



5 Blue Street, North Sydney

Heritage Impact Statement

May 2026

We acknowledge the Cammeraygal people as the Traditional Custodians of the land on which the site 5 Blue Street, North Sydney sits today. We recognise the Gadigal continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Document Information

Citation

Curio Projects 2026, *5 Blue Street, North Sydney Heritage Impact Statement, prepared for FJC Studio*

Local Government Area

North Sydney Council

Issue	Issue date	Version	Notes/Comments	Author	Review
1	21.05.2026	Draft	Client Review	Kate Wine	Natalie Vinton
2	01.06.2026	Final	For submission	Kate Wine	Natalie Vinton

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1. Introduction

1. Introduction

1.1. The Purpose of this report

This Heritage Impact Statement supports the detailed State Significant Development Application (SSDA) (SSD-86270706) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the adaptive reuse of a mixed-use development at 5 Blue Street, North Sydney (the site). The proponent for the SSDA is Zurich Australian Insurance Properties Pty Ltd.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location.
- Deliver a diverse mix of residential apartments, including market housing and co-living dwellings that will enjoy excellent amenity, taking advantage of the site's strategic location, proximity to services and employment opportunities.
- A planning envelope with setbacks to respect the local context and capable of achieving acceptable levels of solar access, wind comfort and daylight in adjoining public places.
- Enhancement of the Blue Street Plaza, contributing to the improved pedestrian amenity, site permeability and access to and around North Sydney Station.
- Enable the development of high-performance buildings in terms of amenity and sustainability.

The subject site is located within the North Sydney local government area (LGA). The subject site is not listed as a heritage item under Schedule 5 of the North Sydney LEP 2013 and is not located within a Heritage Conservation Area. The site is however located within the immediate and wider vicinity of a several heritage-listed items of local and State significance. As such, the proposal requires careful consideration of its impact on the heritage significance of the surrounding context.

The purpose of this Heritage Impact Statement is to assess the potential impacts of the proposed development on nearby items of heritage significance. The HIS has been prepared in accordance with the following guidelines:

- Australia ICOMOS, 2013, Australia ICOMOS Charter for Places of Cultural Significance and The Burra Charter
- Government Architect NSW, 2017, Better Placed: An integrated design policy for the built environment of New South Wales
- NSW Department of Planning and Environment, Guidelines for Preparing a Statement of Heritage Impact, Environment and Heritage, NSW Government, 2023.
- Government Architect NSW & Heritage Council of NSW (2019), *Design Guide for Heritage: Implementing the Better Placed policy for heritage buildings, sites, and precincts*, Issue No. 02, NSW Government, Sydney.
- NSW Department of Planning and Environment (2023), *Assessing Heritage Significance: Guidelines for assessing places and objects against criteria*, NSW Government, Parramatta.

1.2. Project Background (Housing Delivery Authority and National Accord)

The NSW State Government has agreed to a National Housing Accord (Accord) with other states and territories, local government, institutional investors and the construction sector. The Accord includes an initial aspirational target agreed by all parties to build 1.2 million new well-located homes over 5 years from mid-2024. NSW has a target to deliver 377,000 new homes over five years by July 2029 under the Accord.

To accelerate the delivery of much needed homes and help meet NSW's target under the Accord, the NSW Government has established the HDA. The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as SSD or SSD with a concurrent rezoning. This process aims to improve consistency in planning decisions and speed up assessment, without sacrificing housing quality.

The proposed development is well placed to deliver additional uplift to help achieve these housing goals, being a large, consolidated land holding under single ownership in an accessible location with exceptional public transport connections.

1.3. Site Identification

The site located at 5 Blue Street, North Sydney on a prominent corner of Blue Street and Miller Street and sitting directly above North Sydney Railway Station. The site is situated approximately 2km to the north of the Sydney Central Business District (CBD) within the North Sydney Local Government Area (LGA) and is legally identified as Lot 4 in DP1134234. An aerial map of the side is provided at Figure 1-1.

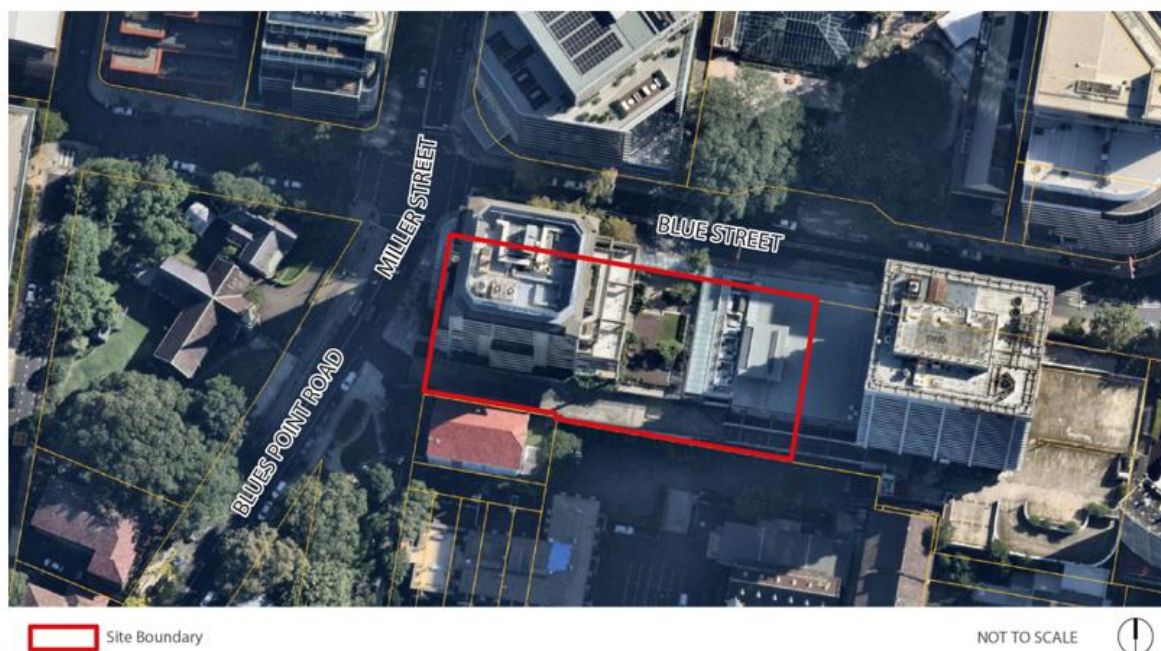


Figure 1-1: Site aerial. Source: Nearmap edited by Colliers Urban Planning

1.4. Secretary's Environmental Assessment Requirements

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) (SSD-86270706) have been issued. This report has been prepared to respond to the issued SEARs, as set out in the table below.

Table 1: Relevant SEARs considered

SEAR	Response
22. Environmental Heritage (if required) A suitably qualified heritage consultant is to: - Identify all heritage items within the site and its vicinity including built heritage, landscapes and archaeology, map these items, and assess why the items and site(s) are of heritage significance. - Assess the impacts of the proposal on any identified heritage items in accordance with the <i>Guidelines for Preparing Statements of Heritage Impact</i>. Discuss the attempts to avoid and/or mitigate the impact on the heritage significance of the site and the surrounding heritage items including any options analysis. - Assess the visual impacts of the proposal on any heritage item(s) within the view catchment of the proposal. - If impacts on potential historical archaeology are identified an historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment and Assessing Significance for Historical Archaeological Sites and Relics.	This document addresses SEAR No.22 in regard to the project requiring a Statement of Heritage Impact.

1.5. Limitations and constraints

This report has been prepared using readily available historical information for the site and local area.

This HIS assesses the impacts on the heritage of the local area, adjacent heritage items and those within the wider vicinity. It does not include any assessment of historical archaeology, Aboriginal archaeology, or Aboriginal cultural heritage values. An Aboriginal Cultural Heritage Due Diligence Assessment has been prepared by Curio Projects and is lodged separately.

This HIS does not include an assessment of any non-heritage related planning controls or requirements.

1.6. Authorship

This report has been prepared by Kate Wine, Principal - Built Heritage, with review and input by Natalie Vinton CEO of Curio Projects.

2. Statutory Context

2. Statutory Context

2.1. Heritage Statutory Framework

In NSW, heritage items and known or potential archaeological resources are afforded statutory protection under the:

- *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act).
- *Heritage Act 1977* (NSW) (Heritage Act); and
- *National Parks and Wildlife Act 1974* (NSW) (NPW Act).

There are further planning policies and controls that provide a non-statutory role in the protection of environmental heritage. This includes the Inner West Development Control Plan.

2.1.1. Environmental Planning and Assessment Act (NSW) 1979

The NSW Department of Planning and Environment administers the EPA Act, which provides the legislative context for environmental planning instruments to be made to legislate and guide the process of development and land use. Local heritage items, including known archaeological items, identified Aboriginal Places and heritage conservation areas are protected through listings on Local Environmental Plans (LEPs) or Regional Environmental Plans (REPs). The EPA Act also requires that potential Aboriginal and historical, archaeological resources are adequately assessed and considered as part of the development process, following the requirements of the NPW Act and the Heritage Act.

2.1.2. Heritage Act (NSW) 1977

In NSW, heritage items are afforded statutory protection under the NSW Heritage Act 1977 (the Heritage Act). Heritage places and items of importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR). The Heritage Act defines a heritage item as a 'place, building, work, relic, moveable object or precinct'. The Heritage Act is responsible for the conservation and regulation of impacts to items of State heritage significance, with 'State Heritage Significance' defined as being of 'significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item'.

2.1.3. Statutory Heritage Listings

The study area is not identified as an item of State or local heritage significance. The study area is also not located within a heritage conservation area (HCA).

The subject site lies within the vicinity of several heritage items including: 'St Francis Xavier Church' (I0349); 'St Francis Xavier School Hall' (I0350) at 19 Mackenzie Street; 'St Peter's Presbyterian Church Manse' (I0792) and 'St Peter's Presbyterian Church and grounds' (I0793) at 218 Blues Point Road; and 'Greenwood (former North Sydney Technical High School)' (I0892 and SHR #00517) at 101–103 Miller Street (36 Blue Street). The items are listed within Schedule 5, Part 1 of the North Sydney LEP 2013. 'Greenwood (former North Sydney Technical High School)' is also listed on the NSW State Heritage Register. The site also lies within the close proximity to the Lavender Bay Heritage Conservation Area (CA12) situated to the south, and south-east and listed under Schedule 5, Part 2 of the North Sydney Local Environmental Plan 2022. The Lavender Bay HCA comprises a concentration of individually listed heritage items which contribute to its significance. Refer to Figures 2.1 and Table

2.1 which identify the heritage conservation area and individual heritage items located within the immediate vicinity of the site.

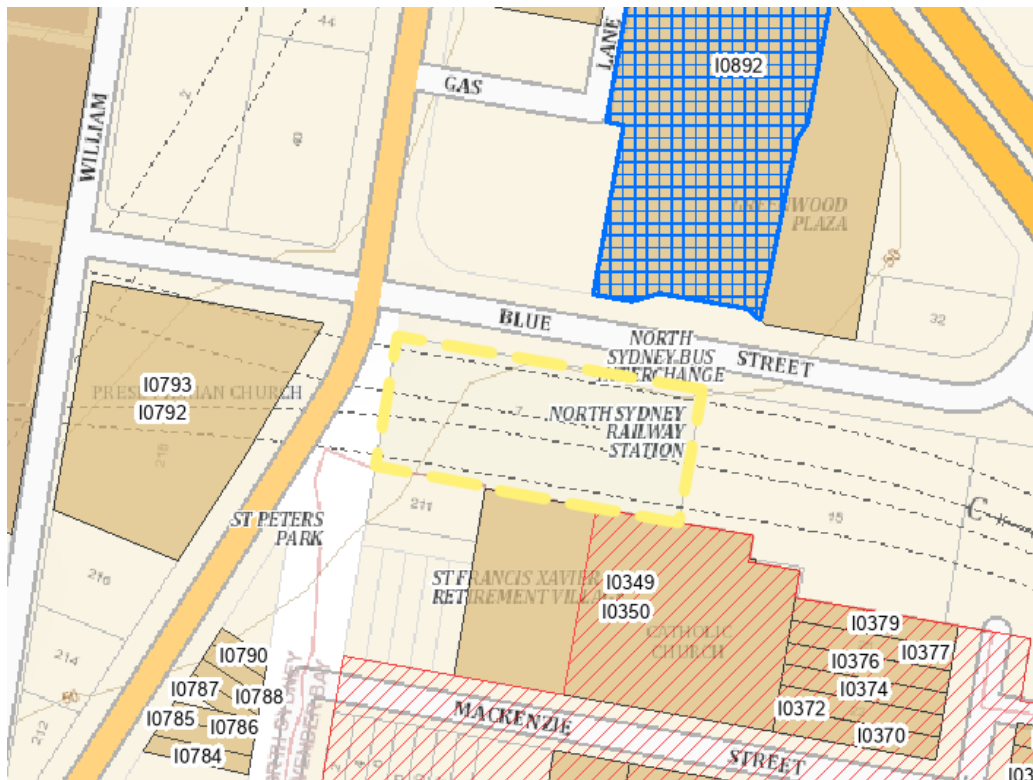


Figure.2-1: The subject site (outlined in yellow) shown in context of existing heritage items (shaded brown) State items are identified with blue hatching and HCAs with red hatching. Source: NSW Planning Spatial viewer.

Table 2.1: List of Heritage Items within the immediate vicinity of the subject site.

Heritage Item	Item No	Address / Property description	Distance from study area (approx.)
St Francis Xavier Church	I0349 NS LEP	19 Mackenzie Street	Immediately south-east
St Francis Xavier School Hall	I0350 NS LEP	19 Mackenzie Street	30m to south-east
House (x6)	I0370, I0372, I0374, I0376, I0377, I0379	Nos. 20, 22, 24, 26, 28, 30 Walker Street	Between 35-65m to the south-east
House (x7)	I0784, I0785, I0786, I0787, I0788, I0789, I0790	Nos. 195, 197, 201, 203, 205, 207 Blues Point Road	Between 60m-90m to the south-west
St Peter's Presbyterian Church Manse	I0792 NS LEP	218 Blues Point Road	30m to the west
St Peter's Presbyterian Church and grounds	I0793 NS LEP	218 Blues Point Road	30m to the west
Greenwood (former North Sydney Technical High School)	I0892 NS LEP & SHR #00517	101-103 Miller Street (36 Blue Street)	30m to the north-east
Lavender Bay HCA	C12	Various	South and south-east

The site is located within the wider vicinity of several additional locally listed heritage items and HCAs which are located to the south-west and west. In the even wider context, the site falls within the visual catchment of the 'Sydney Harbour Bridge (approaches and viaducts (road and rail))' (SHR #00781) and 'Brett Whiteley House and Visual Curtilage' (SHR #01949). Refer to figures 2.3 to 2.3 below. The significance of these items and their relationship to the subject site are further described in Section 5 of this report.

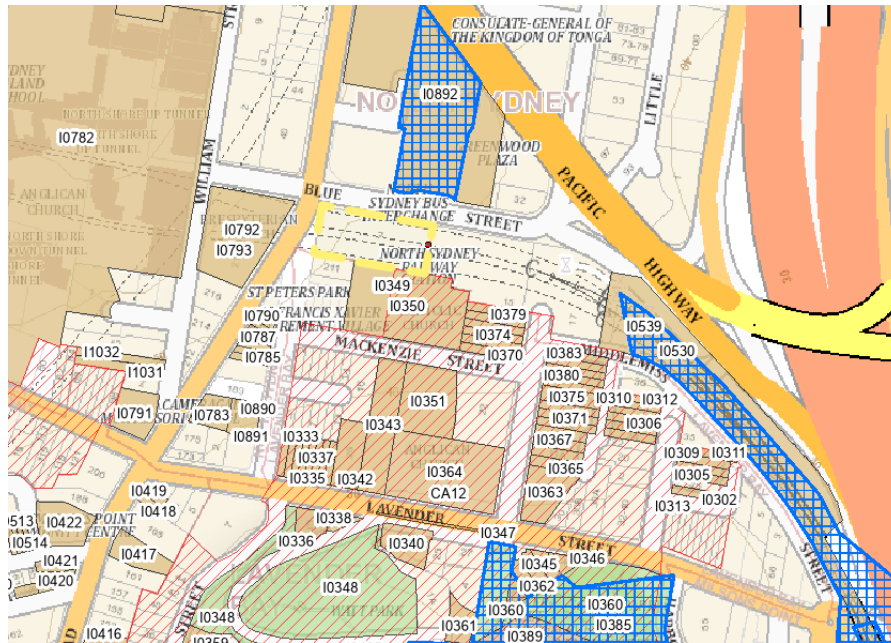


Figure.2-2: The subject site (outlined in yellow) shown in context of existing local heritage items (shaded brown), State items (blue hatching) and HCAs (red hatching). Source: NSW Planning Spatial viewer.

