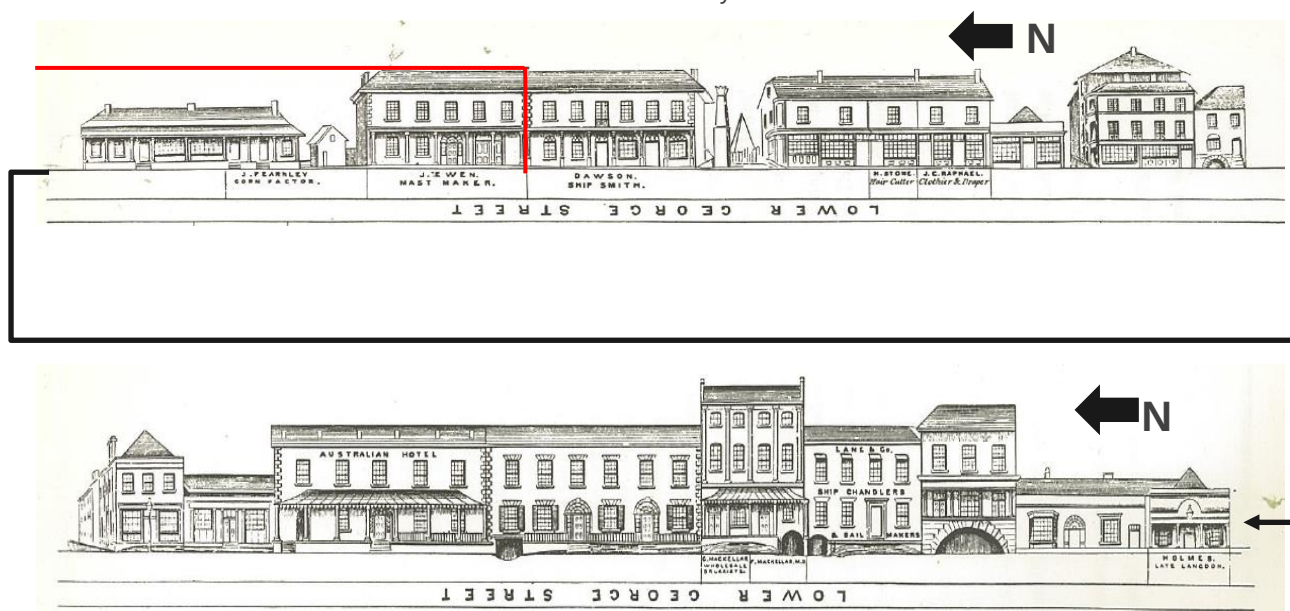
Source: Ashton, P and D Waterson, 2000, *Sydney Takes Shape*, HEMA, Sydney, Urbis overlay

Sketches of George Street in 1848 (Figure 12) show the eastern side of George Street between Essex Street and the Queens Wharf. The Study Area was north of Dawson's Foundry and appears to incorporate premises for J.Ewen, mastmaker and Fearnley's corn factor. The northernmost section includes the House of Isaac Nichols (1810) the first post master, the Australian Hotel, the premises of Shopgood, Hawkins and Co and at the far right, the home of John Lord Holmes; formerly George Howe's Sydney Gazette office. The latter was part of William Blake's grant as detailed above (refer to Figure 9 above). The illustration also shows openings under the buildings for access to the water's edge of the Tank Stream.

This section of George Street represented the hub of the colonial trade and mercantile scene, with houses, shops, warehouses, taverns and traders all vying for the trade generated by the nearby wharves and the ships that visited them. The street resembled a maritime English town, dependent largely on shipping for their subsistence.¹⁰

Fowles illustration is consistent with Rates and Assessment Book entry for 1848.

Figure 12 – Joseph Fowles 1848 sketch of the northern section of George Street between Essex Lane and Queens Wharf showing the style of development fronting George Street. An approximate Study Area is given (in red). The bottom section is located outside and to the immediate north of the Study Area



Source: Fowles, J, *Sydney in 1848*, facsimile edition 1962, Ure Smith

3.1.2. The Tank Stream and Semi-Circular Quay

The Tank Stream is not located *within* the Study Area, but is located to the immediate east. It comprises a three metre curtilage around its entirety, which extends into the Study Area. Despite this, it will not be impacted or exposed by the current proposal. The following historical overview is provided for context and reference regarding the development of the Study Area.

Although the original settlement around the head of Sydney Cove had depended on the Tank Stream for its fresh water needs, within the first twenty years of settlement the stream had been fouled with sewage, rubbish and run-off from piggeries and yards, making the water undrinkable and transforming the Tank Stream into an open sewer, with its attendant health and environmental problems.

The deterioration of the Tank Stream and the unpleasant odours emitted by accumulated waste encouraged land owners and their tenants to build as near as possible to the George Street boundary facing away from the cove. The exception was secondary buildings such as stores, sheds and workshops linked to trade and maritime activities that were built towards the centre of the leases in a haphazard fashion. The condition of the stream, along with the growing need for wharf space in Sydney Cove, prompted the gradual covering over of the Tank Stream and the infill of the tidal zone at the head of the harbour.

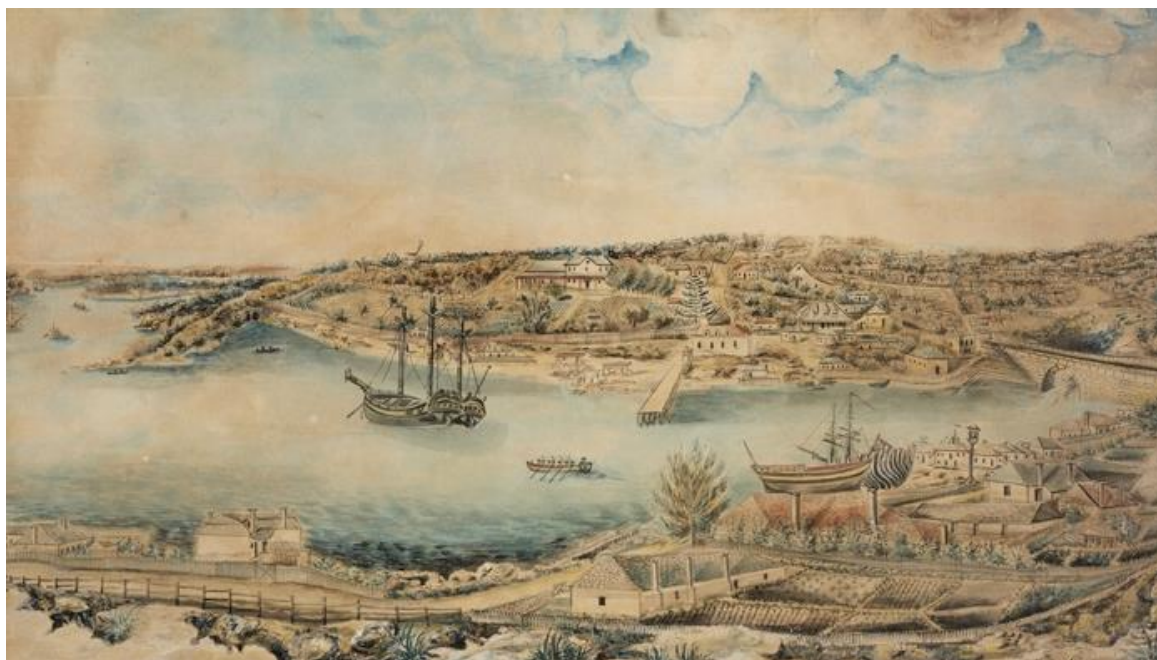
Work began on the scheme in the 1840s with the construction of a stone seawall along the western side of Sydney Cove. This was followed by a stone seawall along the eastern side. The mud flats in the centre were crossed by a wooden bridge extending east from Pitt Street (on the opposite side of the road to the Study Area), built by private enterprise to save pedestrians the trip to the Bridge Street crossing, and on which a halfpenny toll was charged. As it joined the Bon Accord Wharf in Pitt Street, it became known as the Bon Accord Bridge.¹¹

¹⁰Fowles, J, *Sydney in 1848*, facsimile edition 1962, Ure Smith, p.16.

