

**Concept - State Significant Development
Development Application**

Section 4.55 (2)

STATEMENT OF HERITAGE IMPACT

Sydney Metro

Pitt Street South Over Station Development

Prepared for Pitt Street Developer South Pty Ltd

Revision B, April 2020



PITT STREET SOUTH OSD

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	18/3/20	DM
B	Issued for Landowner's Consent	3/4/20	DM
C	Amended for Landowner's Consent	6/4/20	DM

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OVERVIEW

The Minister for Planning granted development consent to SSD DA 17_8876 for Concept Approval of a commercial or residential Over Station Development (OSD) above the new Sydney Metro Pitt Street South Station on 25 June 2019. This Development Consent includes:

- A maximum building envelope, including street wall and setbacks for the over station development
- A maximum building height of RL 171.6 metres
- Podium level car parking for a maximum of 34 parking spaces
- Conceptual land use for either one of a residential or a commercial scheme (not both).

MODS

A Section 4.55(2) modification application is to be submitted proposing to amend the Concept Approval for the Pitt Street South OSD in the following ways:

- Permit the inclusion of 'retail premises' as an approved land use within the building podium, specifically at Level 2;
- Amend Condition A15 to allow for protrusion beyond the approved Building Envelope for:
 - architectural embellishments, to a maximum depth of 500mm at each elevation, and
 - awning and balustrade structures at Level 35 terrace and balustrade structures at Level 6 podium open space.

PURPOSE OF THIS REPORT

GBA Heritage has prepared a Statement of Heritage Impact (SHI) for the subject site as part of the Pitt Street South SSD DA application, which assesses the proposed building design as represented in drawings by Bates Smart Architect, dated March 2020. That report includes a detailed site history and description, identifies the relevant heritage items in the vicinity of the subject site and significant views to them, assesses the heritage impact of the proposal on such items and views, and concludes that the impact is acceptable.

Following review of the Built Form and Urban Design Report for this Modification by Bates Smart Architects, this supplementary SHI specifically assesses the heritage impact of the abovementioned amendments to the development application, namely:

- Inclusion of retail premises within the podium; and
- Protrusions beyond the approved Building Envelope, being the architectural embellishments and the awning and balustrade structures.

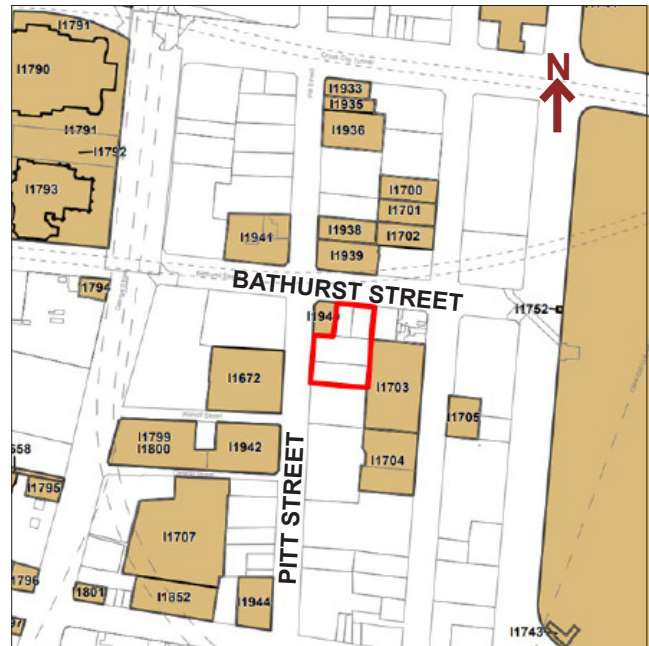


Figure 1

Extract from the LEP Heritage Map with heritage items shaded in brown and the subject site outlined in red.

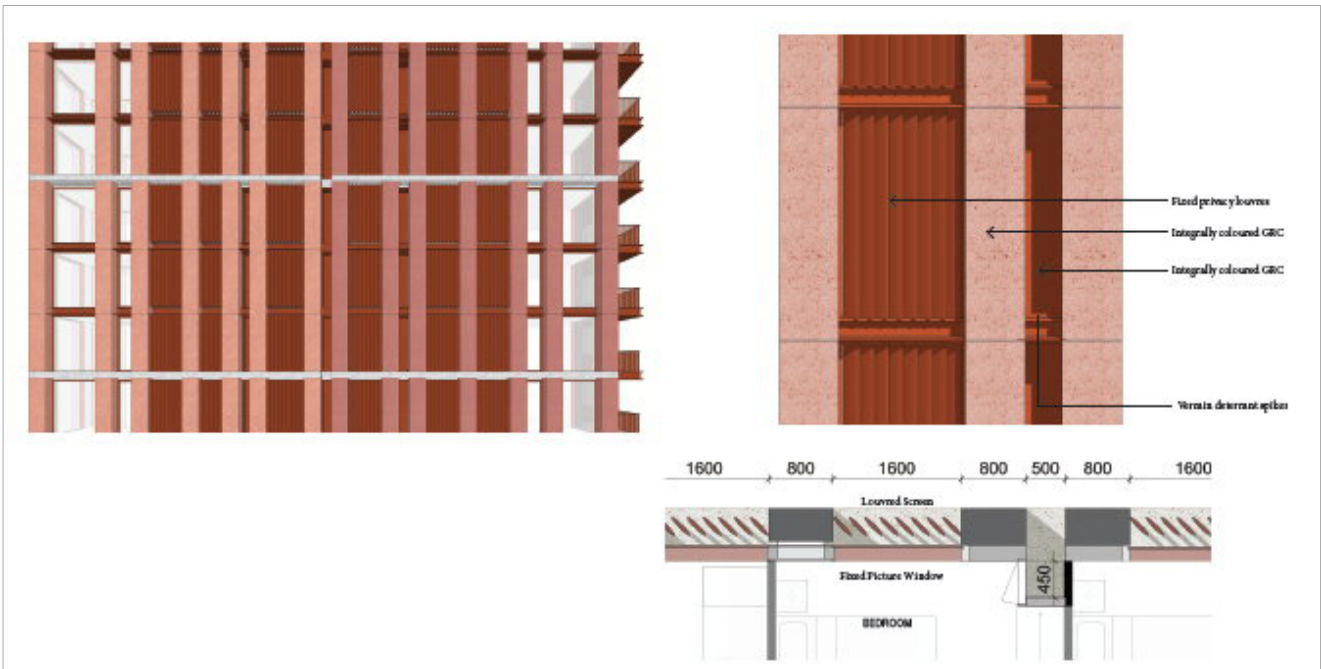
Source: Sydney LEP 2012 Heritage Map, sheet HER_015