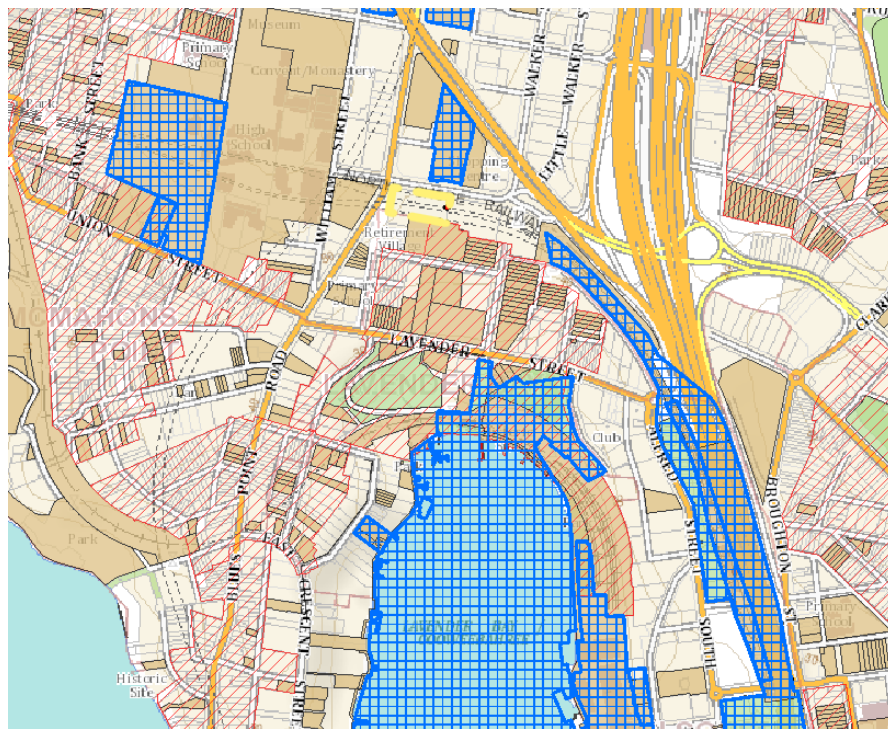


Table 2.3: Heritage items within the site's (yellow outline) broader heritage context showing its visual relationship to the State and Nationally significant Sydney Harbour Bridge (and approaches) and the State significant visual catchment of Brett Whiteley House (including Lavender Bay cove). Local heritage items are shaded brown, HCAs are red hatching and State items are identified with blue hatching. Source: NSW Planning Spatial Viewer.

3. Historical Summary

3. Historical Summary

3.1. Aboriginal Ethnohistory

3.1.1. Pre-European Environment

Before European colonisation, the area was known to have been inhabited by two major Aboriginal groups; the Cammeraygal and the Wallumedegal. The exact boundaries and borders of their territories were not known, and were perhaps never truly defined, but Governor Phillip noted that the Cammeraygal inhabited the north-western part of Sydney harbour, and the Wallumedegal controlled the north-eastern areas of the northern shore.¹

The Cammeraygal were coastal people, with their primary hunting and gathering grounds along the northern coast of Sydney Harbour. Resources were abundant in this area of Sydney, allowing for large amounts of leisure time and the development of intricate religious and legal customs, as well as a complex and detailed language, linking them spiritually, socially, and politically to Aboriginal groups in wider Sydney.² Like the Gadigal and other Aboriginal groups encountered in the Sydney area, the Cammeraygal were noted as an extremely healthy, fit and muscular people by the first Europeans, highlighting the highly nutritious and ample diet that their bountiful area could provide.³

3.1.2. Post Contact History

The arrival of Europeans in the Sydney area was devastating to Aboriginal groups like the Cammeraygal, largely due to the outbreak of smallpox in 1789. Lacking the immunity and resistance of the European colonists, up to 50 percent of the Aboriginal population of Sydney died in swift succession, causing untold social and cultural disruption amongst the survivors. Despite the devastation, Aboriginal people manage to regroup and reorganise their surviving communities, either dispersing further inland or adapting to the new circumstances and the increasing number of European arrivals.⁴ Many Aboriginal groups continued to live semi-traditional lifestyles, usually on the margins of the ever-growing European settlement, from which they sometimes supplemented their supplies or traded fish and game for luxuries like sugar or metal objects. Despite this adaptation, the Aboriginal population of Sydney continued to decline, and by only 1827 the population was thought to have dropped to a third of its pre-contact number.⁵

While Aboriginal people remained a common site in the early colony around Sydney Cove, European sources indicate that the Cammeraygal and other Aboriginal groups were an uncommon sight by the 1800's, their numbers having been reduced either through disease or dispersal. Groups of Aboriginal people would still visit the local area to camp in caves near the shoreline, or to receive blankets from the Governments annual Blanket Distribution.⁶ It is likely that many of these people were surviving Cammeraygal and their descendants. The territory of the Cammeraygal was utilised

¹ NBRS Architecture 2018, 253-267 HIP, p.12

² Lane Cove Council 2023, 'Aboriginal Heritage' About Lane Cove. Accessed from <https://www.lanecove.nsw.gov.au/Community/AboutLaneCove/Pages/AboriginalHeritage.aspx>

³ NBRS Architecture 2018, 253-267 HIP, p.12

⁴ National Museum Australia, 'Smallpox Epidemic' Defining Moments. Accessed from: <https://www.nma.gov.au/defining-moments/resources/smallpox-epidemic>

⁵ Murray and White 1988

⁶ NBRS Architecture 2018, 253-267 HIP, p.12 & North Sydney Heritage Leaflet 1, North Sydney's Aboriginal Past, http://www.northsydney.nsw.gov.au/resources/documents/01_aboriginal1.pdf

by the Europeans, with Samuel Lightfoot being granted 30 acres of land in what is now Kirribilli as early as 1794.

3.2. Early Development

3.2.1. 1828 - 1838 – Initial Land Grants

The study area was originally part of a large section of undeveloped and ‘unclaimed’ land on the North Shore, surrounded by William Blue’s estate to the south, Alfred Thrupp’s estate to the west, and Edward Wolstencroft’s estate to the west.⁷ By at least 1828, the North Shore region was almost completely undeveloped, with a few scattered dwellings belonging to the various estate owners that inhabited it. An 1828 map by Thomas Mitchell highlighted the potential of the location for a future township, taking advantage of the section of land that had not been divided up into land grants. This map included suggested street plans and subdivisions but was not accepted.

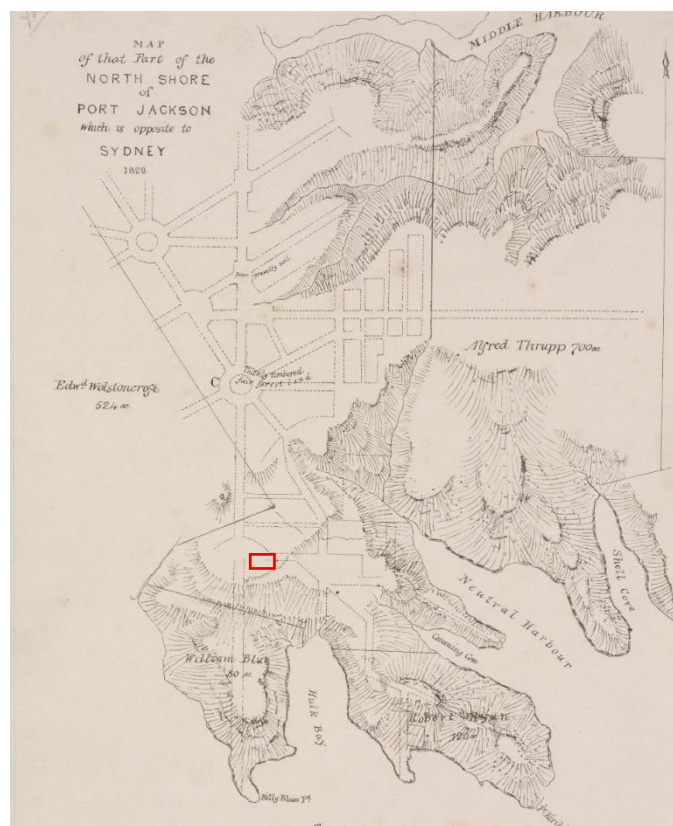


Figure 3.1: Survey Map of North Shore with proposed street development, 1828, with rough location of study area in red. Source: State Library NSW. 'John Thompson. Illustrations from the Report upon the progress made in roads and in the construction of public works in New South Wales from the year 1827 to June 1855': maps and sketches, accessed at <https://dictionaryofsydney.org/media/66521>

3.2.2. 1836 – 1853: Township of St Leonards

In 1836 the area was re-surveyed for the purpose of establishing a township, known as ‘St Leonards’ in response to a growing demand for land in the area north of Sydney. By 1838 this township had a road structure built around a grid of roads including Berry, Mount, Blue and Lavender Streets

⁷ Ian Hoskins, 2015. ‘We will see a town rising’: a history of North Sydney. P.6

established east to west, and Miller and Walker Streets running north to south.⁸ This area had at least 106 dwellings by 1846, and by 1859 the growing commercial and retail centre ran from Miller Street down to Milsons Point.⁹ The area was overall noted to be fairly undeveloped and only had a small number of cottages and larger villas scattered around the smaller hills. The study area appears to have been an undeveloped slope adjoining the early form of Miller Street during this period, with some small residences located to the north and south. The site's south-eastern corner is also located close to the head of Rainbow Creek, likely running down from the ridge to the north-west, as seen in



Figure 3.2 below.

Artist and writer Louisa Meredith, writing in 1840, describes the general vicinity of the study area as:

“The opposite or north shore of Port Jackson, here about two miles across, is rather a monotonous character. Hills of no great elevation and very tame outline rise from the beach, dotted here and there with villas and cottages, their adjoining gardens making a pleasant green contrast with the uniform brown hue of the scrub. Numbers of boats were pulling and sailing about giving animation to the scene.”¹⁰

⁸ Dictionary of Sydney 'North Sydney'. Accessed from: https://dictionaryofsydney.org/entry/north_sydney

⁹ The Book of Sydney Suburbs, compiled by Frances Pollon, Angus & Robertson Publishers, 1990, Published in Australia ISBN 0-207-14495-8, page 19.

¹⁰ Mrs Charles Meredith, Notes and Sketches of New South Wales, [1844], Penguin Books, 1972, p.37



Figure 3.2: 1853 Trigonometrical survey of Port Jackson, with approximate location of study area highlighted in red. Note that only Miller (NS) and Blue Street (EW) are present in this survey, possibly indicating that the other streets were not present or were still largely dirt tracks when this part of Sydney was surveyed.

Source: Mitchell, Thomas, Sir, 1792-1855; engraved by J.W. Lowry, published by T. & W. Boone, New Bond Street, 1853.
Accessed via Trove.

3.3. Development of the Study Area

3.3.1. 1880's – early 1900's - Municipality of North Sydney

By 1887 the Township of St Leonards had developed substantially, with the study area and surrounding blocks subdivided into various residential and commercial residences. The area officially became known as 'North Sydney' in 1890, after several naming disputes, and the existing St Leonards post office, town hall, and public school were renamed to use the name 'North Sydney'.¹¹ By this date, the study area had been divided into six subdivisions, however the plan does not note the ownership of these lots nor indicate whether buildings are present at this time.

¹¹ The Book of Sydney Suburbs, compiled by Frances Pollon, Angus & Robertson Publishers, 1990, Published in Australia ISBN 0-207-14495-8, page 19.



Figure 3.3: 1887 Map of St Leonards area

Source: 'Map of St. Leonards on the North Shore Parish of Willoughby / compiled, lithographed and published by Higinbotham & Robinson'. National Library of Australia - MAP RM 4458. Accessed via Trove from <https://nla.gov.au/nla.obj-232482086/view>

3.3.2. 1900s-1960s – North Sydney Station

North Sydney Station was constructed as part of the northern railway approaches to the Sydney Harbour Bridge, rather than as an isolated suburban station. Work on the bridge approaches began in 1924, and the northern approach works included the construction of North Sydney Station, Milsons Point Station and associated underbridges to carry the railway towards the bridge. The works were designed and built by the Sydney Harbour Bridge Branch of the Public Works Department and the Metropolitan Railway Construction Branch of the NSW Government Railways.¹²

North Sydney Station was constructed within a substantial rock cutting, with the platforms located below street level and an overhead concourse built above them to provide pedestrian access from the surrounding road network. Spoil excavated from the North Sydney Station site was reportedly reused to form the ramp up to the main bridge level, with concrete retaining walls constructed along nearby streets including Broughton Street, Alfred Street, Bradfield Highway and Pacific Highway.¹³

The station was designed with four platforms, corresponding to the four railway tracks originally intended to cross the Sydney Harbour Bridge as part of John Bradfield's broader transport scheme for the harbour crossing and northern railway approaches. At the Waverton end of the station, four tunnels were cut into the rock to carry the rail alignment westward. In addition to these operational tunnels, approximately 260 m of unused tunnel stubs were also excavated for proposed future railway lines to Newport and Northbridge. These were reportedly included during the original

¹² Heritage NSW n.d., 'Milsons Point Railway Station group', State Heritage Inventory, NSW Government, accessed 4 May 2026 <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5012106>

¹³ Heritage NSW n.d., 'Milsons Point Railway Station group', State Heritage Inventory, NSW Government, accessed 4 May 2026 <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5012106>

construction phase because Bradfield considered that later excavation for these proposed lines would be difficult and disruptive once the North Shore Line was operational.¹⁴



Figure 3.4: Construction of North Sydney Station 1925 – directly beneath the current study area, looking west
Source: NSW State Archives NRS-12685-1-[4/8722]-4/8722-10



Figure 3.5: Construction of North Sydney Station 1931 – directly beneath the current study area, looking west
Source: NSW State Archives NRS-12685-1-[4/8723]-4/8723-9



Figure 3.6: 1943 aerial
Source: NSW Historical Imagery Viewer

3.3.3. 1960s-Present Day

¹⁴ PocketOz, n.d. 'North Shore Line', PocketOz Sydney Railways, viewed 4 May 2026, <https://pocketoz.com.au/rail/line-north-shore.html>

From the late 1960s, the void space above North Sydney Station began to be progressively redeveloped, reflecting the increasing commercialisation and intensification of North Sydney as a CBD precinct. The first major over-station development was the North Sydney Travelodge, constructed directly above the station. The Travelodge was built over the station in 1968, while contemporary retrospective reporting indicates that it opened to the public in March 1970.¹⁵ The hotel was a substantial 14-storey, crescent-shaped building designed to take advantage of harbour views, containing 224 self-contained suites and constructed at a reported cost of approximately \$3.5 million. Its construction marked the beginning of major commercial use of the station air-rights and substantially altered the earlier open character of the station precinct.¹⁶

During the early 1970s, the station continued to be modified as over-station development progressed. In December 1972, the awning over platforms 3 and 4 was demolished, indicating further alteration of the original 1932 station fabric and platform environment as the station became increasingly enclosed. The broader over-station redevelopment was completed with the opening of Zurich Insurance House in 1984, after which North Sydney Station was described as being totally enclosed.

The Zurich Building at 5 Blue Street represents the later major phase of over-station commercial development. Completed/opened in 1984 as Zurich Insurance House, the building enclosed the remaining open portions of North Sydney Station and established the site's long-term use as a major commercial office building above the railway.



Figure 3.7: 1986 aerial

Source: NSW Historical Imagery Viewer

¹⁵ PocketOz, n.d. 'North Shore Line', PocketOz Sydney Railways, viewed 4 May 2026, <https://pocketoz.com.au/rail/line-north-shore.html>

¹⁶ Usher, A 2022, 'Flashback 1970: North Sydney Travelodge thrills Aussie holiday makers looking for luxury accommodation', Mosman Collective, 6 October, accessed 4 May 2026, <https://mosmancollective.com/history/flashback-1970-north-sydney-travelodge-thrills-aussie-holiday-makers-looking-for-luxury-accommodation/>

4. Physical Analysis

4. Physical Analysis

4.1. Site details

As described in Section 1, the site located on the south-eastern corner of Blue Street and Miller Street and sits directly above North Sydney Railway Station. The site is situated approximately 2km to the north of the Sydney Central Business District (CBD) within the North Sydney Local Government Area (LGA) and is legally identified as Lot 4 in DP1134234. An aerial map of the side is provided at Figure 4-1.



Figure 4-1: Site aerial. Source: Nearmap edited by Colliers Urban Planning

The site comprises an existing 12-storey office building with a regular, rectilinear built form and central service core. Its design is consistent with late 20th century commercial tower typologies. The structure is supported over the railway infrastructure of North Sydney Station, forming an air-rights development with limited ground-level footprint relative to its upper floor plates. The building provides approximately 8,000 m² of commercial floor space and includes refurbished lobby areas, retail tenancies, and end-of-trip facilities at the lower levels.

The site has a primary frontage to Blue Street, and secondary frontage to Blues Point Road. At ground level, the site incorporates Blue Street Plaza, a privately owned but publicly accessible forecourt located adjacent to the tower to its east and with a frontage to Blue Street. The space functions as a pedestrian circulation area connected to station access points and surrounding commercial buildings, and includes landscaping, seating, and open views toward the harbour. A service lane runs along the site's southern boundary and is accessed via a crossover fronting Blues Point Road.

The site occupies a highly constrained urban block defined by its relationship to rail infrastructure below and adjoining development parcels to the east and west, including 15 Blue Street, which is similarly positioned above the station corridor.



Figure 4-2: View of existing building at 5 Blue Street (subject site) from corner of Blue Street and Blues Point Road. Source: Google Streetview accessed May 2026.



Figure 4-3: Looking towards ground floor and plaza area of subject site taken from northern side of Blue Street
Source: FJC Architects.



Figure 4-4: Looking in a south west direction towards ground floor and plaza area of subject site taken from northern side of Blue Street
Source: FJC Architects.



Figure 4-5: View of existing southern elevation
Source: FJC Architects.



Figure 4-6: View of existing service lane and southern elevation.
Source: FJC Architects.



Figure 4-4: Looking north towards Blue Street from within existing Blue Street Plaza. Source: FJC Architects.



Figure 4-4: Looking in a south west direction across Blue Street Plaza showing south eastern corner of existing building. Source: FJC Architects.

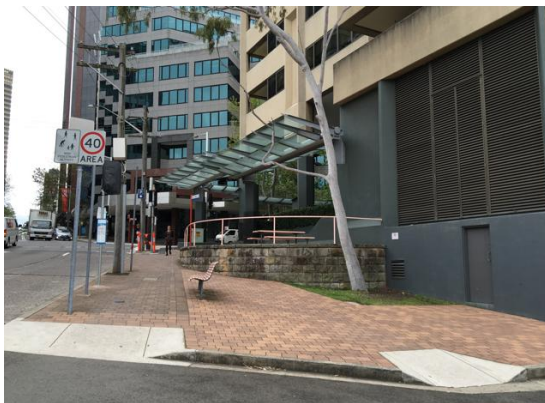


Figure 4-7: Looking north along the site's Blues Point Road frontage. Source: FJC Architects.



Figure 4-8: Looking west along Blue Street from North Sydney Station frontage. Source: FJC Architects.