¹¹ Andrews, G, 1986, *Port Jackson 200: 1786-1986*, Reed Books, Sydney, p. 67.

In the early 1850s, the City Council decided to continue the wharf around the Cove to join the two stone sections. However, due to the cost involved (and the dwindling convict resource since the end of transportation in the 1840s), the work was completed using timber. A plan showing the Extension of the Semicircular Quay, dated 1854, shows the extent of the timber wharf extension from a position north of Argyle Street (within the Overseas Passenger Terminal) along the western shore line and around to approximately between ferry wharves 5 and 6. The construction consisted of metal tipped timber piles driven into the harbour bed at regular intervals of approximately 9 feet (2.7m) apart. Batons were placed across the piles and a timber decking then laid out to form the new wharf. Behind the wharf the site was reclaimed and Pitt Street extended to meet the harbour (see Figure 15).

Figure 13 – View of Sydney Port Jackson, New South Wales, taken from the Rocks on the western side of the Cove, ca. 1803, drawn by John William Lancashire



Source: State Library of NSW, <http://acmssearch.sl.nsw.gov.au/search/itemDetailPaged.cgi?itemID=825803>

Figure 14 – Frederick Garling's 1842 watercolour shows the Tank Stream, emptying to Sydney Cove



Source: Mitchell Library, State Library of NSW - ML 420

As part of this work the Tank Stream was also enclosed. At the Circular Quay end adjacent to the Study Area, as this part of Sydney Cove now became known, the Tank Stream was enclosed within a stone semicircular drain with a separate sewer line running along its eastern side. The drain was approximately 3.5

metres wide, two metres high and three metres below the street level to its base. The newly formed sewer then entered the harbour at Circular Quay to the west of the present Wharf 6. This work, and the extension of Pitt Street formed the eastern edge of the Study Area (it is noted that the Tank Stream and separate sewer are both in proximity to but outside of the Study Area, i.e. located to the immediate east).

The creation of the extended Pitt Street allowed for new development along the street, including along the eastern portion of the Study Area (i.e. within the Study Area fronting Pitt Street).

Figure 15 – c1850 plan showing proposed reclamation with the Study Area shown. Note that the allotment boundary extends from George Street, with earlier buildings shown on it, to the east across the high water mark and mud flats of the Tank Stream delta. The proposed Quay extension is shown in relation to the earlier development



Source: State Records NSW AOMAP 5634 with GML overlay 2015

3.1.3. The Study Area

Following the completion of Circular Quay and the extension of Pitt Street, the 1855 Trigonometrical Survey shows two large iron shed buildings fronting Pitt Street. The sheds are later identified on Dove's 1880 plan, at which time they were occupied by a timber merchant and cement store. The sheds may pre-date the completion of Pitt Street and may originally have been associated with Fearnley's corn factor, which included large store buildings.

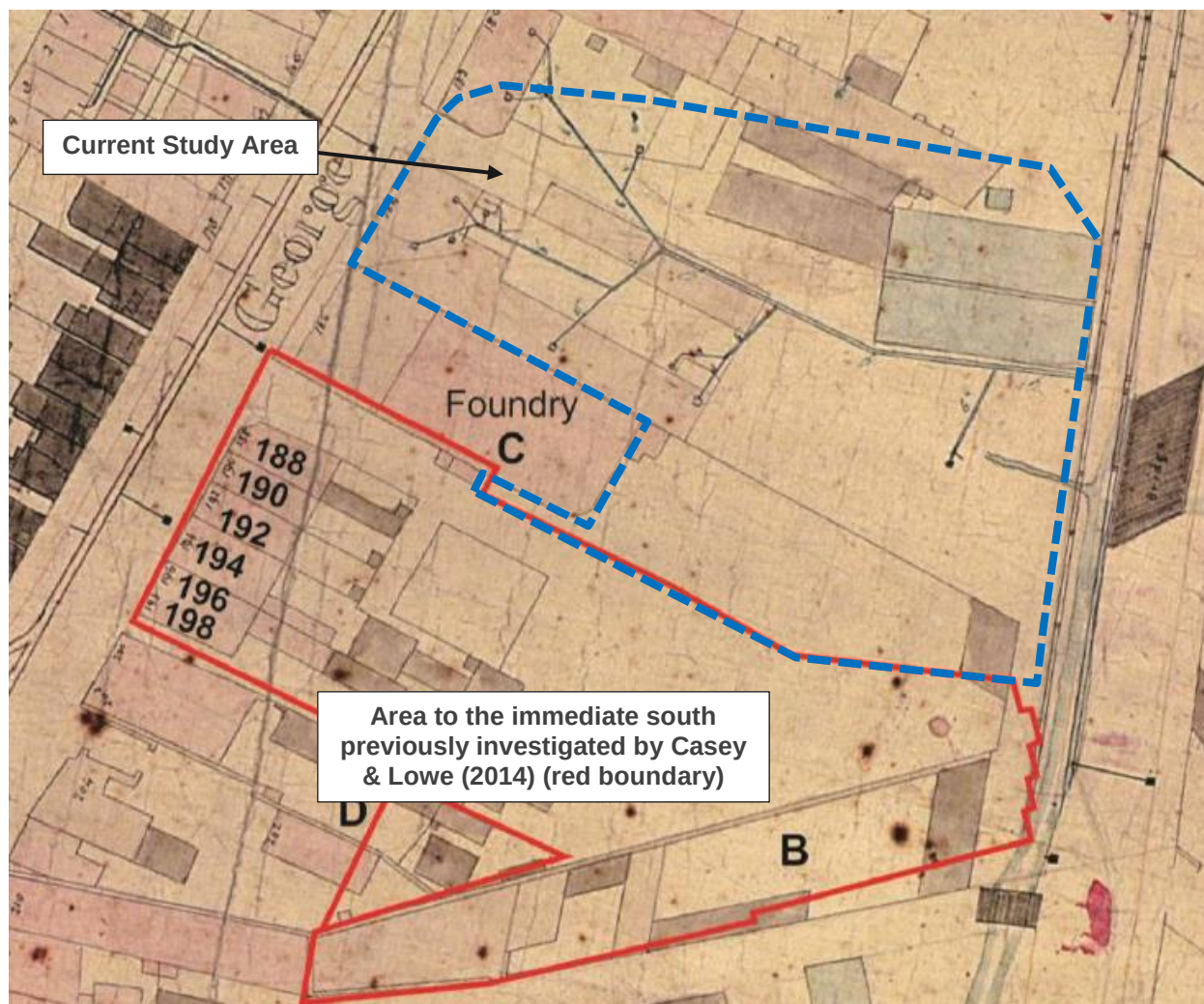
The Rates and Assessment book entry of 1858 does not record any occupation on Weston's grant on the Pitt Street frontage instead making reference to the extensively developed George Street frontage.¹² This would suggest that the eastern frontage remained largely undeveloped (excluding the iron stores referenced above) or that any development was associated primarily with the George Street development. The amended 1865 Trigonometrical survey shows similar occupation to Dove's 1880 plan; by 1865 some additional masonry buildings were constructed south of the stores and noted in the Rates Book as single storey houses¹³. At least one of these was later occupied by G.E Crane and the site was later redeveloped with two storey stores (c.1880).