HERITAGE CONTEXT

The subject site is not listed as an item of heritage significance in any statutory instrument. It is in the vicinity of the following heritage items:

- Edinburgh Castle Hotel, 294 Pitt Street
- Former Speedwell House, 284-292 Pitt Street
- Lincoln Building, 280-282 Pitt Street
- Former Sydney Water Head Office, 115-119 Bathurst Street
- Former Lismore Hotel façade, 343-357 Pitt Street
- Metropolitan Fire Brigade, 211-217 Castlereagh Street
- Former City South Telephone Exchange, 219-227 Castlereagh Street
- Former YMCA, 323-331 Pitt Street
- Porter House, 203 Castlereagh Street

It is also near the College Street / Hyde Park Special Character Area (SCA) and the Sydney Square / Town Hall / St Andrews SCA.



DESCRIPTION

The protrusions beyond the approved envelope consist of:

- ‘Architectural embellishments’, namely masonry piers of maximum 500mm depth, running the full height of the OSD tower facades;
- Vertical privacy louvres between these piers on the south façade only;
- Small sections of awning and glass balustrading on Level 35; and
- Balustrading at Level 6 on south side.

ASSESSMENT OF IMPACT

Alteration of the use of spaces within the proposed building, for example inclusion of retail premises within the podium, will in itself have no adverse heritage impact.

The abovementioned protrusions beyond the envelope were included in the design assessed in the existing SHI by GBA Heritage, which found the proposal impact to be acceptable. Such protrusions do not, therefore, represent any additional or adverse heritage impact. Nevertheless, their specific heritage impact is assessed below.

Full height piers

- The piers in themselves will have no physical connection to or impact on any heritage item.
- The additional depth of the piers (maximum 500mm) will not obstruct any identified significant views to or from any heritage item in the vicinity.

Figure 2

Excerpt from architect’s Built Form and Urban Design Report showing piers and louvres in elevation and plan.

Source: Bates Smart Architects.



Figure 3

Excerpt from north elevation showing protruding awning and balustrading, Level 35. The blue dashed line indicates the approved envelope and the protrusions are circled.

Source: Bates Smart Architects



Figure 4

Excerpt from west elevation showing protruding balustrading on Level 6. The blue dashed line indicates the approved envelope and the protrusion is indicated by the ellipse.

Source: Bates Smart Architects

- As has been noted in GBA Heritage's SHI for the Stage 2 SSD DA, the proposed building and its facades have been carefully designed to respond to the character of heritage items in the vicinity. The piers are specifically designed for this purpose: they enhance the articulation of the façade, adding to its depth, dividing it into vertical areas of smaller scale and modifying the building's solid to void ratio, and increasing the area of masonry, whose colours have been selected to be compatible with those of heritage buildings in the vicinity. All these effects enhance the building's sympathy with the massing, scale, solid to void ratio, materiality and colour of the heritage items in the vicinity.
- The overall heritage impact of the piers is therefore positive.

Privacy louvres

- The louvres have no physical contact with or impact on any heritage item.
- They do not protrude beyond the piers and thus obstruct no identified significant views.
- They further modify the building's solid to void ratio, aligning it more closely to the mostly masonry heritage buildings in the vicinity and thus being sympathetic to such items.
- The overall heritage impact of the louvres is therefore positive.

Awning and balustrading

- The very small sections of the awning and balustrading on Level 35, and the small section of balustrading on Level 6, which protrude beyond the envelope will obstruct no identified significant views to or from any heritage item.
- The elements on Level 35 will be separated from all heritage items by great distance and height. The element on Level 6 will be separated from the nearest heritage item (the former Sydney Water Head Office building) by the width of Pitt Street. None of these elements will have any adverse visual relationship with any heritage item.
- The awnings and balustrading will have no impact on the character of the vicinity, streetscapes or the SCAs.
- The overall heritage impact of these elements is therefore acceptable.

CONCLUSIONS

- The inclusion of retail premises within the building will have no heritage impact on any heritage item.
- The protrusions beyond the approved envelope will have no adverse heritage impact on any heritage item.
- No identified significant views to or from any heritage item, or to or from the SCAs in the vicinity, will be obstructed or adversely altered by the protrusions beyond the envelope.
- Overall, the heritage impact of the protrusions will be acceptable or positive.
- The proposed protrusions are therefore consistent with the heritage objectives and guidelines of the *Sydney LEP 2012*, the *Sydney DCP 2012* and the NSW Heritage Council.

RECOMMENDATION

The consent authority should have no hesitation, from a heritage viewpoint, in approving the proposed modifications.