4.2. Surrounding context

The site sits within a portion of Blue Street characterised by high-density commercial development associated with North Sydney Station, with tower forms rising above a constrained ground plane of plazas, retail entries and pedestrian links. The street functions primarily as a commuter interface, with high pedestrian volumes and limited traditional streetscape definition.

Buildings in the vicinity range from mid- to high-rise towers, with consistent street wall conditions and limited at-grade open space beyond privately owned plazas (such as that at No. 5. Blue Street) which operates as a local connector within the CBD, accommodating pedestrian movement associated with the North Sydney Station and surrounding commercial uses.

The site has secondary frontage to Blues Point Road, which presents a more conventional street condition with continuous built frontages and a mix of commercial and institutional uses. It provides a connection between the North Sydney centre and the lower-scale fine grain residential areas of McMahon's Point and Lavender Bay.

The site is located within the immediate vicinity of several local heritage items associated with late 19th century development. These include St Francis Xavier Catholic Church and school hall (I0349 and I0350) to the south-east which comprises a sandstone Gothic Revival building designed by William Wardell (c.1880s) with a prominent spire and steeply pitched roof and a mid-century annex addition by Stephen Moore (c.1964). A small park (St Peter's Park) is located immediately to the south of the site with frontage to Blues Point Road. To the west, on the opposite side of Blues Point Road, heritage items St Peter's Presbyterian Church and grounds (I0792 and I0793) and contribute

to the historic religious infrastructure of the area. To the north-east, the State Heritage-listed Greenwood Hotel and Greenwood Plaza complex (I0892; SHR 0517) incorporates retained historic fabric within a larger commercial redevelopment. These items are generally lower in scale than the surrounding commercial towers which dominate the North Sydney CBD.

In the wider context, the site is located just north of the Lavender Bay Heritage Conservation Area (HCA). The Lavender Bay HCA comprises a cohesive group of 19th and early 20th century residential buildings in a fine-grain urban pattern with a strong relationship to the harbour foreshore and numerous heritage items are contained within its boundaries, including the State-listed Brett Whitely House and Visual Curtilage. The site is also located within the wider vicinity number of heritage items of State and National significance associated with Sydney Harbour.



Figure 4-9: Looking east along Blue Street showing subject site (right) and immediate surrounding context including Greenwood Plaza (left) and North Sydney Station and high-density commercial development further to the east. Source: Google Streetview accessed May 2026.



Figure 4-10: Looking north-east at the corner of Miller Street and Blue Street showing existing high density commercial development characterising the southern portion of the North Sydney CBD. Source: Google Streetview accessed May 2026.



Figure 4-11: Looking west along Blue Street showing entrance to North Sydney Station (left) and subject site beyond Greenwood Plaza (right). Source: Google Streetview accessed May 2026.



Figure 4-12: Looking in a south-easterly direction down Blues Point Road showing subject site (left), St Peter's Presbyterian Church (right) and lower density fine grain historic character of Lavender Bay HCA beyond. Source: Google Streetview accessed May 2026.



Figure 4-13: Looking in a south-easterly direction showing St Peter's Park immediately south of the site. Source: FJC Architects.



Figure 4-14: Looking in a north along Blues Point Road towards North Sydney CBD showing subject site (right), St Peter's Presbyterian Church (left). Source: Google Streetview accessed May 2026.

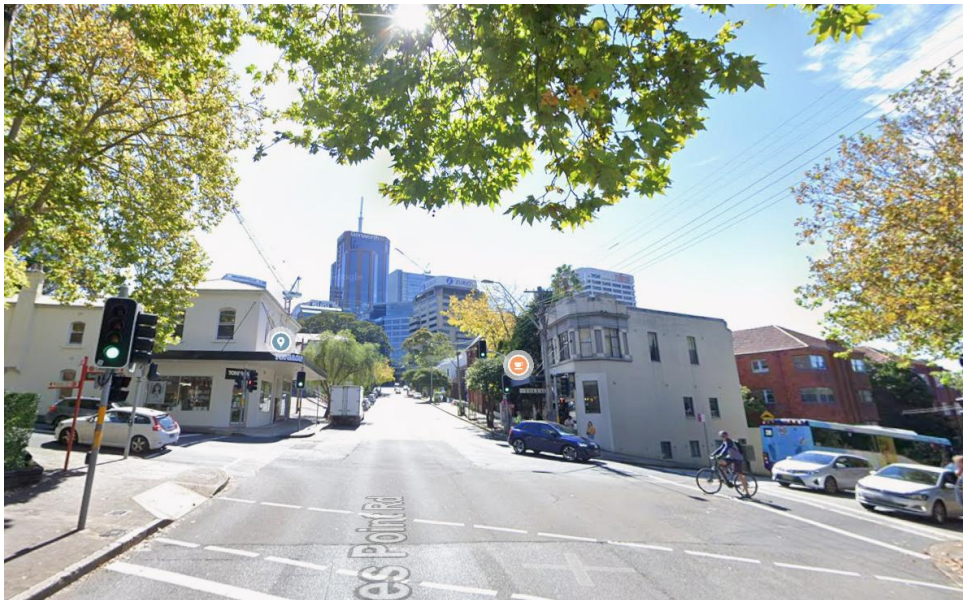


Figure 4-15: Looking in a north along Blues Point Road towards North Sydney illustrating the lower density historic fine grain character of the Lavender Bay HCA to the south. Source: Google Streetview accessed May 2026.



Figure 4-16: Looking north from the corner of Miller Street and Lavender Street towards the subject site illustrating the lower density historic fine grain character of the Lavender Bay HCA located to the south. Source: Google Streetview accessed May 2026.

5. Heritage Significance

5. Heritage Significance

5.1. Heritage significance of the site

The site is not identified as an item of State or local heritage significance. The site is also not located within a heritage conservation area (HCA).

5.2. Heritage items within the vicinity of the study area

The site lies immediately adjacent to locally listed heritage items '*St Francis Xavier Church*' (I0349) and '*St Francis Xavier School Hall*' (I0350) as well as the northern boundary of the Lavender Bay HCA. The site is also located within the vicinity of several heritage items listed within Schedule 5, Part 1 of the North Sydney LEP 2013. These include:

- '*St Francis Xavier Church*' (I0349); '*St Francis Xavier School Hall*' (I0350) at 19 Mackenzie Street;
- '*St Peter's Presbyterian Church Manse*' (I0792) and '*St Peter's Presbyterian Church and grounds*' (I0793) at 218 Blues Point Road; and
- '*Greenwood (former North Sydney Technical High School)*' (I0892) at 101–103 Miller Street (36 Blue Street). '*Greenwood (former North Sydney Technical High School)*' is also listed on the NSW State Heritage Register (SHR #00517).

As mentioned, the site also lies within the close proximity to the **Lavender Bay Heritage Conservation Area (CA12)** located to the south, and south-east. The HCA is listed under Schedule 5, Part 2 of the North Sydney Local Environmental Plan 2013. The Lavender Bay HCA comprises a concentration of individually listed heritage items which contribute to its significance.

The site is located within the wider vicinity of several additional locally listed heritage items and HCAs which are located to the south-west and west. In the even wider context, the site falls within the visual catchment of the National heritage listed '*Sydney Harbour Bridge, Bradfield Hwy, Dawes Point - Milsons Point, NSW, Australia*' (NHL 105888). The '*Sydney Harbour Bridge (approaches and viaducts (road and rail))*' is also listed on the NSW State Heritage Register (SHR #00781). State-listed '*Brett Whiteley House and Visual Curtilage*' (SHR #01949) is also located within the wider context of the site and comprises the house, garden and the extent of Lavender Bay cove.

The proximity of the study area to the nearby heritage items are illustrated within Figure 5.1 below and described within Table 5.1. The heritage items located within the site's wider context are represented within Figure 5.2.

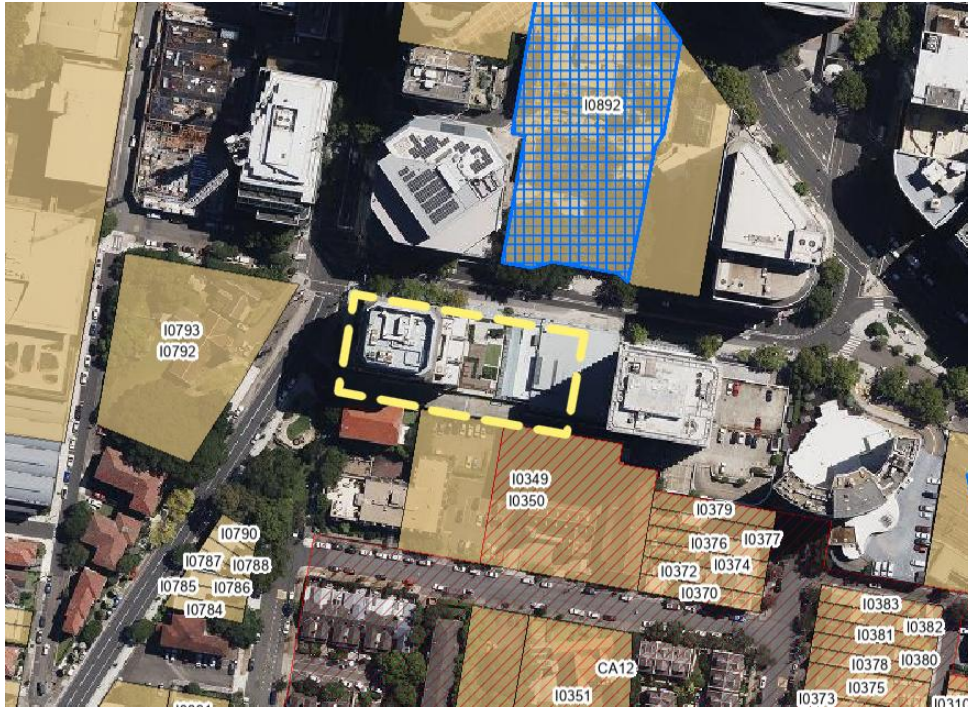


Figure.5-1: Aerial showing subject site (outlined in yellow) shown in context of nearby local heritage items (shaded brown), State heritage item (blue hatching) and Lavender Bay HCA (red hatching). Source: Planning Spatial viewer, accessed 2026.

Table 5.1: Heritage items within the vicinity of subject site

Heritage Item	Item No	Address / Property description	Distance from study area (approx.)
<i>St Francis Xavier Church</i>	I0349 NS LEP	19 Mackenzie Street	Immediately south-east
<i>St Francis Xavier School Hall</i>	I0350 NS LEP	19 Mackenzie Street	30m to south-east
<i>House (x6)</i>	I0370, I0372, I0374, I0376, I0377, I0379 NS LEP	Nos. 20, 22, 24, 26, 28, 30 Walker Street	Between 35-65m to the south-east
<i>St Peter's Presbyterian Church Manse</i>	I0792 NS LEP	218 Blues Point Road	30m to the west
<i>St Peter's Presbyterian Church and grounds</i>	I0793 NS LEP	218 Blues Point Road	30m to the west
<i>Greenwood (former North Sydney Technical High School)</i>	I0892 NS LEP & SHR #00517	101–103 Miller Street (36 Blue Street)	30m to the north-east
<i>House (x7)</i>	I0784, I0785, I0786, I0787, I0788, I0789, I0790 NS LEP	Nos. 195, 197, 201, 203, 205, 207 Blues Point Road	Between 60m-90m to the south-west
<i>Lavender Bay HCA</i>	C12	Various	South and south-east

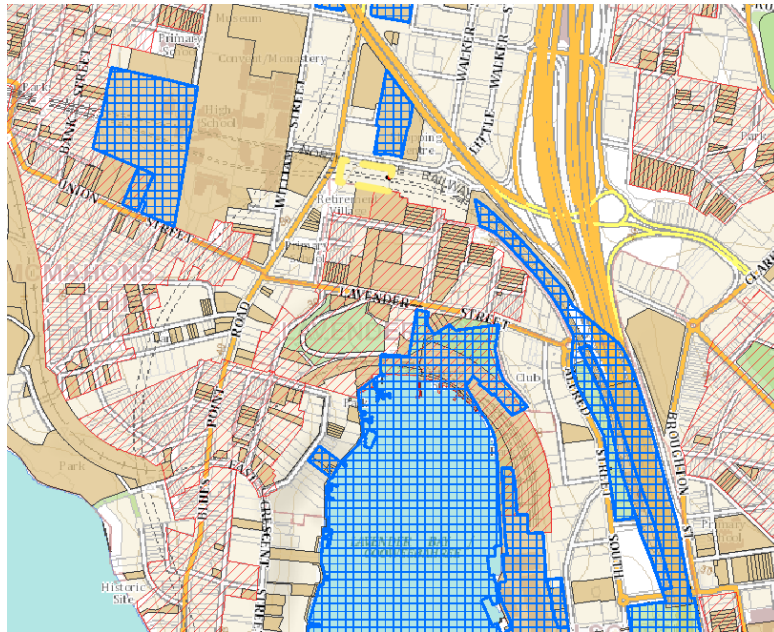


Table 5.2 Heritage items within the site's broader heritage context showing its visual relationship to the State and Nationally significant Sydney Harbour Bridge (and approaches) and the State significant visual catchment of Brett Whitely House (including Lavender Bay cove). Local heritage items are shaded brown, HCAs are red hatching and State items are identified with blue hatching. Source: NSW Planning Spatial Viewer.

5.3. Significance of heritage items and HCA within the vicinity

5.3.1. 'St Francis Xavier Church' (I0349) and 'St Xavier School Hall' (I0350)

Local heritage items 'St Francis Xavier Church' (I0349) and 'St Xavier School Hall' (I0350) are located at 19 Mackenzie Street and lie within a single allotment immediately to the south-east of the site, partially sharing the site's southern boundary. The site comprises a complex of buildings being the 'St Francis Xavier Church' (c.1880s), 'St Francis Xavier School Hall' (c.1901) located within the eastern portion of the site, and the later twentieth century building used as St Francis Xavier Retirement Village located in its western portion. The listing curtilage affects the eastern portion of the site only.

The buildings all have principal frontages to Mackenzie Street with access to the site available via a central driveway and crossover from Mackenzie Street. The rear boundary immediately adjoins the subject site to the north and north west. An associated building 'St Francis Xavier Parish Centre' (I0351) (constructed c.1869-1874) is located further to the south, on the opposite side of Mackenzie Street and is largely appreciated from Mackenzie Street looking south.

St Francis Xavier Church comprises an annexed addition on its northern side which was constructed 1963–1964. This addition represents a significant phase in its evolution, incorporating a modern architectural response and a major stained glass installation by Stephen Moor. Its significance is derived from the relationship between the built form, artwork and internal light quality, which contributes to the experiential character of the space.

'St Francis Xavier Church' (I0349)

The State Heritage Inventory provides the following description of the item:

'Constructed of sandstone in the Gothic style. It has a slate roof and copper spire, with small dormer ventilators to roof for light and air. A fine circular window to the west elevation. The stations of the Cross (which have been 70 years in the Church) are about 100 years old and were carved by Josef Dettlinger of Friberg-in Breissgau, Germany. A large stained glass window some 60

feet by 17 feet was executed by Stephen Moore in 1964. The arched colonnade to MacKenzie Street was also added in 1964. The interior is of significance. The original well is located between the church and MacKenzie St to the west of the entry stairs and has been capped off and paved over.¹⁷

The State Heritage Inventory provides the following Statement of Significance for the item:

'A fine example of a Victorian Academic Gothic church, which, though modified, retains its essential details. The interior is also of significance. Important associated details, including original wood carvings by Josef Dettlinger of Friburg-in-Breisgau and a later, interesting glass feature wall. Historically, important locally and associated with a prominent school. The landscape setting is also of significance including the large Fig trees and Jacarandas. There is a capped well adjacent to the street.'¹⁸

'St Francis Xaviers School Hall' (I0350)

The State Heritage Inventory provides the following description of the item:

'Two storey brick building with terracotta tiled gable roof. Gable is parapeted with sandstone copings and there are stone sills, lintels and foundation courses. An entrance porch to MacKenzie Street has a gabled and tiled roof carried on a square timber corner post with a timber frieze valence. The windows have decorative sandstone lintels and sills with carved scrolls. An enclosed verandah to the upper floor on the western side is supported by metal posts and is clad in timber shingles with timber-framed windows above.'¹⁹

The State Heritage Inventory provides the following Statement of Significance for the item:

'Former school building of important local religious school. Associated with adjacent church and now headquarters of important religious charities. Interesting architecturally and significant streetscape element. The interior is also of significance.'²⁰

Views of the Church, including its significant features such as rose window and the 1964 annex addition, School Hall and its landscaped setting are largely appreciated from the public domain along Mackenzie Street (refer to figures 5.3, 5.4, 5.5 and 5.7) although it is recognised that their structures in their entirety are also largely appreciated from within the items' boundary curtilage.

The existing commercial building on the subject site is currently visible within the backdrop to these views from the public domain looking north and north west from Mackenzie Street. Refer to figures 5.4 and 5.5 below.

There are also longer views of the Church's steeple and the gabled roof structures of the items available from further east and west along Mackenzie Street. Partial views towards the Church and school building are available from Blue Street (and from within the publicly accessible Blue Street Plaza) looking in a south easterly direction. The Sydney Harbour Bridge and the Sydney CBD skyline form the backdrop to these views.

¹⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180305>

¹⁸ *ibid*

¹⁹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180370>

²⁰ *ibid*



Table 5.3: View of heritage items (church and school hall) looking north-east from Mackenzie Street. Source: Google Streetview accessed May 2026.



Table 5.4: View of heritage items (church and school hall) looking north from Mackenzie Street. Source: Google Streetview accessed May 2026.



Table 5.5: View of *St Francis Xavier School Hall* looking north-west from Mackenzie Street showing church further west. Source: Google Streetview accessed May 2026.



Table 5.6: View looking west along Mackenzie Street showing *St Francis Xavier School Hall* in foreground, North Sydney CBD in background. Church steeple also visible from this vantage point. Source: Google Streetview accessed May 2026.



Table 5.7: View looking north from Mackenzie Street along vehicle access showing church and annex building, as well as existing commercial buildings in background. Subject site to left. Source: Google Streetview accessed May 2026.