¹² City of Sydney Rates and Assessment Book, 1858.

¹³ City of Sydney Rates and Assessment Book, 1867.

Dove's plan (refer to Figure 18 below) records the George Street frontage of the site as being occupied by two storey shop premises known as 172 George Street, occupied by Gee Ick Importers, and Loon Cheong Cabinet Makers (formerly Ewen's premises). The buildings were of masonry construction with stone and timber workshops to the rear.

Figure 16 - 1855 Trigonometrical Survey showing the position of the Tank Stream drain running along Pitt Street and the buildings occupying the Study Area (Study Area indicated in **blue**; other annotations are from the Casey & Lowe report)



Source: Casey and Lowe, 2014, *Non-Aboriginal Archaeological Assessment & Impact Statement, Lend Lease Circular Quay Development – 182 & 33-35 Pitt Street, Sydney*, report to Lend Lease Development Pty Ltd, Fig. 3.9

Way Key and Co Importers also falls partly within the Study Area at 166 George Street (formerly Fearnley's corn factor), Way Kee was a very well-known Chinese merchant (import/ export) and reputedly (little information available in the historical record) built 3 new stores on/ in proximity to the site which formed the basis of his substantial Australian property empire. The assessment book entry for 166 refers to the site as "pulled down" in 1882.

Livingstone's Timber Yards occupied the Pitt Street frontage of the site (known as 19-21), incorporating the two single storey iron sheds, one of which was used as a cement store. There is a large vacant area in the centre of the site, likely used in conjunction with the Timber Yards. To the north of Livingstone's shed building and partially within the subject site is the three storey Peacock's jam factory (17 Pitt Street), which was constructed sometime between 1865 and 1880.

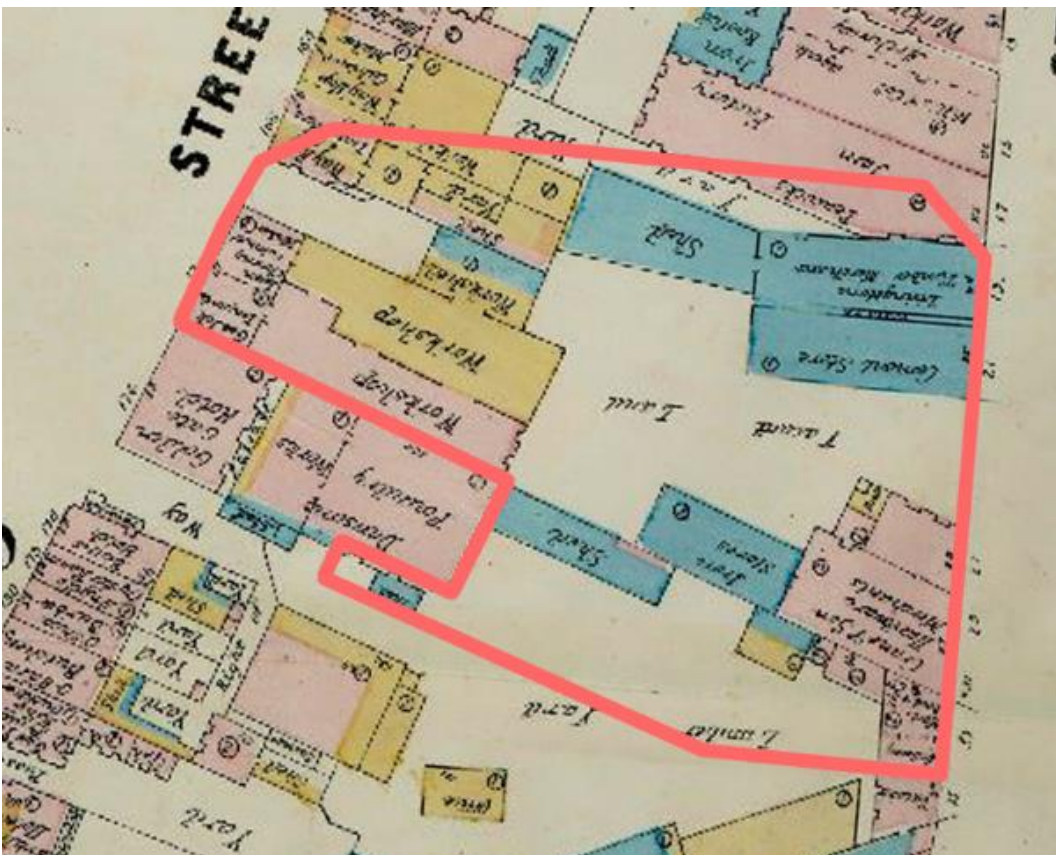
At the southeast corner, on Pitt Street the site was occupied by store buildings, a single storey and two double storey stores. The larger central store (as shown on Dove's plan) appears to have been constructed for Thomas Sutcliffe Mort (wool broker) in the mid-1870s (c.1877) but a few short years later they were occupied by Crane and Son Hardware Merchants. Three timber and iron stores are also recorded to the rear. Crane and sons traded at the site into the early 1900s, after which they relocated to a new purpose built premises to the south of the site. The stores were thereafter variously occupied as shops and stores before being redeveloped for Carleton and Sutton's Chambers.

Figure 17 – 1865 Trigonometrical Survey showing the position of the Tank Stream drain running along Pitt Street and the buildings occupying the Study Area



Source: Department of Lands with GML overlay 2015

Figure 18 – 1880 Dove's plan of Sydney. This shows the high density development on the subject site and around the George Street and Pitt Street areas. This part of the city was dominated by warehouses, merchants and shops dealing with the bustling maritime trade of Circular Quay and other nearby wharves



Source: City of Sydney Council Archives with Urbis overlay

Dove's Plan corresponds with City of Sydney Rates and Assessment Books for the same year, which records Livingstone's Timber Yards and the iron store, with a rated value of £46 as well as Crane's stores, (redeveloped) albeit with a minor variation in street numbering at 31 and 33 Pitt Street. Further analysis of the Rates and Assessment Books indicates that Livingstone took over the premises of W.H Rolfe¹⁴ (along with Rolfe's second timber yard fronting Alfred Street at Circular Quay). Crane is previously recorded in the Rates Books as occupying a large single storey brick and stone store on the site in 1871.¹⁵

Much the same configuration of development is shown on the Metropolitan Detail Series mapping for the site (both the 1884 and 1894 editions – refer to the 1894 plan below at Figure 19). G.E Crane hardware stores occupied the bulk of the Pitt Street frontage into the early 1900s.