Table 5.8: View looking in a north-east direction from corner of Mackenzie Street and Miller Street showing heritage items in context of North Sydney CBD and Lavender Bay HCA. Source: Google Streetview accessed May 2026.



Table 5.9: View looking in a southerly direction from southern end of Blue Street Plaza showing heritage items in context Lavender Bay HCA and Sydney Harbour. Source: FJC Studio 06/03/2026



Table 5.10: View looking in a southerly direction from southern end of Blue Street Plaza showing heritage items in context Lavender Bay HCA and Sydney Harbour. Source: FJC Studio 06/03/2026

5.3.2. 'House'(s) comprising nos. 20, 22, 24, 26, 28, 30 Walker Street (Item nos. I0370, I0372, I0374, I0376, I0377, I0379)

The heritage items are located between approximately 35m and 65m to the south east of the site and comprise of a row of intact Victorian terraces which front Walker Street (to the east). Their rear boundary lines share the eastern boundary of St Francis Xavier Church and School Hall site. The row of terraces comprises five (5) three storey attached Victorian dwellings (nos. 22-30 Walker Street), and a two storey attached terrace with a pitched roof form and front dormer located at the southern end of the row. The end terrace (No.20) has a secondary (southern) frontage to Mackenzie Street and its southern elevation comprises original window openings, sandstone base course and a decorative filigree cantilever balcony with awning and posts extending from the first floor. Its gabled tip is also flanked by two matching chimneys. The end dwelling's rear wing, two storey tower feature and later garage additions are visible from Mackenzie Street.

'House' (I0370) No.20 Walker Street, North Sydney

The State Heritage Inventory provides the following description of No.20 Walker Street (I0370):

This building is designed in the Victorian Filigree style.

Two storey rendered brick house attached to its neighbour on one side. It has a gabled slate roof with central dormer window which is gabled with a semi-circular arched window and moulded decorative piers and spandrels to the arch. Verandah to the ground floor has metal posts and cast-iron lace valence. Upper verandah is infilled. Side verandah to upper floor is cantilevered and has cast-iron lace balustrade, brackets, valence and metal posts. The interior room configuration is still evident. The interior is also of significance.²¹

'House' (I0372, I0374, I0376, I0377, I0379) No.22-30 Walker Street, North Sydney

The State Heritage Inventory provides the following similar descriptions of nos.22-30 Walker Street (I0372, I0374, I0376, I0377, I0379):

No.22 *This building is designed in the Victorian Filigree style.*

(I0372) *One of a terrace of five houses (nos. 22,24,26,28 & 30 Walker Street) identical in detail, all three storeys with two level front verandahs under concave curved, corrugated iron verandahs. Door and window openings are segmental arched with label mouldings and matching arched rectangular fanlights. Parapet is stepped up the hillside with lightly moulded cornice. Verandahs have iron-lace balustrades and valences.²²*

No 24 *'One of a terrace of five houses (nos. 22,24,26,28 & 30 Walker Street) identical in detail, all three storeys with two level front verandahs under concave curved, corrugated iron verandahs. Door and window openings are segmental arched with label mouldings and matching arched rectangular fanlights. Parapet is stepped up the hillside with lightly moulded cornice. Verandahs have iron-lace balustrades and valences. This building is designed in the Victorian Filigree style.'²³*

(I0374)

²¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180383>

²² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180384>

²³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181865>

- No.26
(I0376)** *'One of a terrace of five houses (nos. 22,24,26,28 & 30 Walker Street) identical in detail, all three storeys with two level front verandahs under concave curved, corrugated iron verandahs. Door and window openings are segmental arched with label mouldings and matching arched rectangular fanlights. Parapet is stepped up the hillside with lightly moulded cornice. Verandahs have iron-lace balustrades and valences.*
- Interior detailing is intact including ceiling roses, cornices with integrated vents, joinery including doors, marble and timber fireplaces. There is an outside toilet building at the rear.*
- This building is designed in the Victorian Filligree style.²⁴*
- No.28
(I0377)** *'One of a terrace of five houses (nos. 22,24,26,28 & 30 Walker Street) identical in detail, all three storeys with two level front verandahs under concave curved, corrugated iron verandahs. Door and window openings are segmental arched with label mouldings and matching arched rectangular fanlights. Parapet is stepped up the hillside with lightly moulded cornice. Verandahs have iron-lace balustrades and valences. This building is designed in the Victorian Filligree style'.²⁵*
- No.30
(I0379)** *'One of a terrace of five houses (nos. 22,24,26,28 & 30 Walker Street) identical in detail, all three storeys with two level front verandahs under concave curved, corrugated iron verandahs. Door and window openings are segmental arched with label mouldings and matching arched rectangular fanlights. Parapet is stepped up the hillside with lightly moulded cornice. Verandahs have iron-lace balustrades and valences. This building is designed in the Victorian Filligree style'.²⁶*

These items all share the same following Statement of Significance being:

'A collection of finely detailed late nineteenth century two and three storey semi-detached and terrace housing forming a consistent streetscape which harmonizes with immediately adjacent churches to the west and the parkland and buildings to the south. An intact nineteenth century streetscape of individually interesting buildings, including a number of fine examples of the Victorian Italianate style.'²⁷



Table 5.9: View of heritage listed terraces looking in an easterly direction from Walker Street showing heritage items in context to the high density forms of North Sydney CBD (right). Source: Google Streetview accessed May 2026.

²⁴ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181866>

²⁵ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181867>

²⁶ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181868>

²⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181865>



Table 5.10: View of heritage listed terraces looking in an easterly direction from corner of Walker Street and Mackenzie Street showing heritage items in context to the adjacent St Francis Xavier School Hall and North Sydney CBD (background right).

Source: Google Streetview accessed May 2026.

The heritage listed terraces present predominantly to Walker Street, with secondary views available from Mackenzie Street. Views lines between the subject site and the terraces are limited to those experienced from the rear of the terrace dwellings, across the adjoining St Francis Xavier site. The existing 14 storey commercial building is not visible within views looking in a north westerly direction from the corner of Walker Street and Mackenzie Street with the terraces in the foreground, however, it is noted that other commercial built forms within the North Sydney CBD dominate the existing backdrop.

5.3.3. Lavender Bay Heritage Conservation Area (C12)

The Lavender Bay Heritage Conservation Area lies immediately south and south east of the subject site and encompasses the eastern portion of the St Francis Xavier Church and School Hall site, as well as the heritage listed Victorian terraces described within sub-sections 5.3.1 and 5.3.2 above.

The HCA is characterised by a cohesive group of 19th and early 20th century residential development, comprising a mix of detached dwellings and terraces set within a fine-grain subdivision pattern. It also occupies a topographically varied setting descending toward Sydney Harbour, with curvilinear streets, mature vegetation, and filtered views contributing to its established residential character. Its form and grain contrast with the adjacent North Sydney CBD, which is defined by larger lot patterns and high-rise commercial development.

The Lavender Bay HCA is located to the south-west of the subject site and separated by a transition in built form scale. While the No.5 Blue Street sits within a high-density commercial precinct, the HCA forms part of its broader visual and contextual setting, representing a distinct, lower-scale residential enclave in contrast to the surrounding tower forms. Significant views within the HCA.

Section 9.9 of the North Sydney Development Control Plan (North Sydney DCP) 2025 provides the following Statement of Significance for the Lavender Bay HCA:

The Lavender Bay Conservation Area is significant:

(a) As a late 19th Century residential area with rare groupings of high quality, stepped terrace style housing on the slopes above Lavender Bay overlaid on religious and Victorian Mansion estates.

(b) For the quality and collective significance of the buildings within the area.

(c) For the natural topography of rock escarpments modified with steep pathways and sandstone retaining walls and the remnant Victorian plantings.

(d) For the fine and extensive open space area along the foreshore of Lavender Bay which incorporates public walking paths around the waterfront and the railway viaduct constructions. (e) For the impressive and important views to Sydney Harbour from Watt and Clark Parks.²⁸

Its significant elements comprising:

Topography: Upper plateau with slight falls to the south, rock escarpment and natural basin sloping down to Lavender Bay.

Subdivision: Large church sites and former mansion estates; Rectilinear subdivision to upper level with long narrow lots with detached and semidetached dwelling houses and attached dwellings; Irregular subdivision to the lower slopes; Unique subdivision pattern and private road in Wilona Avenue.

Streetscape: Street trees and stone walls align streets and paths; Lanes have a low scale and service character; Public parks to the lower slopes with sandstone features and walling.

Views: Harbourview Crescent Lookout, Clark Park Lookout, Arthur Street Lookout, Lower Walker Street Lookout, Waiwera Street Lookout; Views to Sydney Harbour, Sydney CBD, Sydney Harbour Bridge from Lavender Street, Lavender Crescent, Waiwera Street, Watt and Clark Parks.²⁹



Table 5.11: View looking in a southerly direction along Walker Street illustrating character of HCA, topography and views towards the Harbour and Sydney CBD. Source: Google Streetview accessed May 2026.



Table 5.12: Looking east along Lavender Street showing the northern boundary of Wendy Whiteley's Secret Garden, Harbour glimpses and low density fine grain of the Lavender Bay HCA. Source: Google Streetview accessed May 2026.

²⁸ North Sydney DCP 2025 F9-33-34

²⁹ North Sydney DCP 2025 F9-34



Table 5.13: View looking south along Miller Street towards the Harbour and Sydney CBD. Source: Google Streetview accessed May 2026



Table 5.14: View looking west across from the southern portion of the Lavender Bay HCA towards Sydney Harbour and Barangaroo. Source: Google Streetview accessed May 2026.

Significant views within the Lavender Bay HCA are primarily oriented toward Sydney Harbour and the CBD skyline, with streets and public spaces often aligned to capture filtered and framed views through the topography and vegetation. The area's sloping terrain enables layered and oblique views, including glimpses of the Harbour Bridge, foreshore, and water, which contribute to its historic suburban character and visual amenity. More immediate views are typically intimate and intermittent, shaped by narrow streets, mature trees, and the varied building siting rather than broad axial vistas.

There are no direct or primary view corridors between 5 Blue Street and the Lavender Bay HCA, due to intervening development and the change in elevation across Blues Point Road. However, upper-level development at 5 Blue Street may be perceptible in longer-range and oblique views from parts of the HCA, where the North Sydney CBD forms a visible backdrop. In this context, built form at 5 Blue Street contributes to the broader skyline setting, rather than forming a focal element within key heritage views.

5.3.4. 'Greenwood (former North Sydney Technical High School)' 101-103 Miller Street (36 Blue Street), North Sydney (I0892 & SHR #00517).

'Greenwood (former North Sydney Technical High School)' (LEP I0892 and SHR #00517) is located opposite the subject site and approximately 30m to its north-east. The site has a primary frontage to Pacific Highway to the north, and a secondary (rear frontage) to Blue Street. The site in its entirety is locally listed within Schedule 5, Part 1 of the NS LEP 2013. The central portion of the site, which is occupied by the 'North Sydney Technical High School (former)' is also listed on the NSW State Heritage Register.

The former school was originally designed by George Allen Mansfield with W.E. Kemp extension to the north in 1891, and additional modifications carried out by Walter Liberty Vernon between 1900

and 1908. Further alterations were carried out between 1911 and 1913 following relocation of students to North Sydney Girls and North Sydney Boys high schools in 1914 and 1915 respectively.³⁰

In 1989 construction commenced for a retail and commercial complex comprising 36 level tower, day care centre and parking for 497 cars with a shopping plaza at lower ground floor which provided direct access to adjacent areas such as North Sydney Railway Station, Miller St. and the Pacific Highway. The plaza was completed in 1992.³¹

The State Heritage Inventory provides the following description 'Greenwood (former North Sydney Technical High School)':

*'A slate roofed, sandstone 'U' - shaped, verandaed building, comprising two single storey wings (the east and central wings) and a two-storey west wing, built in three stages between 1878 and 1893. The east wing is in the Gothic style. The western wing is Romanesque in style. The 1878 east wing features a prominent gable with fretwork bargeboards, arched openings to windows and doors, and a two-storey tower with a spire. The central wing features rectangular window and door openings, and gables to front and rear with quatrefoil windows and decorative fretwork bargeboards. The 2 storey wing features, to the south, a group of five arched windows to each floor, divided by classical pilasters and a two storey verandah featuring cast iron balustrades and friezes, arched window openings, arched gable end motifs, and gabled trefoil roof vents. This building is designed in the Victorian Rustic Gothic. Federation Romanesque style.'*³²

The State Heritage Inventory provides the following Statement of Significance for the item:

*'Important local school and the first government school established on the North Shore. Seminal institution from which many other local schools were developed and a major landmark both historically and physically. The buildings are fine examples of their types which also relate well to each other. Some interest also as an example of conservation of historic buildings in a major development.'*³³

In addition to the above, the State Heritage Register provides the following description of the item's State heritage listed curtilage for 'North Sydney Technical High School' (former):

'Curtilage boundary:

South: One of the Moreton Bay fig trees (Ficus macrophylla) forming part of the curtilage dominates the Blue Street front of the curtilage, screens the school building from the street. Bus stop shelters further separate the school from Blue Street (ibid, 2008, 23). The Pacific Highway frontage of the site comprises a two storey facade of Greenwood Plaza (which can be accessed directly from the Pacific Highway), with the school behind on a higher level. The northern skylight of the plaza below is at this upper ground level of the school (ibid, 2008, 23).

West: along the edge of the former school, facing Gas Lane the curtilage is about 4 metres into this laneway space (ibid, 2008, 28). On the eastern side of the former school, the curtilage is about 4m east of the school's facade (ibid, 2008, 29). On the northern side of the former school, the northern

³⁰ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180763>

³¹ *ibid*

³² *ibid*

³³ *Ibid.*

skylight structure of the Greenwood Plaza below is entirely within the SHR curtilage (ibid, 2008, 29).³⁴

The Greenwood Plaza retail, commercial and hotel complex has a direct spatial relationship with 5 Blue Street, being located opposite on the northern side of Blue Street at a separation of approximately 30m. While the subject site presents as a tall commercial tower associated with the station precinct, the former North Sydney Technical High School building is expressed at lower levels within the Greenwood redevelopment, with its retained sandstone building largely set back from Blue Street behind mature planting and plaza structures. The relationship between the two sites is primarily defined by visual containment and contrast, with 5 Blue Street forming part of the surrounding high-rise built form that frames the setting of the heritage item, rather than directly interacting with its built fabric.



Table 5.15: View looking west across from Blue Street frontage of Greenwood Plaza showing spatial relationship with subject site at street level. Source: Google Streetview accessed May 2026.

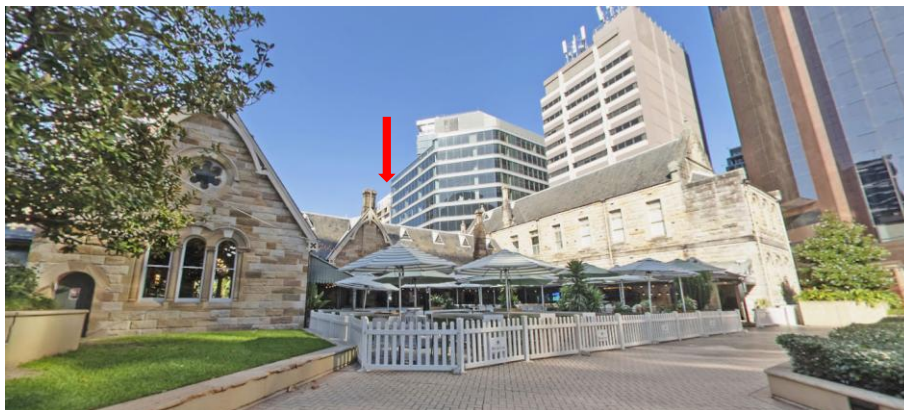


Table 5.16: View looking south-west across from the heritage item towards the subject site showing existing commercial development within the background, with glimpses of the current Zurich tower (red arrow). Source: Google Streetview accessed May 2026.

5.3.5. 'St Peter's Presbyterian Church Manse' (I0792) and 'St Peter's Presbyterian Church and grounds' (I0793)

'St Peter's Presbyterian Church Manse' and 'St Peter's Presbyterian Church and grounds' are located approximately 30m to the west of 5 Blue Street and on the opposite side of Blues Point Road, at the corner of Blue Street. The two Victorian era Church buildings are intact and provide prominent features on the south-western corner of Blue Street and Blues Point Road with principal presentation to Blues Point Road and set within a contributory landscape setting.

³⁴ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045453>

'St Peter's Presbyterian Church Manse' (I0792)

The State Heritage Inventory provides the following description for the item:

This building is designed in the Victorian Rustic Gothic style.

Two storey Victorian era sandstone gothic style villa with a gabled slate roof, with projecting gable over front bay. Gables have timber finials and fretwork bargeboards. Two storey verandah features cast iron balustrade and flat columns. Windows are simple timber-framed double-hung.³⁵

The State Heritage Inventory provides the following Statement of Significance for the item:

'Important associations with adjacent church and a fine example of mid-nineteenth century large house. Important visual element in streetscape which reflects and complements adjacent church.'³⁶

'St Peter's Presbyterian Church and grounds' (I0793)

The State Heritage Inventory provides the following description for the item:

This building is designed in the Victorian Academic Gothic style.

The church is built of hard freestone cut from the site, in gothic revival style, having a long buttressed nave and spire rising to 80ft over the entrance porch. Enlarged 1870, southern extension 1881, nave extended 20ft and rose window installed 1886. Re-roofed in slate 1927. The organ was built in London and installed 1885. Stained glass windows 1886. Cedar pews.³⁷

The State Heritage Inventory provides the following Statement of Significance for the item:

'Oldest surviving Presbyterian Church in Sydney, with nineteenth century interior intact. Important local church that has associations with a number of prominent Australians, and oldest surviving church on the North Shore. Fine example of mid-nineteenth century ecclesiastical architecture.'³⁸

The heritage items site within a significant landscaped setting and are experienced within the more traditional streetscape of Blues Point Road, rather than the commercial environment of Blue Street. As such, the church buildings have an indirect spatial relationship to the subject site and are experienced within the Blues Point Road streetscape context.



Table 5.17: View of St Peter's Presbyterian Church and Manse from Blues Point Road. Source: Google Streetview accessed May 2026.

³⁵ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180311>

³⁶ *ibid*

³⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180310>

³⁸ *ibid*



Table 5.18: View looking south along Blues Point Road from corner of Miller Street and Blue Street illustrating visual relationship between the subject site and 'St Peter's Presbyterian Church and Manse' site. Source: Google Streetview accessed May 2026.

5.3.6. **House(s) (I0784, I0785, I0786, I0787, I0788, I0789 and I0790) Nos. 195, 197, 201, 203, 205, 207 Blues Point Road.**

The heritage listed items comprise two rows of intact Victorian terraces which front Blues Point Road and located between 60m-90m to the south-west.

'House' I0784, I0785, I0786, I0787, I0788, I0789 and I0790) Nos. 195, 197, 201, 203, 205, 207 Blues Point Road, McMahon's Point

The State Heritage Inventory provides the following similar descriptions of Nos. 195, 197, 201, 203, 205, 207 Blues Point Road (I0784, I0785, I0786, I0787, I0788, I0789 and I0790):

No.195 (I0785)

Two storey with basement rendered brick house with corbelled parapets with a moulded cornice. Pitched corrugated metal roof behind with dividing party walls with rendered masonry chimneys with decorated cappings. Single storey timber verandah to front set between flanking party walls with a rounded, corrugated metal roof supported on timber posts with a timber balustrade. Pairs of segmental arch head double-hung sash windows with stucco architraves and sills, to the first floor, and bullnose iron roofed verandahs to the ground floor only.

House set at an angle to the street with the other houses stepping accordingly.

One of a group of three two-storey terraces (193-197 Blues Point Road).

One of a group of three two-storey terraces (193-197 Blues Point Road), with rendered walls, corbelled parapets, pairs of timber double-hung windows with mould surrounding and stucco sills, to the first floor, and fin walls and bullnose iron roofed verandahs to the ground floor only. This building is designed in the Victorian Italianate style.³⁹

No 197 (I0786)

'Two storey with basement rendered brick house with corbelled parapets with a moulded cornice. Pitched corrugated metal roof behind with dividing party walls with rendered masonry chimneys with decorated cappings. Single storey timber verandah to front set between flanking party walls with a rounded, corrugated metal roof supported on timber posts with a timber balustrade. Pairs of segmental arch head double-hung sash windows with stucco architraves and sills, to the first floor, and bullnose iron roofed verandahs to the ground floor only.

House set at an angle to the street with the other houses stepping accordingly.'

One of a group of three two-storey terraces (193-197 Blues Point Road), with rendered walls, corbelled parapets, pairs of timber double-hung windows with mould surrounding and

³⁹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181485>

stucco sills, to the first floor, and fin walls and bullnose iron roofed verandahs to the ground floor only. This building is designed in the Victorian Italianate style.⁴⁰

No.201
(I0787)

N/A

No.203
(I0787)

One of a group of four rendered, two-storey terrace houses (210-207 Blues Point Road) with elaborately moulded parapets, first floor of each features a pair of timber-framed double-hung windows with stucco label moulds above and decorative moulds below. Ground floor of each house features a timber-bracketed skillion awning in corrugated iron, four-panelled door with fanlight, and a group of three timber-framed double-hung windows, divided into a main, window and two narrow flanking windows by a pair of decorative stucco columns. This building is designed in the Victorian Italianate style.⁴¹

No.205
(I0788)

One group of four rendered, two-storey terrace houses (210-207 Blues Point Road) with elaborately moulded parapets, first floor of each features a pair of timber-framed double-hung windows with stucco label moulds above and decorative moulds below. Ground floor of each house features a timber-bracketed skillion awning in corrugated iron, four-panelled door with fanlight, and a group of three timber-framed double-hung windows, divided into a main, window and two narrow flanking windows by a pair of decorative stucco columns. This building is designed in the Victorian Italianate style.⁴²

No.207
(I0789)

One of a group of four rendered, two-storey terrace houses (210-207 Blues Point Road) with elaborately moulded parapets, first floor of each features a pair of timber-framed double-hung windows with stucco label moulds above and decorative moulds below. Ground floor of each house features a timber-bracketed skillion awning in corrugated iron, four-panelled door with fanlight, and a group of three timber-framed double-hung windows, divided into a main, window and two narrow flanking windows by a pair of decorative stucco columns. This building is designed in the Victorian Italianate style.⁴³



Table 5.19: View of heritage listed houses located along eastern side of Blues Point Road. Source: Google Streetview accessed May 2026.



Table 5.20: View of heritage listed houses located along eastern side of Blues Point Road. Source: Google Streetview accessed May 2026.

⁴⁰ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181486>

⁴¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181867>

⁴² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181868>

⁴³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2181489>

5.4. Heritage items and HCAs within wider vicinity

The site also sits within the wider heritage context within and around Lavender Bay. The significance of this area is further strengthened with the State heritage listed *'Brett Whiteley House and Visual Curtilage'* (SHR #01949) which encompasses the Lavender Bay cove, the *'Sydney Harbour Bridge'* (NHL 105888) and its State listing *'Sydney Harbour Bridge approaches and viaducts' (road and rail)* (SHR #00781), as well as the State listed *'Luna Park Precinct'* (SHR #01811) located to the south east.

The following table (Table 5.2) summarises the significance of these items and their visual relationship to the subject site. The full details of their significance found within the State Heritage Inventory and Australian Heritage Database are provided in **Appendix A**.

The heritage items within the wider vicinity are primarily experienced through longer-range views across Sydney Harbour and its foreshore. In this context, the subject site is generally perceived as part of the established North Sydney CBD skyline and does not form a focal element within identified significant view corridors.

Table 5.2 Summary of heritage items within wider vicinity and their relationship to subject site.

Heritage Item	Relationship to subject site (5 Blue Street)
<i>'Brett Whiteley House and Visual Curtilage'</i> SHR #01949 	The item is a modest harbourside residence and setting significant for its association with artist Brett Whiteley. The item is significant for its relationship to views across Lavender Bay and Sydney Harbour, including views that informed Whiteley's artwork. The subject site lies outside the immediate curtilage and is not prominent within key identified views from the property; however, it forms part of the distant North Sydney CBD backdrop, visible in broader harbour-facing outlooks. The proposal would therefore be read within the existing urban skyline context, without interrupting or altering the primary harbour-focused view lines. Image: https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5056472
<i>'Sydney Harbour Bridge' and its State listing 'Sydney Harbour Bridge approaches and viaducts' (road and rail)</i> NHL 105888 SHR #00781 	The large-scale steel arch bridge of national significance, valued as a major transport infrastructure element and a dominant visual landmark within Sydney Harbour. The Sydney Harbour Bridge is experienced in long-range and panoramic views across the harbour and from multiple public vantage points. The subject site is located within the extended visual catchment of the Bridge but does not form part of any identified significant view corridor to or from it. Built form at 5 Blue Street contributes to the background urban skyline of North Sydney, which is already established and visually distinct from the Bridge as the dominant landmark element. Image: https://www.environment.gov.au/cgi-bin/heritage/photodb/imagesearch.pl?proc=detail;barcode_no=dig006770
<i>'Luna Park Precinct'</i> SHR #01811 	Luna Park is a foreshore amusement park complex of historic and social significance, recognised for its distinctive built form, landmark presence and visual relationship with the Harbour Bridge and harbour setting. Luna Park is visually prominent in harbour-based views, particularly when viewed in conjunction with the Harbour Bridge and surrounding foreshore. The subject site is located outside direct sightlines from key viewing areas within the precinct, although it may be perceived as part of the distant North Sydney

skyline in broader views. In this context, the site contributes to the background built form framing the harbour setting, rather than forming a feature element within significant views to or from the heritage item.

Image: <https://www.experiencesydneyaustralia.com/sydney-australia-highlights/luna-park/>

6. Proposed Works

6. Proposal

The proposed above station adaptive reuse seeks to transform the landmark site into a vibrant mixed-use precinct that integrates residential, retail and public domain enhancements into the broader North Sydney precinct. Specifically, the proposal seeks approval for:

- Adaptive reuse of a mixed-use development, comprising residential and non-residential ground floor uses, including:
- Two levels of basement car parking, comprising plant, bicycle storage areas and car parking spaces.
- Ground floor retail and residential lobbies.
- Co-living on Levels 1-3, to be operated as affordable housing by a Community Housing Provider in perpetuity.
- Residential dwellings on Levels 4-14.
- Public domain and landscaping improvements, including the retention and enhancement of Blue Street Plaza at the eastern portion of the site.
- Extension and augmentation of services and infrastructure as required.
- Concurrent amendments to the North Sydney Local Environmental Plan 2013 to facilitate the SSDA.

Architectural drawings have been prepared by FJC Studio and are accompany the SSD Application.