Figure 19 – Metropolitan Detail Series Map (1894) with the approximate boundary of the Study Area



Source: State Library of NSW with Urbis overlay

By the early 20th century the Pitt Street frontage had been substantially redeveloped. There was a new laneway access on the southern site boundary known as Crane Place. Carleton Chambers was constructed c.1914 at 23-29 Pitt Street. The two storey building housed various shops and offices. It is first recorded in the Sands Directory in 1914 as occupied by consulting marine and general engineers, a hairdresser, broker, customs agents, estate agent and the office of the Frankfurt Sausage Company (which had adjoining premises to the south).¹⁶

The three storey Sutton's Chambers was constructed on the site of the former iron shed buildings on the north side of the Study Area c. 1907. The building housed various tenancies and achieved some notoriety as

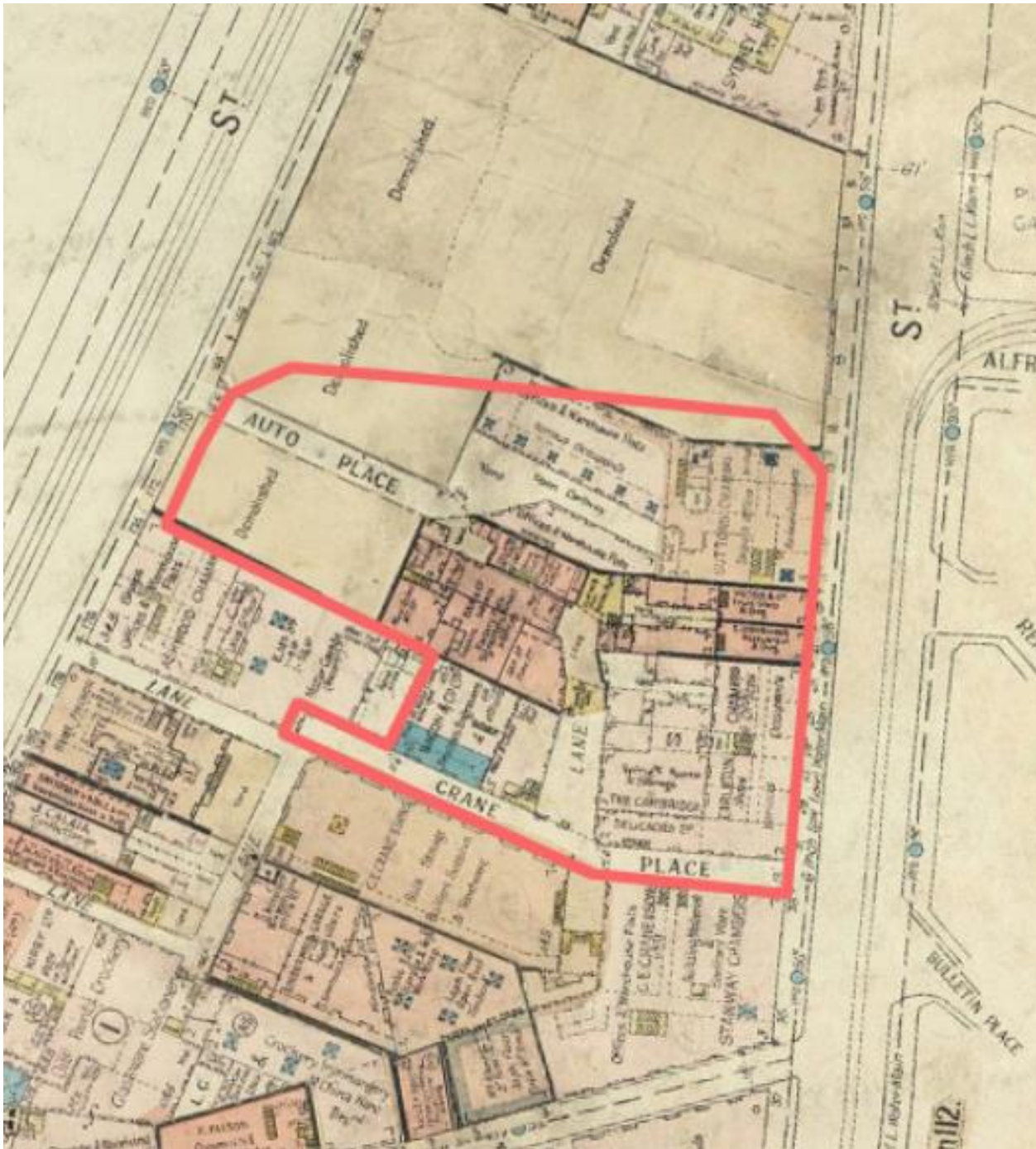
¹⁴ City of Sydney Rates and Assessment Books, 1871.

¹⁵ City of Sydney Rates and Assessment Books, 1871.

¹⁶ Sands Directory, 1914.

the site of a gruesome murder of one of its former occupants, a money lender Daniel Condon, in 1927. Two additional 2 storey shops were also constructed around this time at 19 and 21 Pitt Street, which were variously occupied including housing a, pawnbroker, fruit shop and restaurant. Within the area of the former yard (at the centre of the site) Bacon and Company's 5-6 storey warehouse (process engravers) was constructed c.1913 along with a smaller factory building to the north, probably constructed in the 1920s and later occupied by Bain and Company. This development is illustrated on the Fire Underwriters Association plan at Figure 20.

Figure 20 – Sydney Fire Underwriters Association Plan 1924–1949. These plans were started during the 1920s and updated until the late 1940s. This plan shows the demolition of buildings in preparation for the construction of the Cahill Expressway and remodelling of Circular Quay. The work included the extension of Alfred Street through to meet George Street



Source: <http://www.photosau.com.au/cosmaps/maps/pdf/FU/Block125.pdf> with Urbis overlay

Of the above development only the Bacon Company Building remains extant (now known as Rugby Club). The remainder of development was cleared in the latter part of the 20th century, in conjunction with the construction of Gold Fields and Fairfax House.

Figure 21 – View south along Pitt Street with Suttons Chambers at right (1926)



Source: City of Sydney Archives, Sydney Reference collection: 044\044594

3.1.4. Gold Fields House

In 1958, the Cahill Expressway was opened to traffic. Its completion created a route for traffic from the Sydney Harbour Bridge to the eastern suburbs and allowed the final link of the city circle railway. Originally proposed as part of the city railway and harbour crossing in the early twentieth century, work to resume and demolish buildings in its path had been interrupted by World War II, although any construction work came later. By 1943 though, a number of buildings between George and Pitt Streets had been demolished primarily along an alignment with Alfred Street. The demolition of these buildings created the northern boundary of the study site. With the extension of the Cahill Expressway west to east across the front of Circular Quay, the remainder of the buildings in this part of George and Pitt Streets were demolished (see Figure 22).

The site bounded by George, Pitt and Alfred Streets had been resumed by the Department of Railways as part of the City Circle extension. In 1959 the Department wrote to the Council informing them that tenders had been called to develop the block bounded by George, Alfred and Pitt Streets and with it envisaged that the accepted tender would demolish the existing buildings, which included a three-storey chambers and an old warehouse, and erect a 'modern multi-storied building thereon, somewhat comparable to the proposed new AMP Building which is now in the course of construction'.¹⁷

The AMP building, completed in 1961 at the eastern end of the Cahill Expressway, was the first tall modern tower building in Australia and the first built in Sydney following the lifting of the 150 feet height restrictions that had been imposed on the Sydney skyline since the early 1910s. The proposed Gold Fields House was to act as a 'bookend' to Circular Quay, mirroring the ground-breaking AMP building. The architects Peddle Thorp & Walker, who had designed the AMP building, were also commissioned to design the Gold Fields House development.