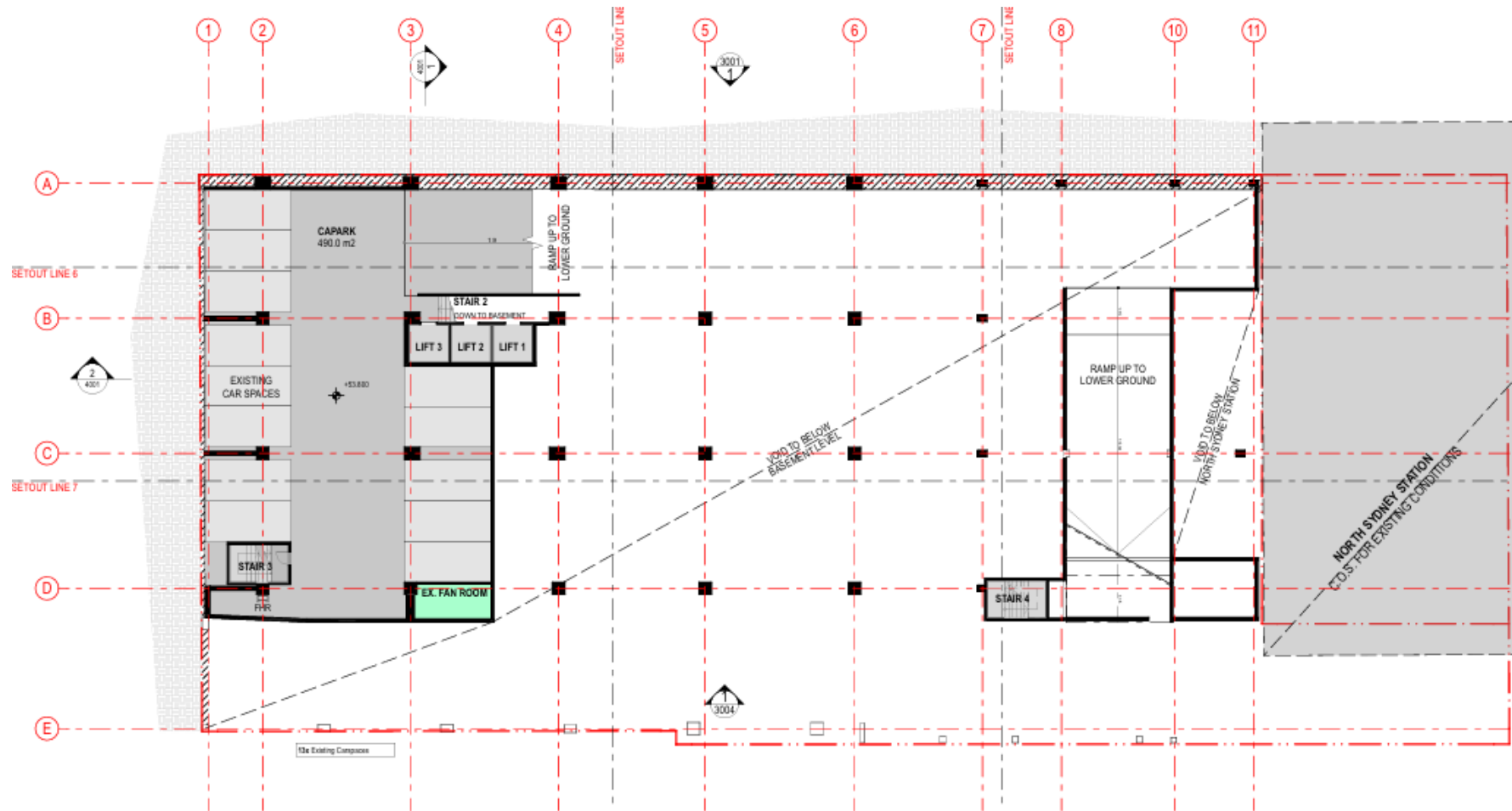


Figure 6.1: Basement level plan
Source: fjstudio 2026

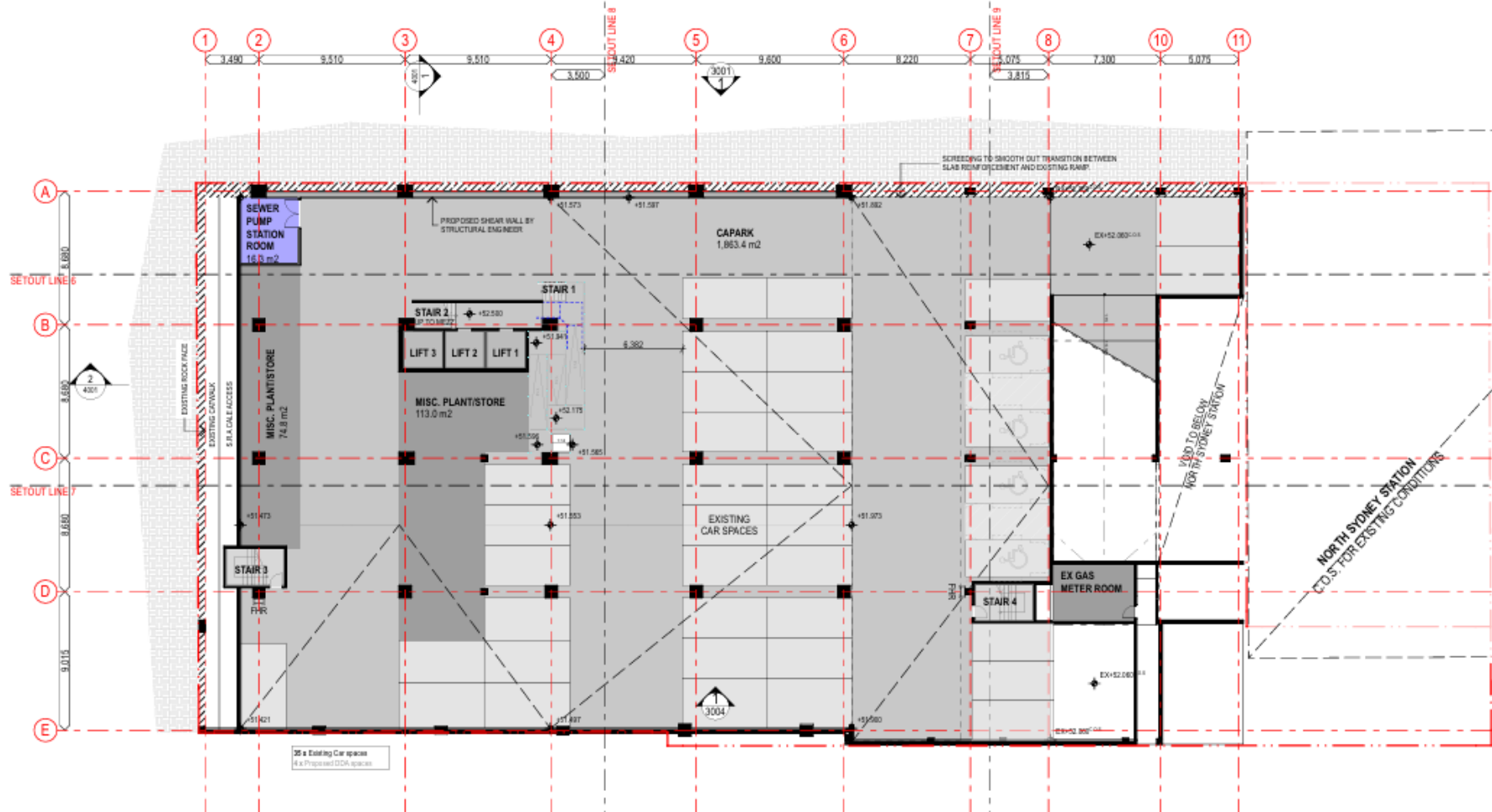


Figure 6.2: Basement mezz plan
Source: fjcstudio 2026

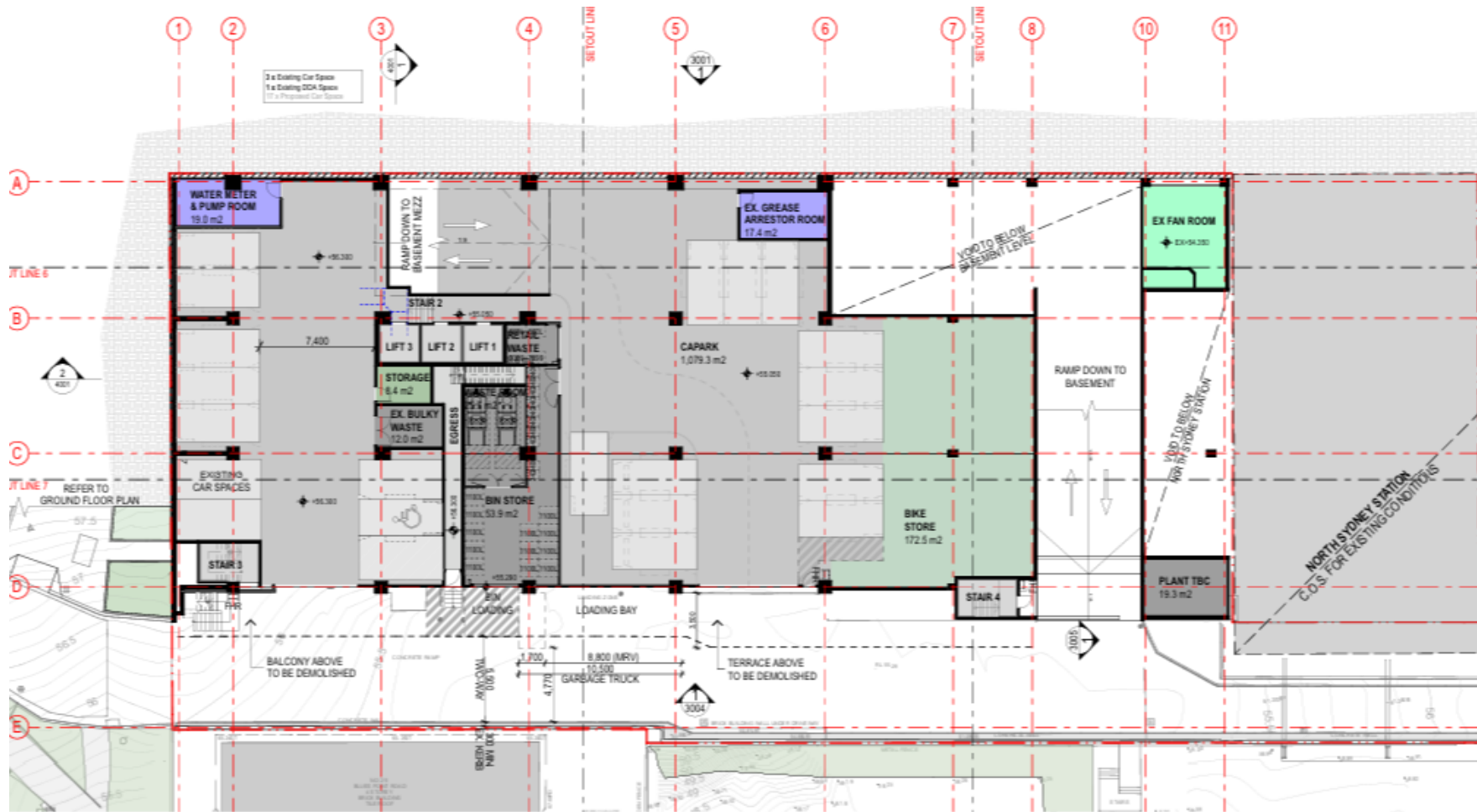


Figure 6.3: Lower ground floor plan
Source: fjcstudio 2026

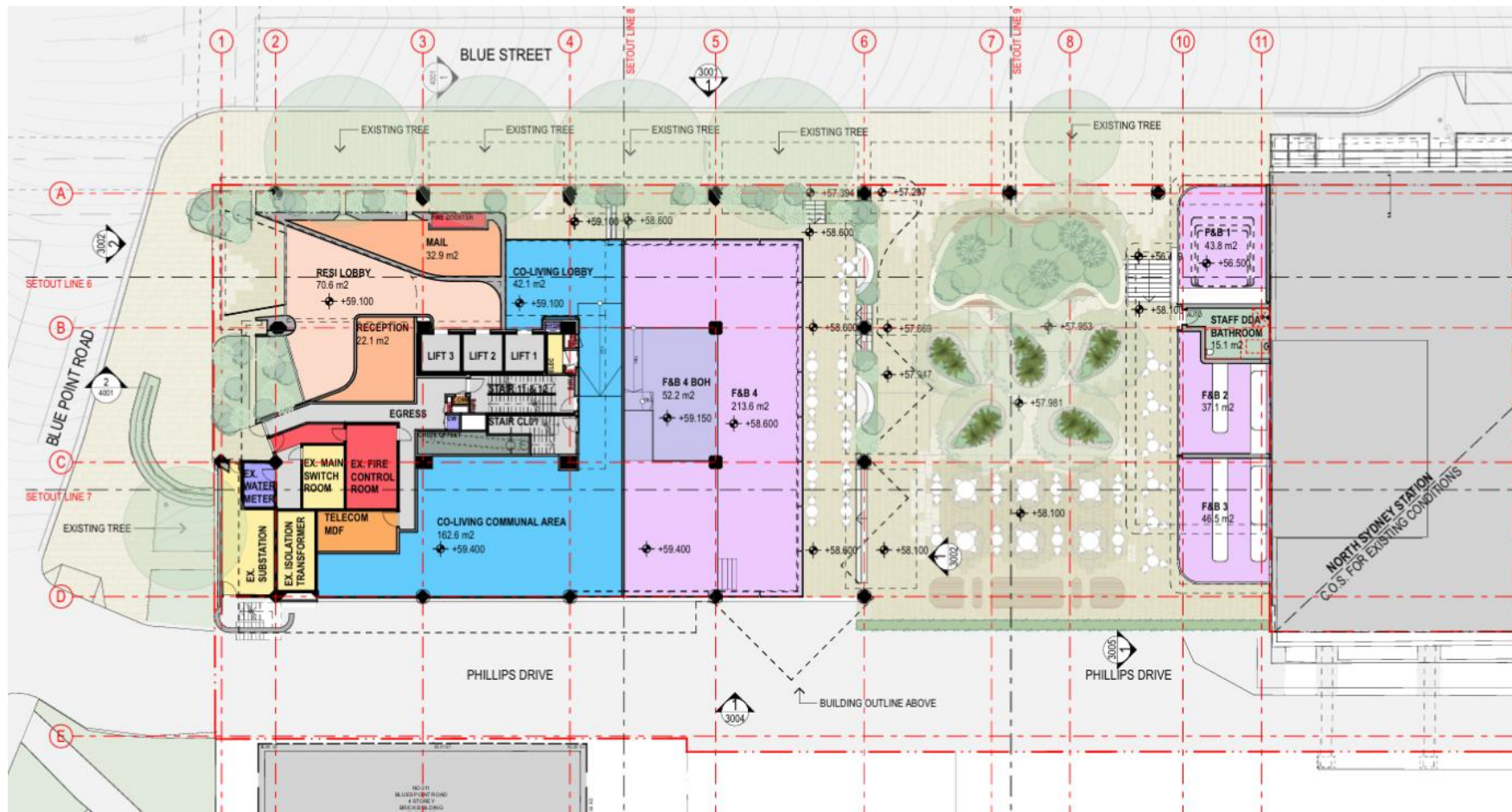


Figure 6.4: Ground floor plan
Source: fjstudio 2026

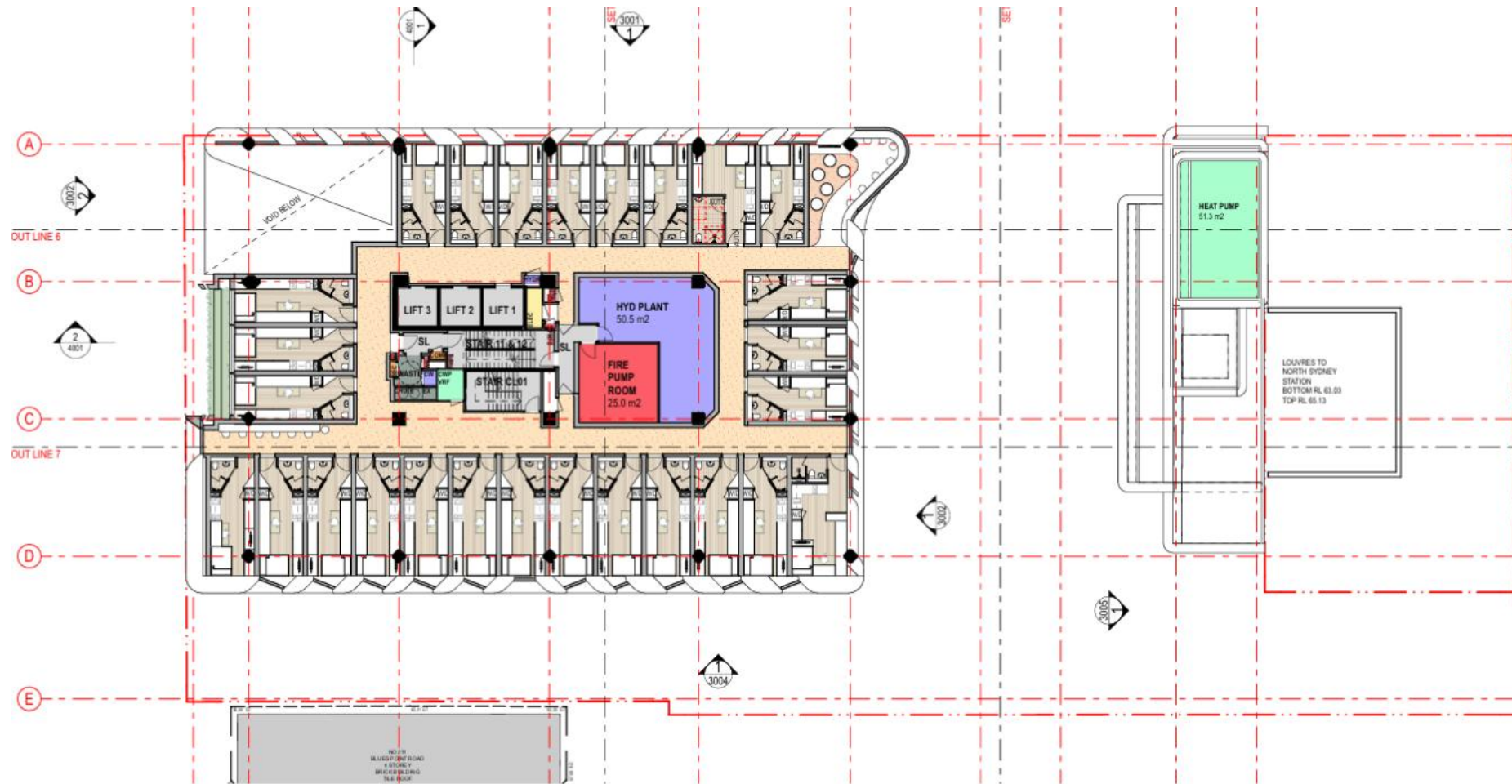


Figure 6.5: General arrangement Level 1
Source: fjstudio 2026

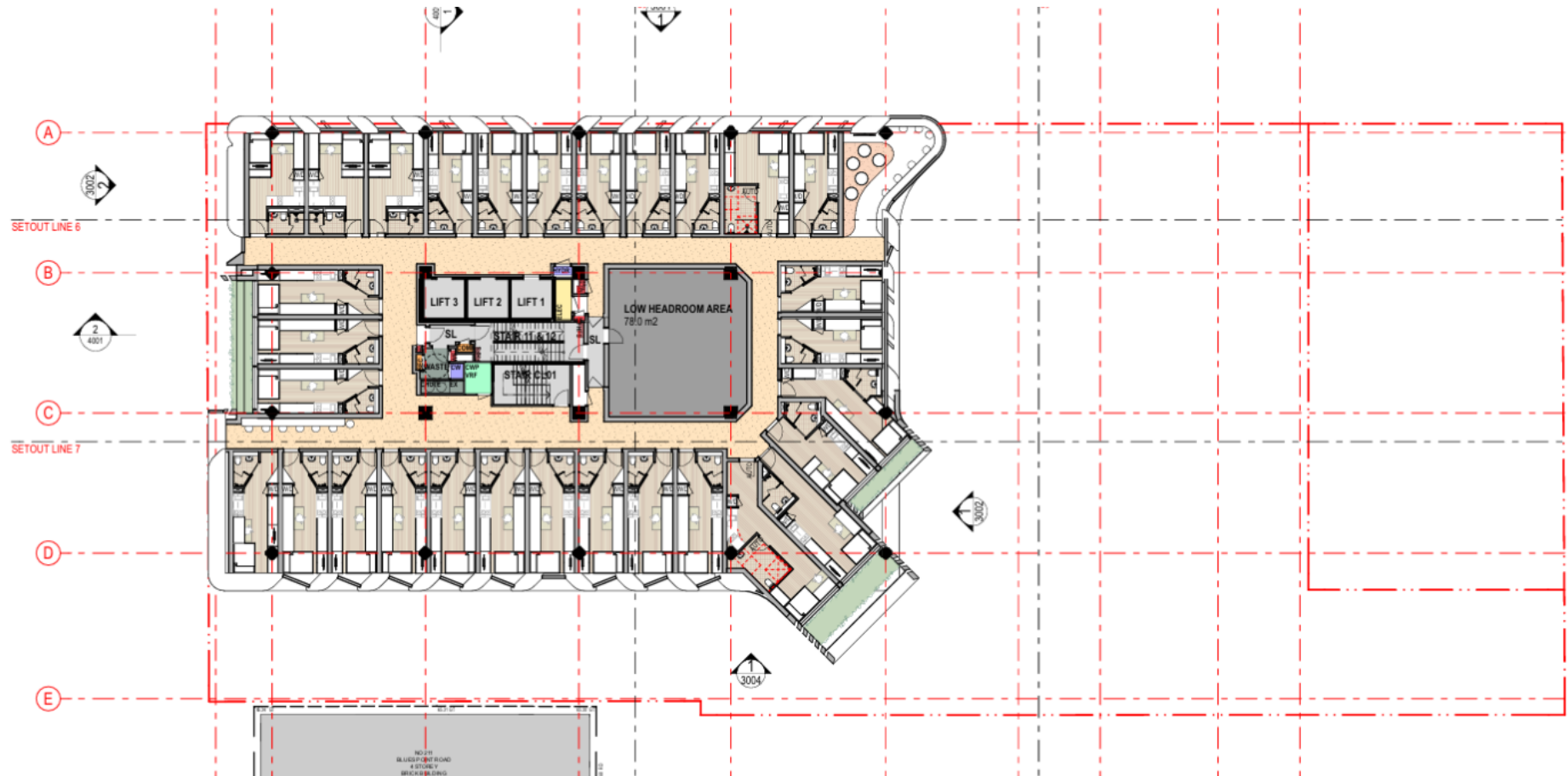


Figure 6.6: General arrangement Level 2
Source: fjstudio 2026



Figure 6.7: General arrangement Level 3
Source: fjcstudio 2026



Figure 6.8: Typical levels 4-8
 Source: fjstudio 2026



Figure 6.9: Typical levels 10-11
Source: fjcstudio 2026



Figure 6.10: Northern elevation
Source: fjcstudio 2026

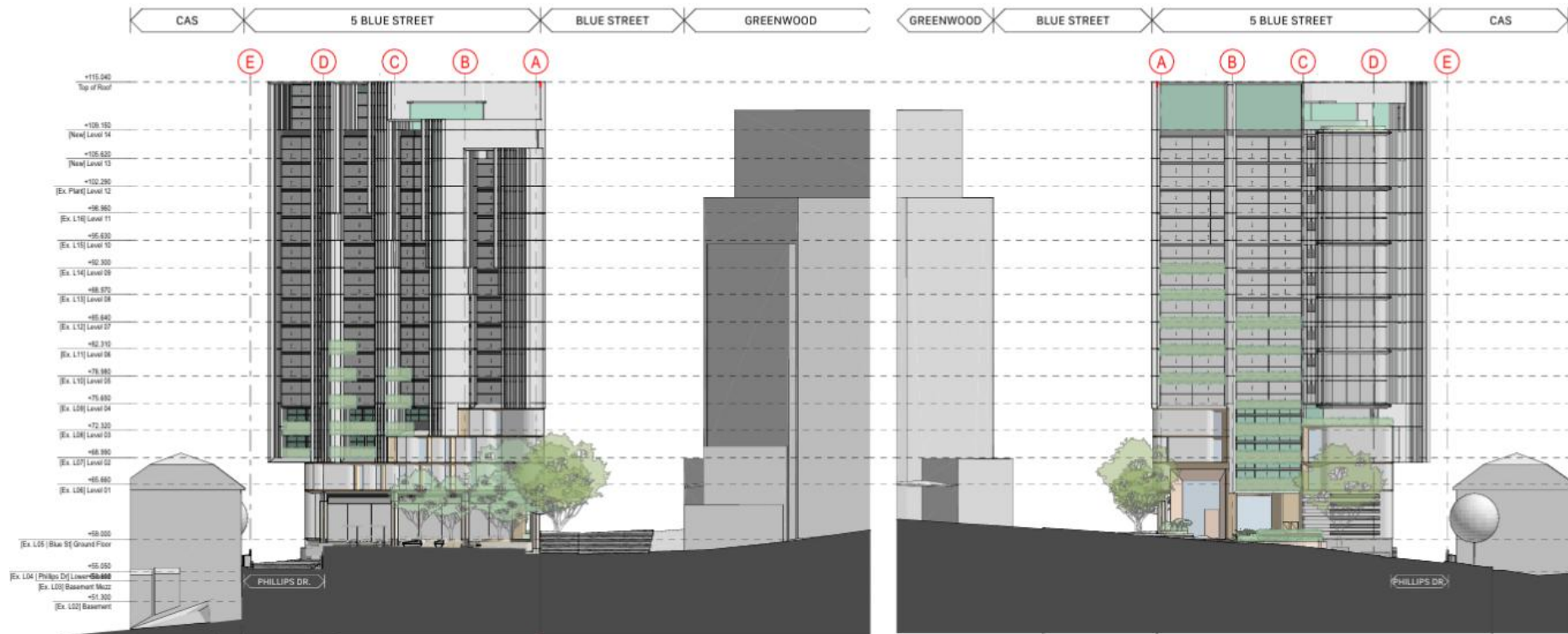


Figure 6.11: East and west elevations
Source: fjstudio 2026

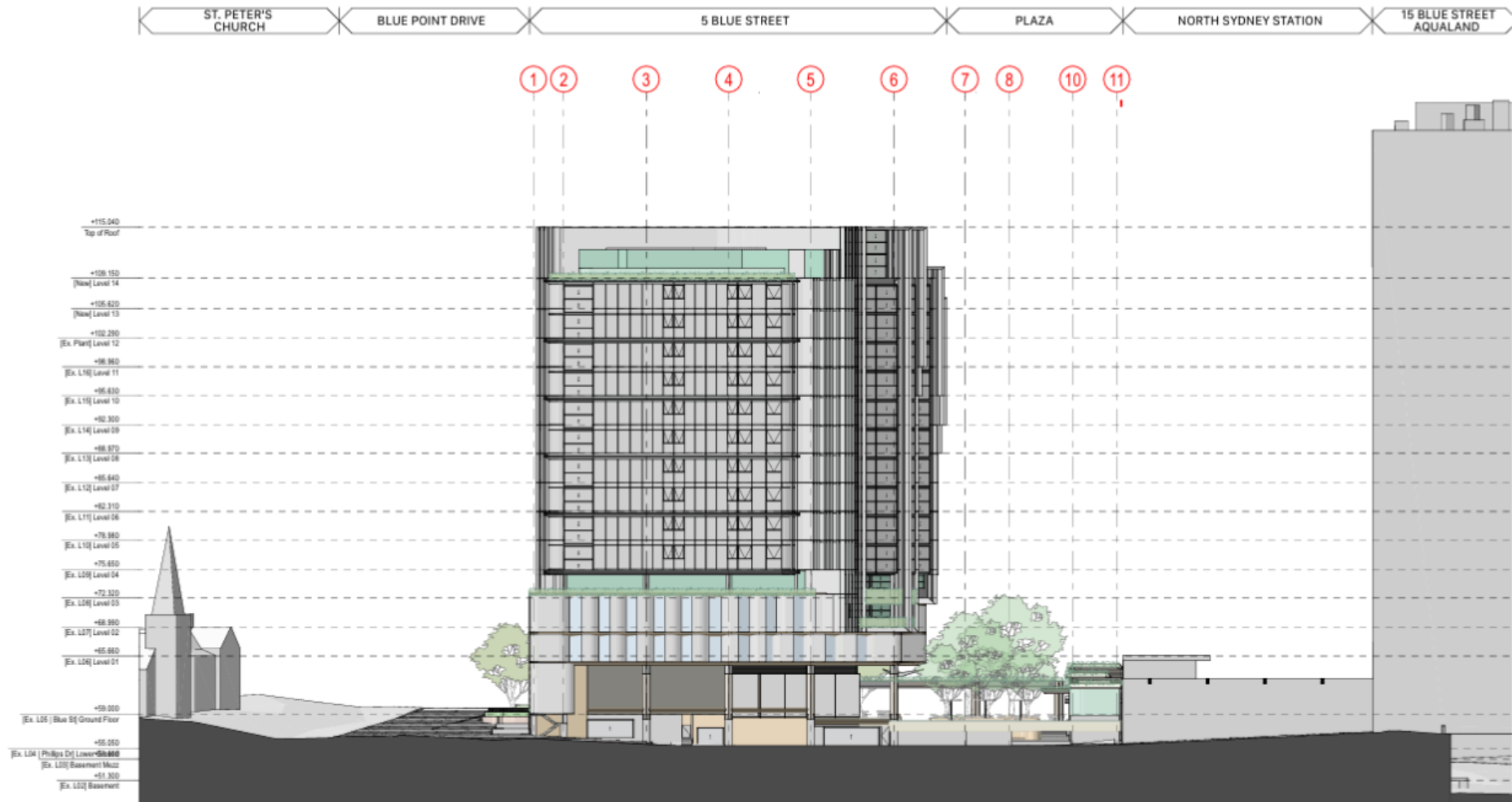


Figure 6.12: Southern elevation
Source: fjstudio 2026

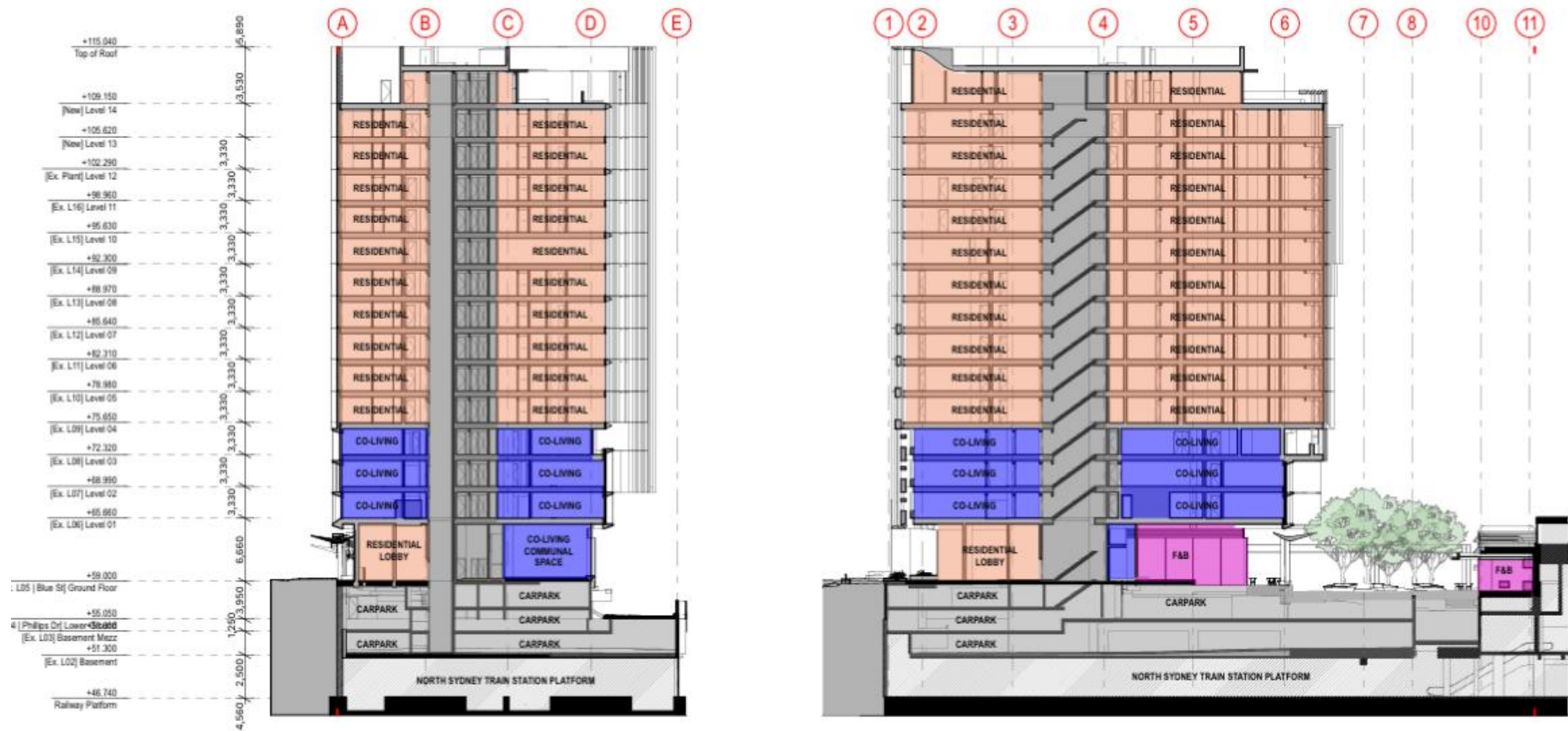


Figure 6.13: N-S (left) and E-W (right) sections
Source: fjcstudio 2026

7. Assessment of Heritage Impact

7. Assessment of Heritage Impact

7.1. Heritage impact on items within the immediate vicinity

As outlined in Section 5, the subject site is located in close proximity to a number of locally and State-listed heritage items, including St Francis Xavier Church and School Hall, the *'Greenwood (former North Sydney Technical High School)'*, and St Peter's Presbyterian Church and manse and its grounds. These items are situated within a highly urbanised and evolving context, where existing mid- and contemporary high-rise commercial development forms an established backdrop. Further to the south-east, and south-west are heritage listed terraces which contribute to the fine grain character of the adjacent Lavender Bay HCA (C12).

The proposed development does not involve any direct physical works to these heritage items and will not result in the removal or alteration of heritage fabric. Impacts are therefore limited to changes to setting, views and environmental conditions.

Overall, the proposal will be perceived as part of the broader North Sydney CBD built form and will not disrupt the primary presentation, legibility or landmark qualities of heritage items within its immediate context.

'St Francis Xavier Church' (I0349) and 'St Xavier School Hall' (I0350)

The subject site shares a close spatial relationship with St Francis Xavier Church and School Hall, located immediately to the south-east, with the rear boundary of the church site directly adjoining the subject site and its boundary lane way. The proposal has been designed to respond to this interface through its setback, articulation and podium treatment, which maintains separation and reduces the perceived bulk adjacent to the heritage item.

In terms of scale and form, the proposal introduces a mid- to high-rise built form consistent with the established North Sydney CBD context. While this represents an increase in vertical scale relative to the church, the tower element is set back and read as part of the broader skyline, maintaining the legibility of the church as a lower-scale landmark element within a layered urban composition. The building does not project into or disrupt the primary view corridor along Mackenzie Street, where the church's principal elevation and spire remain clearly visible.

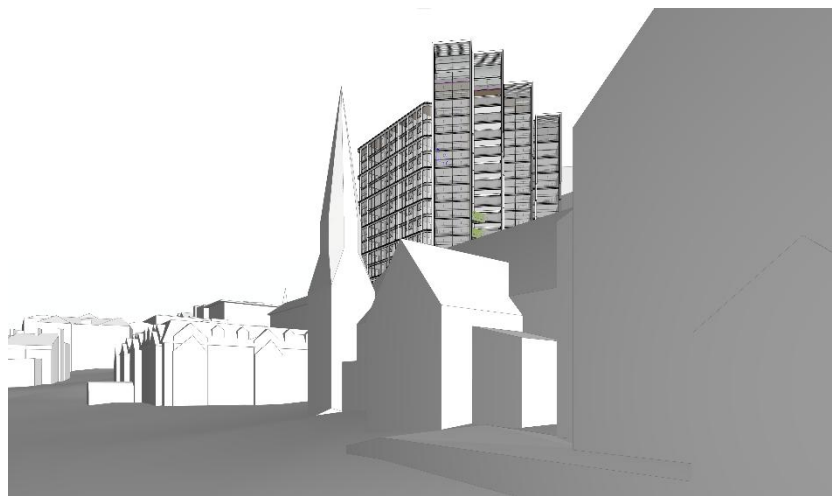


Figure 7-1: Perspective showing proposal in relation to St Francis Xavier Church and School Hall site as viewed from Mackenzie Street. Source: fjcstudio, dated 2026

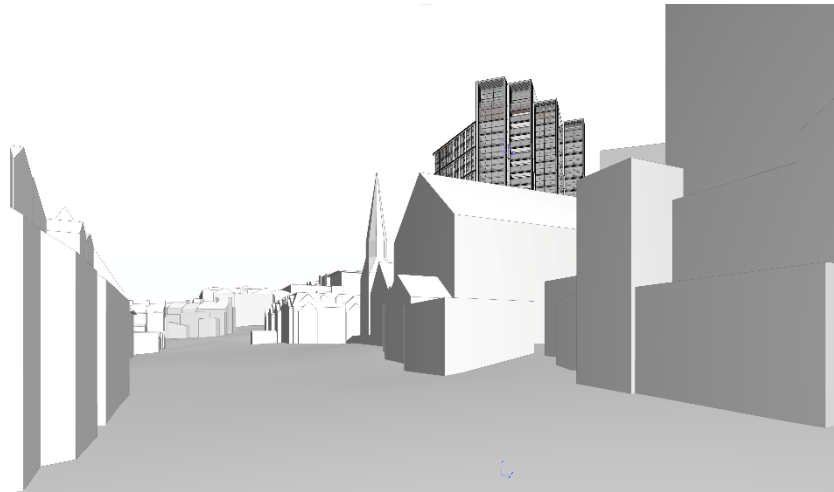


Figure 7-2: Perspective showing proposal in relation to St Francis Xavier Church and School Hall site as viewed from Mackenzie Street. Source: fjstudio, dated 2026

The design and materiality incorporate a contemporary architectural expression that references the broader harbour setting, including the use of tonal grey finishes and articulated façade elements. At lower levels, the podium and ground plane adopt a finer grain and material palette (including sandstone and bronze-toned elements) that respond to the character of nearby heritage buildings. This approach reduces visual contrast at street level and assists in integrating the proposal within its immediate context.

The proposal also includes public domain and landscaping improvements, including the enhancement of Blue Street Plaza, which will improve pedestrian permeability and strengthen visual connections between the site, the church and the wider precinct. These measures contribute to improved spatial relationships, reinforcing the role of the church within the local urban structure.

As identified within Section 5, St Francis Xavier Church comprises an original large stained glass rose window to its western elevation and a modern annexed addition to its north (c.1963–1964) which contains a major stained glass installation by Stephen Moor extending along its northern and western sides. It is acknowledged that its significance is derived from the relationship between the built form, artwork and that its internal light quality contributes to the experiential character of the space.

The proposal involves the redevelopment of an existing commercial building on the site, replacing it with a building of increased overall scale and massing consistent with the evolving North Sydney CBD context. As a result of this intensification of built form, there is the potential for incremental changes to solar access to adjoining properties, including St Francis Xavier Church, which have been assessed through detailed solar analysis.