Work began on site in late 1963 with deep excavation through bedrock for building foundations, underground parking, plant and equipment rooms and the lift well. The excavation was taken to all four edges of the two allotments and extended two and a half levels below Alfred Street. In the process the site was cleared of any remaining footings or remnant structures from the earlier development phases, as well as any existing pre-

¹⁷ Letter Department of Railways to Cumberland County Council 17 September 1959, Sydney City Council Archives.

European landform or evidence. The edges of the excavation, which extended below the high water mark, were lined with steel sheeting and then braced to prevent their collapse. The Tank Stream lay outside the actual building allotment boundary below the Pitt Street footpath, with the strata through which the water course was cut restrained by the steel sheeting.

Gold Fields House was completed in 1966 as an office and commercial high rise tower development. It has maintained the same role and mix of occupation until the present time.

Figure 22 – 1943 aerial showing the Study Area (indicated in red) and demolition of buildings to the north



Source: Sixmaps 2016 with Urbis overlay

3.1.5. Fairfax House

Fairfax House, at 19–31 Pitt Street, is a fifteen storey commercial office building which was constructed in the late 1960s by Mainline Constructions Pty Ltd, for a cost of \$1.5m.¹⁸

This building lies on part of allotment 6 Section 47 of the City of Sydney originally leased to Major George Johnston, and after his death in 1823 granted to his three daughters Julia, Maria and Blanche Johnston. When Pitt Street was extended from Hunter Street to Circular Quay in 1853, it ran through Johnston's original land grant. By the 1860s this part of Pitt Street was occupied by lumber yards and merchant stores.¹⁹

¹⁸ Rappaport Pty Ltd, Statement of Heritage Impact 19-31 Pitt Street, 2010: 20.

¹⁹ 1865 Trig Survey, City of Sydney Archives.

From the 1880s this area was part of the land owned by G.E Crane & Co hardware merchants.²⁰ Crane's Lane (now Rugby Place) runs along the southern side of the Study Area.

The area was redeveloped in the 1920s and the subject site was occupied by Carleton Chambers and the Commonwealth Bank (23–31 Pitt Street) plus two smaller buildings at 21 and 19 Pitt Street occupied by a restaurant (21) and fruit shop with dwelling above (19).²¹ These buildings were demolished in 1968 for the construction of Fairfax House.

3.1.6. Rugby Club

The Rugby Club is a six storey brick warehouse building that was built in c. 1914²² and initially occupied by Bacon & Co Ltd photo engravers. It was known for many years as Bacon's Building.²³ Prior to the construction of this building the site was part of the land owned by G. E. Crane & Co and contained limited development. The property was purchased by the Greater Sydney Investment Company Ltd in the late 1920s.²⁴ Access to the building was via a lane off Pitt Street originally known as Crane's Lane (now Rugby Lane).

Figure 23 – View of The Rugby Club, c. 1990s



Source: City of Sydney Archives, Sydney Reference collection: 031/031387

In 1952 this building was sold to the Rugby Union Club.²⁵ The Rugby Club was formed in 1945 as a city base for all rugby players and lovers of the game. The Rugby Club was originally the HQ of the NSW Rugby Union and later the ARU and was where Wallaby touring teams were presented their jerseys. It was also where the Australian and New Zealand Rugby Boards agreed to establish the Rugby World Cup and later the Super Rugby and Tri-Nations competitions.²⁶

²⁰ Certificate of Title Volume 947 folio 213, Department of Lands.

²¹ Sydney Fire Underwriters Association Plan of Sydney 1924–1949, City of Sydney Archives.

²² Sands Sydney and Suburban Directory.

²³ 1956 City Plan, City of Sydney Archives.

²⁴ Certificate of Title Volume 3784 Folio 237, 238, Department of Lands.

²⁵ Certificate of Title Volume 4151 Folio 27, Department of Lands.

²⁶ The Rugby Club, <<http://www.rugbyclub.com.au/about/>> viewed 12 June 2015.

4. HERITAGE SIGNIFICANCE

4.1. STATEMENT OF SIGNIFICANCE – THE STUDY AREA

The Study Area does not contain any listed heritage items, and is not located within a heritage conservation area.

Previous assessments of the Study Area have not identified any of its elements to be of heritage significance.

Demolition of all buildings on site was assessed by GML as part of their Stage 1 SSDA heritage impact statement and archaeological assessment, and no heritage constraints were identified in association with the removal of the buildings currently present on site.

There are therefore no identified heritage constraints associated with the proposed demolition of all buildings within the Study Area.

4.2. STATEMENT OF SIGNIFICANCE – HERITAGE ITEMS IN THE VICINITY

The following statements of significance for heritage items in the vicinity have been sourced directly from the state heritage inventory (SHI) citations for the items.

4.2.1. Tank Stream Fountain and Herald Square

The sculpture is of historical, aesthetic and social significance. The sculpture relates well to the simple rectilinear shape of Herald Square. It is an excellent example of civic sculpture rich with symbolism and artisanship.²⁷

4.2.2. Ship Inn

The remaining facades of the Ship Inn, formerly a three storey rendered brick building, are significant as a fine external example of Federation Free Classical style facades as used on a hotel.

The Ship Inn was one of five remaining hotels of this style in the city the others being the Metropolitan, the Bristol Arms, the Harbour View, and the Lismore and was significant as part of a network of small hotels providing a social / recreational venue and budget accommodation in the immediate area of the waterfront. This significance has been greatly reduced with the changed use of the building and subsequent termination of its association with the hotel trade in 1985.

The external facades are a representative example of the small corner hotel in this harbour side location and, although heavily modified in the early decades of the twentieth century, still retain moderate aesthetic significance and with the removal of tower and glazing of balconies, reflected the changing architectural ideas of the early twentieth century and the evolving character of the immediate area.²⁸

4.2.3. Paragon Hotel

The Paragon Hotel, a two storey rendered brick and sandstone building dating from the 1860s, is significant as a fine external example of a corner hotel which evolved over nearly a century and a half to present the existing uniform Victorian Regency style facades.

The hotel has significance as part of a network of small hotels providing a social / recreational venue and budget accommodation as well as dining facilities in the immediate area of the waterfront. This significance has been somewhat reduced with the changed use of the building but the retention of bar facilities at the rear of the building continues an association with the hotel trade.

²⁷ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2426030>

²⁸ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423708>

*It is representative as an example of the evolutionary process of the small corner hotel and is particularly significant as a remaining example of a waterside hotel in this part of the city. The facades of the building retain aesthetic significance due to their simplified Victorian Regency ornamentation which reflected the social character of the immediate area.*²⁹

4.2.4. AMP Building

The AMP Building adjacent to Circular Quay is a 25 storey tower of Post war International Style. The building is historically significant as the first building to officially break the 1912 Sydney height of Buildings Limit of 150 feet and thus become the tallest building in Australia, at the time of its construction.

It is both historically and socially significant for its powerful ability to exemplify the dominant role of the AMP Society in the Australian insurance industry. The building is socially significant for its ability to reflect through its location and form, the considerable public controversy created by its construction of a massive curved facade on such a prominent site so close to Circular Quay. The building is aesthetically significant as an important work by a significant firm of architects Peddle Thorp and Walker and as a landmark site at Circular Quay.