The analysis indicates that the proposed development results in a quantifiable but limited reduction in direct sunlight to the church windows during mid-winter, with impacts largely confined to the early afternoon period. Additional overshadowing occurs from approximately 12:50pm onward, with existing morning and midday solar access largely retained. While there is a reduction in duration relative to the existing condition (approximately 25–33 minutes depending on location), the stained glass elements will continue to receive direct sunlight and retain their functional and experiential qualities. The change is limited in duration and occurs during a period when solar access is already reduced by seasonal conditions and does not materially alter the function or appreciation of the

space. Accordingly, the overall impact is considered minor and does not diminish the heritage significance of the place.

Overall, the proposal results in a minor impact on the setting and environmental conditions of the church and school hall but does not diminish their heritage significance.

‘Greenwood (former North Sydney Technical High School)’ 101-103 Miller Street (36 Blue Street), North Sydney (I0892 & SHR #00517)

The Greenwood complex sits directly opposite the site and shares a strong visual and spatial relationship along Blue Street. The proposal responds to this condition through its street wall alignment and podium scale, which maintain the established enclosure of Blue Street.

In terms of scale and form, the tower component reflects the prevailing high-density character of the precinct. As the heritage fabric of Greenwood is primarily expressed at lower levels and set back behind plaza structures and landscaping, the additional height introduced by the proposal does not compete with or obscure the legibility of the historic building.

The material and architectural expression of the lower levels, including the use of articulated façade elements and more textured finishes, provides a transitional scale between the public domain and the tower above. This assists in maintaining the streetscape experience consistent with the mixed historic and contemporary character of the area.

The proposal retains and reinforces existing view lines across Blue Street, allowing continued appreciation of the retained sandstone building within its curtilage. Landscaping and public domain works, (in particular within the Blue Street Plaza) further support this outcome by maintaining openness at ground level.

The proposal will result in a negligible to minor impact, with no adverse effect on the significance or legibility of the heritage item.



Figure 7-3: Perspective showing proposal and its Blue Street frontage, opposite Greenwood plaza complex. Source: fjstudio, dated 2026.



Figure 7-4: Perspective showing proposal materiality at podium and ground levels along Blue Street frontage and fabric, materiality and landscaping to Blue Street Plaza. Source: fjcstudio, dated 2026.

St Peter's Presbyterian Church Manse' (I0792) and 'St Peter's Presbyterian Church and grounds' (I0793)

St Peter's Church and Manse are located on the opposite side of Blues Point Road, within a distinct streetscape context. The proposal is separated from these items by both distance and a change in urban grain, which limits direct visual and spatial interaction.

The siting and setback of the proposed building ensure that it remains physically detached from the church precinct. Its scale and form, while consistent with the CBD skyline, are read in the background of views along Blues Point Road and do not intrude into the immediate setting of the heritage item.

The proposal's design and materiality do not replicate historic forms but adopt a contemporary expression that sits comfortably within the mixed character of the wider North Sydney environment. As a result, the new built form is perceived as part of the broader city backdrop rather than an element that competes with the church's architectural qualities.

Given that key views, orientation and landmark qualities of the church (including the spire and principal elevations) remain unaffected, and the landscaped setting is unchanged, the proposal will have a negligible impact on the heritage significance of these items.



Figure 7-5: Perspective showing proposed development looking east along Blue Street showing St Peters Presbyterian Church and Manse in foreground and Sydney Harbour Bridge in distance. Source: fjcstudio, dated 2026.

Heritage-listed houses (Walker Street and Blues Point Road)

The heritage-listed terrace houses are oriented toward their respective street frontages and are experienced within cohesive residential streetscapes.

The proposal's siting and setbacks, combined with intervening topography and built form, result in a limited visual relationship between the development and these items. In terms of scale and form, the building contributes to the existing North Sydney skyline, which is already visible in longer-range views and does not represent a new or dominant visual condition.

The design and materiality of the proposal have minimal relevance to these items due to the separation and lack of direct interface. Importantly, the proposal does not alter the fine-grain streetscape character, rhythm, or presentation of the terraces. Accordingly, impacts are limited to the continuation of an existing background condition, resulting in a negligible impact on their setting and no impact on their significance.

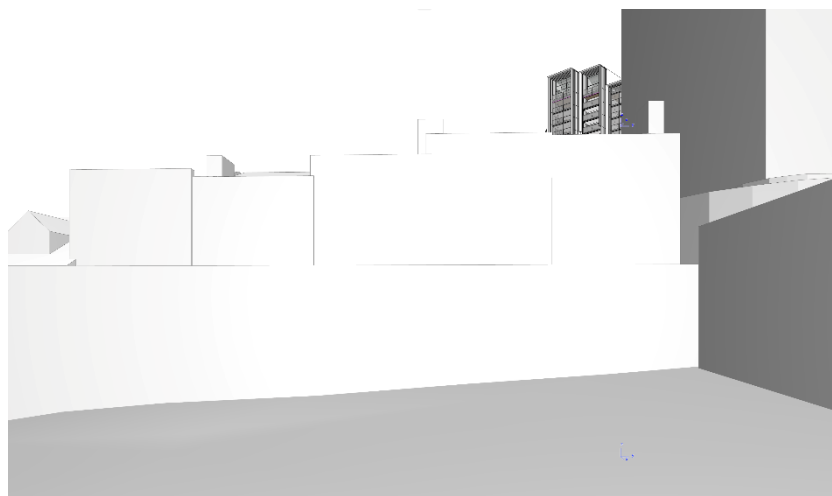


Figure 7-6: Perspective showing proposed development within background for of heritage listed terraces fronting Walker Street. Source: fjcstudio, dated 2026



Figure 7-7: Perspective showing proposed development within background for of heritage listed terraces fronting Blues Point Road. Source: fjcstudio, dated 2026.