*The building is aesthetically significant as the first fully free standing skyscraper in the city of Sydney which set a precedent keeping its tower free of the podium.*³⁰

4.2.5. Customs House

The Sydney Customs House occupies a unique symbolic and physical position on the site of the First Fleet Landing. Its location is a physical reminder of the importance of Circular Quay as the original maritime centre for the colony.

The Customs House contains parts of the oldest surviving building of its type in Australia, used continuously for 145 years. It is a physical record of the history of the Customs Service and its importance in the history of Australia.

The Customs House embodies the work of three successive and individually distinguished government architects: Mortimer Lewis, James Barnet and Walter Liberty Vernon.

*Because of the scarcity of documentary evidence about the early stages of construction, the surviving building fabric from these stages constitutes the principal source of additional evidence about the early history of the building and its occupants.*³¹

4.2.6. Circular Quay Railway Station

Circular Quay Station and viaduct are of state significance as the closing section in the city rail loop that was over 40 years in planning and construction. As prominent landmarks across the northern end of the city they serve as a visual boundary between the city and the harbour.

The station exhibits aspects of Inter-War Functionalist and some Art Deco stylistic features, completed long after both styles had been largely discontinued in major urban architectural form, reflecting the pre-war planning of the station and the subsequent delays in construction.

*The station design and location have been subject to ongoing analysis and debate and have remained controversial in Sydney's planning history. The use of riveted technology as part of the viaduct represents the last phase of this construction technique in Sydney railway infrastructure.*³²

4.2.7. The Rocks Conservation Area

The Rocks, with its complex layering of significant fabric, uses and associations, is a precinct of national cultural significance. The Rocks is valued as a place of major social history, reflecting more than two centuries of significant activity; including European invasion, early contact between Aboriginal people and European settlers, and colonial settlement.

²⁹ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423694>

³⁰ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423922>

³¹ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044985>

³² <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5011971>

The drama of cross-cultural encounters reflects The Rocks' focal location as a place linking continental, colonial, city and maritime histories. The Rocks was saved through fierce battles for its conservation, and by government ownership.

Despite ongoing incremental change in The Rocks, continuity and authenticity remain major themes, manifest in increasingly rare and fragile relics of original topography and built fabric, remnants of history and a living community.³³

4.2.8. The Sydney Opera House and Sydney Harbour Bridge

The Sydney Opera House is a national icon of exceptional significance located on Bennelong Point. It is of historical importance for its successful functioning as a performing arts centre of world renown. It is of significance for the extensive associations of the site with various periods in Australian history, including its association with the Aboriginal identity Bennelong.

The building is of exceptional aesthetic significance because of its spectacular quality as a sculpture in the round, both day and night, and the appropriateness of its design in relation to its setting, the picturesque quality of the setting, and the way in which its fabric reflects a contemporary philosophy of building creative forms from machine made parts. It is significant for the quality of finishes used throughout the interiors including service areas. It is of exceptional scientific significance for the development of new European construction and tendering techniques.³⁴

The bridge is one of the most remarkable feats of bridge construction. At the time of construction and until recently it was the longest single span steel arch bridge in the world and is still in a general sense the largest. The bridge, its pylons and its approaches are all important elements in townscape of areas both near and distant from it. The curved northern approach gives a grand sweeping entrance to the bridge with continually changing views of the bridge and harbour.

The bridge has been an important factor in the pattern of growth of metropolitan Sydney, particularly in residential development in post-World War II years. In the 1960s and 1970s the Central Business District had extended to the northern side of the bridge at North Sydney which has been due in part to the easy access provided by the bridge and also to the increasing traffic problems associated with the bridge.³⁵

³³ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4500458>

³⁴ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423567>

³⁵ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045703>

5. IMPACT ASSESSMENT

5.1. HERITAGE LISTING

The Study Area itself is not a listed heritage item. It is, however, located in the vicinity of several heritage items listed on one or more of the following:

- The state heritage register (SHR);
- Schedule 5 of the Sydney Local Environmental Plan (LEP) 2012;
- The National Heritage List; and
- The World Heritage List.

Figure 1.3 shows the location of the Study Area and the heritage items in its vicinity.

The Tank Stream Fountain in Herald Square is listed as a heritage item on Schedule 5 of the Sydney LEP 2012 (Item No.I1807). Although only the fountain is listed, it cannot be assessed without a consideration of its wider setting, being Herald Square.

The Tank Stream (an archaeological feature dating from the earliest days of the city's European settlement) is located below the western pavement of Pitt Street, approximately two metres from the eastern boundary of the Study Area.

The Tank Stream is listed on the SHR (Listing No.00636), and also on Schedule 5 of the Sydney LEP 2012 (Item No.I1656). The SHR listing form notes that 'The Tank Stream has a curtilage of three metres from all surfaces'.

Figure 24 – Sydney LEP 2012 heritage map



Source: http://www.legislation.nsw.gov.au/maps/20cbf640-ec45-4aff-b985-6b21d712094e/7200_COM_HER_014_005_20151203.pdf

Other heritage items in the vicinity of the Study Area listed on Schedule 5 of the Sydney LEP 2012 are:

- The Former Ship Inn facade (10–18 Pitt Street) (Item No.I1858);
- The Paragon Hotel facades (27–29 Alfred Street) (Item No.I1857);
- The Former Customs House (Item No.I1661);
- The AMP Building (Item No.1662);
- Circular Quay Railway Station (Item No.I1660); and
- The Sydney Harbour Bridge approaches group (Item No.I539).

Items in the vicinity listed on the SHR are:

- Customs House (former) (Listing No.00727);
- Circular Quay Railway Station Group (Listing No.01112), also included on the Transport for NSW Section 170 Register; and
- Sydney Harbour Bridge, Approaches and Viaducts (Listing No.00781).

The Circular Quay Ferry Wharves are listed on the Roads and Maritime Services (RMS) Section 170 Register. The Rocks is adjacent to the Study Area, on the northern side of the Cahill Expressway, and is managed by the Sydney Harbour Foreshore Authority (SHFA). The Rocks Conservation Area is included on the SHFA Section 170 Register.

The Sydney Opera House and the Sydney Harbour Bridge are listed on the National Heritage List, and the Sydney Opera House is listed on the World Heritage List. The Study Area is not located within the identified buffer or curtilage of these items, nor does it form part of any identified significant view lines.

5.2. STAGE 1 SSDA ASSESSMENT REVIEW

As part of the Stage 1 SSDA, the following proposal was assessed:

The proposed redevelopment comprises the demolition of the existing Gold Fields House fronting Herald Square, Fairfax House on Pitt Street and the Rugby Club building on Rugby Place. The subject site will be developed by the construction of a 185 metre high residential building (Tower A) on the northwest (George Street) corner and a 110 metre high hotel on the northeast (Pitt Street) corner.³⁶

It is noted that the Stage 2 SSDA proposal is substantially similar to the above in terms of the overall proposal, with only relatively minor modifications to the approved Stage 1 envelopes being proposed. As such, the assessment of potential heritage impacts presented in the GML Heritage HIS for the Stage 1 SSDA remains valid for the purposes of the Stage 2 SSDA. The assessment presented in the GML Heritage report is provided below for reference.

A further, more detailed assessment of the overall Stage 2 SSDA proposal is provided at Section 5.3, below, with only those elements that deviate from or which build on the design scheme approved under the Stage 1 SSDA considered.

5.2.1. Tank Stream Fountain and Herald Square

Gold Fields House currently has a poor connection with Herald Square, with recessed commercial spaces separated from the public realm by a change of level and a retaining wall. The proposed new buildings (Tower A and Tower B) are set further back from Herald Square than is the existing situation, and the additional at grade plaza area created by the increased setbacks will connect seamlessly with Herald Square. The outcome is that the public realm along the Alfred Street frontage will be enlarged, providing greater opportunities for outdoor dining, sitting and other pedestrian utilization of the space. The arrangement will also provide at grade pedestrian connectivity between Herald Square and Rugby Place.

The ground and first floor levels of both proposed new buildings are activated with a mixture of retail, café/bars and a registered club uses. The space between the two podiums is also intended to be landscaped and activated to encourage pedestrian utilisation. Overall, the

³⁶ GML Heritage, 2014, *Gold Fields House—Heritage Impact Statement and Preliminary Archaeological Assessment*, prepared for Dalian Wanda Group: p. 1.

proposed development would provide an enhanced connection with Herald Square, and has the potential to complement and enhance the use and public appreciation the square and the heritage-listed Tank Stream Fountain.³⁷

5.2.2. Ship Inn and Paragon Hotel

The Paragon Hotel is located some distance from the proposed development. The Ship Inn is much closer to the subject site, being on the opposite corner of Pitt and Alfred Streets. The scale of the proposed redevelopment (at least the 185 metre high tower on the northwest corner) is substantially greater than the existing Gold Fields House. However, due to the degree of separation and the existing density of development in the area (especially the Gateway development which forms the backdrop to the Ship Inn and Paragon Hotel) the disparity of scale will not have an adverse impact on the setting or individual integrity of either heritage item.

The proposed redevelopment will not impact on views of the Ship Inn or Paragon Hotel from key vantage points, including from within Herald Square. The reduced footprint of the proposed redevelopment at ground level compared to the existing Gold Fields House would potentially enhance views of significant heritage items and spaces along Alfred Street from Herald Square and George Street to the west.³⁸

5.2.3. AMP Building

The existing Gold Fields House building has historic and aesthetic connections with the AMP Building, in that it was designed by the same firm of architects and shortly after the AMP Building was completed. It was designed to be similar in height and similar in scale, as a 'book end' with the AMP building, on Circular Quay. However, in terms quality of architectural refinement, the simple rectangular prism form and curtain wall of Gold Fields House is not comparable with that of the AMP Building, with its curved form, distinct base and tower elements, distinctive 'H' plan and strong vertical articulation.

The 'book end' design concept dates to a period when the AMP building was the first to exceed the pre-existing 45m height limit in the city. However, in recent decades later high rise development in Sydney has reduced the clarity of the 'book end' relationship between the two structures. In particular, the construction of the Gateway development between the AMP Building and Gold Fields House has significantly diminished the relationship between the two buildings. The bulk of the Cahill Expressway has also significantly compromised the connection between the two buildings when viewed from the harbour, although Circular Quay Railway Station was already in existence when both buildings were constructed. The substantial change in the form and scale of the proposed redevelopment in comparison with Gold Fields House will not significantly impact on the appreciation of the AMP Building, particularly the already compromised 'book ending' of the Alfred Street frontage, its 'modern' high-rise form or its broader setting.³⁹

5.2.4. Customs House

Primarily due to their physical separation, the proposed redevelopment would have no impacts on the significant fabric or associations of the Customs House. Further, because of the large number, density and variety of built forms that have been constructed in the immediate vicinity of Customs House in the second half of the twentieth century, creating an architecturally mixed visual background, the visual separation between Customs House and proposed redevelopment is substantial. The visual and historical connections between Customs House and Circular Quay to the north (compromised by the Cahill Expressway) would not be adversely affected by the proposed development.⁴⁰

³⁷ GML Heritage, 2014, *Gold Fields House—Heritage Impact Statement and Preliminary Archaeological Assessment*, prepared for Dalian Wanda Group: p. 34.

³⁸ GML Heritage, 2014, *Gold Fields House—Heritage Impact Statement and Preliminary Archaeological Assessment*, prepared for Dalian Wanda Group: p. 35.

³⁹ GML Heritage, 2014, *Gold Fields House—Heritage Impact Statement and Preliminary Archaeological Assessment*, prepared for Dalian Wanda Group: p. 36.

⁴⁰ GML Heritage, 2014, *Gold Fields House—Heritage Impact Statement and Preliminary Archaeological Assessment*, prepared for Dalian Wanda Group: p. 36.

5.2.5. Circular Quay Railway Station

*The proposed redevelopment would have no impact on the appreciation of these aspects of the significance of the Circular Quay Railway Station Group. The significant separation to the Herald Square frontage of the subject site would be maintained, retaining existing views to the group from the south. When viewed from the north, the group would continue to be read against a cityscape backdrop characterised by a wide variety of built form of considerable density and diversity of form.*⁴¹

5.2.6. The Rocks Conservation Area

*The railway viaducts and the Cahill Expressway form a significant physical and visual barrier between The Rocks and the proposed redevelopment, effectively quarantining The Rocks 'experience' to the north of the Expressway. The historic character of The Rocks, and the aesthetic and historic significance of the area as one of Australia's first places of European settlement, would be unaffected by the proposed development. It would merely substitute a more complex and taller built form for more simple and squat form of Gold Fields House, which comprises part of a cityscape beyond the Cahill Expressway characterized by built forms of considerable density and diversity.*⁴²

5.2.7. The Sydney Opera House and Sydney Harbour Bridge

Gold Fields House and the other buildings on the subject site have not been identified as offering critical views to and from the Sydney Opera House, and are not within the buffer zone established for the purpose of protecting these views. Moreover, the proposed building envelope would have no significant impact on the setting of the Sydney Opera House.

*Although the new structure would be visible from the western loggia of the Sydney Opera House, and would form a part of long views of the Sydney Opera House from parts of the harbour and the North Shore, it would be a remote part of the existing cityscape characterized by built forms of considerable density and diversity. Similarly, the proposed building envelope would have no adverse impacts on the National Heritage values of either the Sydney Opera House or the Sydney Harbour Bridge, due principally to its physical and visual separation from these structures, and in the case of the Sydney Harbour Bridge, due to the very large scale and emphatic geometry of that structure.*⁴³

The above assessment prepared by GML Heritage adequately assesses the potential heritage impacts associated with the overall redevelopment of the Study Area, as amended only slightly for the Stage 2 SSDA, with no negative or detrimental impacts to heritage having been identified.

5.3. STAGE 2 SSDA ASSESSMENT

The Stage 2 SSDA design scheme varies from the Stage 1 SSDA design scheme in the following, minor ways:

- Refinement of the basement, ground plane, podium and tower elements in terms of detailed siting, design and materiality;
- Production of a detailed landscape design for the ground plane of the Study Area;
- Refinement of the demolition and construction management plans in terms of their interaction with the state listed Tank Stream.

It is noted that although **the Tank Stream itself is located outside of the current Study Area**, the three metre curtilage which extends outwards from *all* surfaces of the Tank Stream is located within the Study Area. Therefore, potential impacts to the Tank Stream associated with the proposed development require consideration and assessment.

⁴¹ GML Heritage, 2014, *Gold Fields House—Heritage Impact Statement and Preliminary Archaeological Assessment*, prepared for Dalian Wanda Group: p. 37.