Lavender Bay Heritage Conservation Area (C12)

The Lavender Bay HCA is located to the south and south-west of the subject site and is characterised by low-scale residential development, a fine-grain subdivision pattern, and a strong relationship to

topography and Sydney Harbour. The proposal will not result in any physical change within the HCA. Its potential impacts are limited to visual changes within the broader setting.

Due to intervening development, topography and the separation created by Blues Point Road, the proposal will generally not be visible from most locations within the HCA. Where visibility does occur, it will be in longer-range and oblique views, in which the North Sydney CBD already forms a dominant and established skyline element.

The proposal will not interrupt, or obscure key view corridors identified within the HCA, which are primarily oriented toward Sydney Harbour, the Harbour Bridge and the CBD. Instead, it will be perceived as part of the existing urban backdrop. The fine-grain character, scale and streetscape qualities of the HCA will remain unchanged. Overall, the proposal will have a negligible impact on the significance of the Lavender Bay HCA.



Figure 7-8: Perspective showing proposed development within background for of heritage listed terraces fronting Blues Point Road. Source: fjstudio, dated 2026.

7.2. Heritage impact on items within the wider vicinity

The site sits within the wider heritage context of Sydney Harbour and Lavender Bay, including items of State and National significance such as the Brett Whiteley House and Visual Curtilage, Sydney Harbour Bridge, and Luna Park Precinct. These items are primarily experienced through long-range and panoramic views across the harbour and its foreshore, where the North Sydney CBD forms an established and evolving urban backdrop.

The proposed development has been designed to respond to this broader context through its siting, scale, form and material expression, ensuring that it is read as part of the existing skyline rather than as a dominant or competing element within significant views.

The subject site is located outside the immediate curtilage of these heritage items and is separated by distance, topography and intervening development. As a result, the proposal will not be perceived in the foreground or middle ground of key heritage views, but rather as part of the distant North Sydney skyline.

The proposal does not encroach into identified significant view corridors from these items, which are primarily focused on the harbour, foreshore and iconic landmarks such as the Harbour Bridge.

The proposed building maintains a scale and height consistent with the established North Sydney CBD, which is already characterised by mid- to high-rise development. While the proposal

contributes additional built form to the skyline, it does not introduce a new or atypical scale relative to its surroundings.

The building massing is articulated to reduce visual bulk, with a clear distinction between podium and tower elements, ensuring that the overall form reads as part of a layered skyline rather than a singular dominant mass.

Importantly, the proposal does not exceed or disrupt the existing visual hierarchy within the harbour setting, where major landmarks such as the Sydney Harbour Bridge remain the dominant elements.

The architectural expression adopts a contemporary design approach that references the broader harbour context through its tonal palette and refined façade articulation which responds to the materials and colours of the Sydney Harbour Bridge and Opera House tiles. These neutral greys and muted finishes are also consistent with the prevailing character of the North Sydney skyline and reduce visual contrast in long-range views.

At lower levels, the design incorporates a more textured and articulated material palette, including sandstone and bronze-toned elements, which respond to the character of surrounding historical development while remaining visually recessive at a larger scale. This approach ensures that the building does not present as visually intrusive when viewed from key vantage points across the harbour.

The proposal will be visible in some longer-range views from within the harbour catchment; however: it will be perceived as part of the existing urban backdrop, it will not interrupt or terminate key sightlines to significant heritage items, and it will not visually compete with major landmark elements, including the Sydney Harbour Bridge.

In views from locations such as Lavender Bay and surrounding foreshore areas, the building will contribute to the layered composition of foreground (heritage fabric), middle ground (landscape), and distant skyline (CBD towers) that characterises the area.



Figure 7-10: CGI view looking north towards North Sydney CBD from Lavender Bay Source: fjcstudio, dated 2026.



Figure 7-11: Perspective showing proposal materiality and colour of tower form which reflects the materials and finishes existing within significant features expressed around Sydney Harbour (i.e. Sydney Harbour Bridge and Opera House). Source: fjcstudio, dated 2026.

The site also forms part of the broader North Sydney Station precinct, where a number of adjoining sites are also subject to potential redevelopment under the HDA pathway. While these proposals remain at varying stages of development and are not the subject of this application, they indicate an evolving urban context in which change is anticipated. This assessment has therefore been undertaken having regard to the existing and approved planning framework and does not rely on or assume the delivery of other proposals. The potential heritage impacts of those schemes would be appropriately considered as part of their own assessment processes.

7.3. Statement of Heritage Impact

The proposed development at 5 Blue Street has been designed having regard to its location within a sensitive heritage context, including adjacent local heritage items and the broader setting of the Lavender Bay Heritage Conservation Area and Sydney Harbour. The proposal does not result in the removal, alteration or physical impact to any heritage fabric. The siting, setbacks and articulated built form respond to the surrounding urban structure, ensuring that nearby heritage items including St Francis Xavier Church, St Peter's Presbyterian Church and the Greenwood complex, retain their legibility, prominence and primary presentation within their respective settings. The scale and form of the development are consistent with the established North Sydney CBD character, and the building will be read as part of the existing urban skyline rather than as a visually dominant or competing element in key views.

Impacts arising from the proposal are limited to minor changes in setting and environmental conditions, including a minor and time-limited reduction in solar access to the rose window and 1964 annex of St Francis Xavier Church during mid-winter. This change does not materially affect the ongoing appreciation or significance of the stained glass installation or the heritage item as a whole and in the wider context, the proposal does not interrupt identified view corridors or diminish the visual prominence of heritage landmarks and will be perceived as part of the established layered composition of built form within the North Sydney skyline.

The proposal is considered to result in an overall neutral to minor heritage impact and represents an acceptable planning outcome having regard to the relevant statutory framework, including the Heritage Act 1977 and applicable NSW heritage guidelines.

7.4. Heritage NSW Guidelines Questions, 2023

The Heritage NSW, Guidelines for preparing a Statement of Heritage Impact, 2023⁴⁴ offer a series of questions to consider when assessing the potential impact to heritage items.

Table 7.1: Statement of Heritage Impact Guidelines

Proposed Change to Heritage Item	Relevant Questions	Response
New development adjacent to a heritage item	<i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i>	The proposal has been designed to avoid direct impacts to heritage fabric and to minimise impacts to setting through appropriate siting, setbacks and built form articulation. The tower component is set back from site boundaries and read as part of the broader North Sydney skyline, reducing its visual prominence at street level. The podium incorporates a finer grain scale and material palette, including sandstone and bronze-toned elements, to respond to the character of surrounding heritage items. Key views to heritage items are retained and public domain improvements enhance their accessibility and setting.
	<i>Why is the new development required to be adjacent to a heritage item?</i>	The site is located within the established North Sydney CBD, directly above North Sydney Station, and represents a highly accessible and strategic location for intensification in accordance with State planning objectives. Its proximity to heritage items is characteristic of the urban context, where heritage buildings are integrated within a high-density commercial environment. The proposal supports broader housing supply and transport-oriented development objectives under the HDA framework.
	<i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i>	The proposal does not obstruct key views to or from nearby heritage items, including St Francis Xavier Church and St Peter's Presbyterian Church. The building is positioned and articulated to maintain view corridors and allow heritage items to remain legible within the streetscape. In longer-range views, the development will be perceived as part of the existing North Sydney skyline, rather than as a focal or dominant element. Any visual change is consistent with the established urban backdrop.

⁴⁴ Heritage NSW, Guidelines for preparing a Statement of Heritage Impact, 2023.

Proposed Change to Heritage Item	Relevant Questions	Response
	<i>Is the new development sympathetic to the heritage item? In what way (e.g. Form, siting, proportions, design)?</i>	The development adopts a contemporary design that is sympathetic through its response to scale, proportion and materiality rather than replication of historic forms. The podium aligns with the street scale and incorporates a textured material palette that references nearby heritage buildings, while the tower is set back to reduce visual impact. The design maintains a clear distinction between old and new fabric, consistent with heritage best practice.
	<i>Will the additions visually dominate the heritage item? How was this been minimised?</i>	No. The proposal will not visually dominate nearby heritage items. The tower is set back and articulated to reduce bulk and is read as part of the wider CBD skyline. Heritage items, particularly St Francis Xavier Church, will continue to read as distinct elements within the foreground of views. The established height and density of surrounding development ensures that the proposal does not introduce an anomalous or visually intrusive element.
	<i>Will the public, and users of the item, still be able to view and appreciate its significance?</i>	Yes. The proposal retains public views to heritage items and improves the surrounding public domain, including enhancements to Blue Street Plaza. Pedestrian connectivity and access to the precinct are maintained and improved, allowing continued appreciation of heritage items within their urban context. Minor changes to solar access to the St Francis Xavier Church are limited in duration and do not affect the ongoing use or appreciation or experiential qualities of the place.

8. Conclusions and Recommendations

8. Conclusion

8.1. Conclusion

The proposed development at 5 Blue Street, North Sydney has been assessed having regard to its location within a sensitive and layered heritage context, including adjacent locally listed heritage items, the Lavender Bay Heritage Conservation Area, and the broader Sydney Harbour setting. The proposal does not involve the removal or alteration of any heritage fabric and retains the physical integrity of all heritage items within the site's vicinity.

The design has been developed to respond appropriately to this context through its siting, setbacks, articulated built form and material palette. These measures ensure that nearby heritage items including St Francis Xavier Church and School Hall, St Peter's Presbyterian Church, and the Greenwood complex, retain their legibility, prominence and primary presentation within their respective settings. While the proposal introduces an increase in built form consistent with the established and evolving North Sydney CBD character, it will be read as part of the broader skyline and will not visually dominate or compete with heritage items in key views.

Impacts arising from the proposal are limited to minor changes to setting and environmental conditions, including a minor and time-limited reduction in solar access to portions of St Francis Xavier Church during mid-winter. This change does not materially affect the experiential qualities of the stained glass installation or the heritage significance of the place. In the wider context, the proposal does not interrupt identified view corridors or diminish the prominence of key heritage landmarks within the Sydney Harbour setting.

Accordingly, the proposal is considered to result in an overall neutral to minor heritage impact and represents an acceptable outcome when assessed against the relevant statutory framework, including the Environmental Planning and Assessment Act 1979, the Heritage Act 1977, and applicable NSW heritage guidelines.

8.2. Recommendations

Based on the above assessment, no specific heritage mitigation measures are required, as the proposal does not involve the removal or alteration of heritage fabric and results in only minor impacts to the setting of nearby heritage items.

Notwithstanding this, it is recommended that the detailed design development of the proposal continues to have regard to the surrounding heritage context, particularly in relation to the final selection and resolution of materials, finishes, and landscaping. This should ensure that the lower-level presentation of the building responds appropriately to the fine-grain character and material qualities of adjacent heritage items and maintains a complementary relationship with the established streetscape and the setting of nearby heritage items.

9. References

9. References

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APPENDIX A

Statements of significance for Heritage items within the wider vicinity

Appendix A

Statements of significance for Heritage items within the wider vicinity

Heritage item	Statement of Significance
'Brett Whiteley House and Visual Curtilage' SHR #01949	<i>Brett Whiteley's House and Visual Curtilage, at 1 Walker Street, Lavender Bay is of state significance for its historic association with internationally and nationally acclaimed Australian artist Brett Whiteley AO. As well as being his family home and studio, the house, its setting and views inspired a substantial body of award winning and influential works of art including paintings, works on paper and installations. The awards included two Archibald Prizes, three Wynne Prizes, and two Sir John Sulman Prizes, some of which were painted at Walker Street. The Walker Street house was personalised to create the Whiteley home and studio and provides physical evidence of the life and work of the late artist.</i>
	<i>The house, its setting and the views is of state significance as the inspiration for the considerable body of Brett Whiteley's art undertaken here. The interiors and the setting/views are the subject of many of Whiteley's Lavender Bay works. The interior aspects and the exterior views/setting were often juxtaposed in his paintings expressing his creative genius and the significance of Lavender Bay as a subject.</i>
	<i>The house and its setting has social significance at a state level as the former home and studio of the artist Brett Whiteley, being regularly visited by art appreciation groups. Wendy Whiteley's garden on railway land has associational and social significance at the state level as a memorial place because the ashes of Brett Whiteley and Arkie Whiteley (their daughter) are buried there.</i>
	<i>The house with its harbour views reveal more information about Brett Whiteley's life and art, the genesis of his paintings and to assist in the ongoing discussion and assessment of his contribution to Australian art.</i>
	<i>As the place where he spent most of his artistic life in Australia, Brett Whiteley's house provides a rare insight into the workings of one of Australia's prominent artists.⁴⁵</i>
'Sydney Harbour Bridge' and its State listing 'Sydney Harbour Bridge approaches and viaducts' (road and rail) NHL 105888 SHR #00781	<i>The building of the Sydney Harbour Bridge was a major event in Australia's history, representing a pivotal step in the development of modern Sydney and one of Australia's most important cities. The bridge is significant as a symbol of the aspirations of the nation, a focus for the optimistic forecast of a better future following the Great Depression. With the construction of the Sydney Harbour Bridge, Australia was felt to have truly joined the modern age, and the bridge was significant in fostering a sense of collective national pride in the achievement.</i>
	<i>The Sydney Harbour Bridge was an important economic and industrial feat in Australia's history and is part of the nationally important story of the development of transport in Australia. The bridge is significant as the most costly engineering achievement in the history of modern Australia, and this was extraordinary feat given that it occurred at the severest point of the Great Depression in Australia.</i>
	<i>The bridge is also significant for its aesthetic values. Since its opening in 1932, the Sydney Harbour Bridge has become a famous and enduring national icon and remains Australia's most identifiable symbol. In its harbour setting, it has been the subject for many of Australia's foremost artists, and has inspired a rich and diverse</i>

⁴⁵ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5056472>

range of images in a variety of mediums – paintings, etchings, drawings, linocuts, photographs, film, poems, posters, stained glass - from its construction phase through to the present.

The Sydney Harbour Bridge is also significant as one of the world's greatest arch bridges. Although not the longest arch span in the world, its mass and load capacity are greater than other major arch bridges, and no other bridge in Australia compares with the Sydney Harbour Bridge in its technical significance. In comparing Sydney Harbour Bridge with overseas arch bridges, Engineers Australia has drawn attention to its complexity in combining length of span with width and load carrying capacity. The construction of Sydney Harbour Bridge combined available technology with natural advantages provided by the site. The designers took advantage of the sandstone base on which Sydney was built, which enabled them to tie back the support cables during construction of the arch, and to experiment with massive structures. Although designed more than 80 years ago, the bridge has still not reached its loading capacity.

The bridge is also significant for its important association with the work of John Job Crew Bradfield, principal design engineer for the New South Wales Public Works Department, who ranks as one of Australia's greatest civil, structural and transport engineers.⁴⁶

The site now known as Luna Park Precinct is historically significant as the site of the first regular ferry transport between Sydney and the North Shore, and later the busiest ferry wharf on the Harbour, with the exception of Circular Quay. The Milsons Point site was a major transport interchange during the later part of the 19th Century connecting ferry, train and trams. The site later became crucial to the construction of the Sydney Harbour Bridge. Fabrication and assembly of steel components for the bridge was done on site at the 1925 Dorman Long and Company workshops.

After removal of the workshops the Luna Park amusement park was constructed on the site in 1935 and became a centre for recreation for generations of Sydney residents and visitors. Luna Park has strong association with former park artists Rupert Browne, Peter Kingston, Gary Shead, Sam Lipson, Arthur Barton, Richard Liney and Martin Sharp. Martin Sharp is an important Sydney artist with an international reputation who was influential in the Australian Pop Art movement in the 1960's and 70's.

'Luna Park Precinct'
SHR #01811

The Luna Park Precinct has important aesthetic values in its own right, a celebration of colour and fantasy originally in the art deco style, and as a landmark on Sydney Harbour. Luna Park occupies an important and prominent location on the northern foreshore of Sydney Harbour and is highly visible from Circular Quay and the Opera House and other key harbour vantage points. Luna Park is one of Sydney's most recognisable and popular icons, the Luna Park face in particular is an instantly recognisable symbol of Sydney. The prominence of Luna Park is enhanced by the high quarried cliff face and the fig trees which provide a landscaped backdrop together with the way it is framed by the Harbour Bridge when viewed from the east.

Luna Park includes a rare collection of murals and amusements that demonstrate mid 20th century popular and traditional technologies. These have been complemented by the art works of Martin Sharp, Richard Liney, Gary Shead and Peter Kingston some of which survive as moveable items associated with the park and stored at other locations such as the Powerhouse Museum.

Luna Park is important as a place of significance to generations of the Australian

⁴⁶ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045703>

Public, in particular Sydneyiders who have strong memories and associations with the place. Its landmark location at the centre of Sydney Harbour together with its recognisable character has endowed it with a far wider sense of ownership, granting it an iconic status. Luna Park received considerable attention following the tragic Ghost Train fire of 1979 and the ensuing short term closure of the park. It became the focus of considerable public action when it was threatened with redevelopment and remains a subject of high public interest.

Luna Park Precinct has very high potential as an archaeological resource that is likely to yield information about all phases of occupation of the site. In particular evidence of the Dorman Long wharf and the railway.

Luna Park is unique as a rare example of an amusement park and fantasy architecture constructed in the 1930s art deco style. The original murals and design of Luna Park demonstrate an amusement park aesthetic that was originally inherited from America and reinterpreted in an Australian context.

The Luna Park precinct includes many individual elements of significance. The most significant elements are the Entrance Face and Towers; Midway; the Rotor; Coney Island; Crystal Palace; Wild Mouse; the Cliff Face and the Fig Trees.

(Sourced from Luna Park Conservation Plan Godden Mackay 1992)⁴⁷

⁴⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5055827>



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