⁴² GML Heritage, 2014, *Gold Fields House—Heritage Impact Statement and Preliminary Archaeological Assessment*, prepared for Dalian Wanda Group: p. 37.

⁴³ GML Heritage, 2014, *Gold Fields House—Heritage Impact Statement and Preliminary Archaeological Assessment*, prepared for Dalian Wanda Group: p. 37.

These elements of the Stage 2 SSDA design scheme have been reviewed and their potential heritage impacts are assessed below.

Refinement of Siting and Design

The current proposal has been refined in terms of envelopes, siting, and design detail. It is noted, however, that these refinements do not represent a substantial departure from the currently approved Stage 1 SSDA concept scheme, which was approved.

Envelopes and Siting

The Stage 2 SSDA scheme varies only slightly to the Stage 1 SSDA concept envelope in terms of specific siting, and this minor change will not result in any greater degree of impact to heritage items in the vicinity.

The overall positive impact to Herald Square is maintained; the proposed siting of the ground and first floor levels of the development (being those levels that interact with Herald Square to the north) continue to respond to and enhance the public space formed by Herald Square and Alfred Street.

The increase in setbacks to the north, as originally proposed in the Stage 1 SSDA concept scheme, has been maintained, and as previously noted by GML this will ultimately provide *'greater opportunities for outdoor dining, sitting and other pedestrian utilization of the space'* and an *'enhanced connection with Herald Square'*.

This improvement at the ground plane level is further evidenced by the more detailed architectural and landscape plans prepared as part of the current submission.

Design and Materiality

As noted as part of the Stage 1 SSDA HIS, the proposed redevelopment of the Study Area will not have a strong physical or visual relationship with any heritage items in the vicinity, but rather will form part of an established CBD context that is defined in large part by comparable multi-storey, contemporary buildings. As a result of this, the proposed design detail and materiality of the proposed buildings is not required to respond specifically to any heritage items in the vicinity.

Irrespective of this, it is considered that the detailed design and materiality of the proposed development are generally appropriate to the contemporary architectural style of the buildings as well as the surrounding CBD context, and in no way detract from the character or visual presentation of any heritage items in the vicinity.

The proposed use of 'pixels' for the façade treatments, including 'pixels' of glass, sandstone and vegetation, is intended to:

- Preserve views from the building and create a 'sharp, high-resolution' appearance that complements other, contemporary tower buildings in the vicinity (glass pixels);
- Relate the building to contemporary and historical buildings in the CBD (sandstone pixels);
- Introduce nature into the design and create a more 'tactile' experience of the building (vegetation pixels).

It is considered that this materiality responds well to the adjoining Herald Square, whilst also referencing the character and materiality of historical buildings (sandstone pixels particularly) in a contemporary manner.

Landscape Design

As noted above, the proposed additional at-grade plaza area created by the increased setbacks will ultimately both enlarge and enhance the existing ground plane of the Study Area. The landscape plan prepared as part of the current SSDA package incorporate the following:

- Improved pedestrian circulation and connectivity between pedestrianised areas throughout the Study Area. This is achieved through:
 - The integration of a north-south running 'through-site link' between Towers A and B, which connects to Herald Plaza in the north and Rugby Place in the south
 - Improved pedestrian access to the eastern, western and northern façades of the proposed tower buildings (i.e. in relation to Pitt Street, George Street and Herald Square/Alfred Street, respectively);

- The connection to be established between the through-site link and Rugby Place, which will improve the accessibility and utilisation of this laneway.
- Landscaping works across the ground plane which are to incorporate:
 - A combination of *in situ* and moveable furniture;
 - Plantings (street trees, new trees to through-site link, raised planters);
 - The maintenance of City of Sydney flooring throughout, including Austral Black pavement across the majority of the ground plane and Austral Black Cobble to Rugby Place.

Ultimately the works described above will improve the ground plan area within the Study Area and, by extension, its relationship with the pedestrianised area of Herald Square. This will result in a positive impact to this heritage item, as well as to the streetscape presentation of the Study Area generally.

Construction Management Plan and Potential Impacts to the Tank Stream

In specific response to Notice of Determination Condition 38 (Heritage Council Conditions), a 'Tank Stream Report' has been prepared by Arup, Engineering Consultants. The purpose of this report is to assess the potential physical impacts to the Tank Stream that may occur in association with demolition and construction works at the Study Area.

As already noted, the Tank Stream itself is located outside of the current Study Area, approximately 800 millimetres from the existing two storey concrete basement wall at Goldfield's House and the single storey basement wall at Fairfax House. However, the three metre curtilage which extends outwards from all surfaces of the Tank Stream is located within the Study Area.

A detailed assessment of potential physical impacts to the Tank Stream is presented in the report, which has been attached at Appendix A of this HIS.

The Tank Stream Report concludes that:

"Without defined criteria for quantifying impact on the Tank Stream, Arup have proposed internationally accepted limits, presented in Section 5 [of the Tank Stream Report]. The adoption of these thresholds and the proposed methodologies for retention, excavation, and construction will result in no structural impact on the Tank Stream.

*Monitoring during construction will verify the satisfactory performance of the designed scheme."*⁴⁴

Based on the structural and engineering assessments prepared by Arup, it is considered that the proposal will not result in any structural impact to the Tank Stream, despite occurring within the nominated three metre curtilage from all surfaces. It is noted that the Tank Stream Report identifies that all works are to be suitably monitored to ensure that no structural impacts to the Tank Stream occur throughout the duration of works proposed.

⁴⁴ Arup Engineering Consultants, 30 September 2016, *Memorandum – Wanda Sydney: Tank Stream Report, Structural Input for D2015/1049 Condition 38 – Heritage Council Conditions*, prepared for Urbis, TTThinc and Wanda: 15.

6. CONCLUSION AND RECOMMENDATIONS

It is considered that the Stage 2 SSDA does not represent a significant variation to the approved Stage 1 SSDA concept scheme. Rather, it refines particular elements already approved as part of Stage 1, including detailed design, materiality, specific siting/setbacks and landscape and public domain design.

The detailed Stage 2 SSDA design is assessed to be entirely appropriate to the CBD context in which it is located, and will not result in any negative impacts to any heritage items in the vicinity. The proposal has been assessed to have a positive impact on Herald Square and its use as a pedestrianised civic space, as already identified in the GML Heritage HIS that was submitted as part of the Stage 1 SSDA.

Further, demolition, excavation and construction works will not result in any identified structural impacts to the Tank Stream, as assessed in detail by Arup.

It is also considered that through the preparation of archaeological assessments (both Aboriginal and historical) and a heritage interpretation strategy, to be submitted along with this HIS as part of the overall Stage 2 SSDA package, the historical development and historical significance of the Study Area has been adequately assessed and will be appropriately captured by the final design scheme.

This will be achieved through:

- Archaeological excavation of the potential archaeological resource and comprehensive analysis of any material recovered;
- Full consultation with relevant Aboriginal stakeholders;
- Development of a heritage interpretation strategy with recommendations for the incorporation of interpretative media across the site, potentially including public art pieces;
- Further refinements to the current public domain and landscape plans to incorporate historical information (either in the form of interpretative media and/or the on-site display or archaeological material, if discovered).

The assessment presented in this HIS confirms the findings of the Stage 1 SSDA HIS prepared by GML Heritage, and similarly concludes that the proposal will not result in any adverse impacts to the identified significance of nearby heritage items.

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