

Former ASN Co Building

1-3 Hickson Road, The Rocks
Building fire safety upgrade, Bays 1 to 4
Base building works for future tenancies, Bays 4 and 5

Statement of Heritage Impact



Prepared for
Place Management: Property NSW

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1 INTRODUCTION

1.1 Background and purpose of the report

This Heritage Impact Statement has been prepared on behalf of Place Management: NSW Property. It has been prepared to accompany the Development Application for base building works and a change of tenancy use in Bay 5 of the former ASN Co Building at 1-3 Hickson Road, The Rocks. The report is intended to assess the impact of the proposal on the cultural significance of the building. The parts of the building that are the subject of this report were formerly occupied by an entertainment venture known as The Story of Sydney. The proposed use is for commercial offices, the fitout of which will be the subject of a future application.

The proposed development is subject to the Secretary's Environmental Assessment Requirements (SEARS) for SSD 8967. Key issues relating to heritage in the SEARS are as follows:

Prepare a Heritage Impact Statement (HIS) (in accordance with the guidelines in the NSW Heritage Manual) which identifies:

- all heritage items (state and local) within and in the vicinity of the site, including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance;
- what impact the proposed works will have on their heritage significance, including any impacts from the works, and any impacts on views to and from heritage items;
- detailed mitigation measures to offset potential impacts on heritage values;
- demonstrate compliance with the policies of any relevant Conservation Management Plan, including the *2009 Conservation Management Plan by City Plan Heritage*;
- provide details of visual impacts of the proposed development on the historic streetscapes of George Street, Hickson Road and Circular Quay West.

The HIS must provide justification for any changes to the heritage fabric. The HIS must demonstrate that any intervention is an acceptable heritage impact for the building and detail any mitigation strategies.

The heritage impact of the required BCA and DDA works are to be specifically addressed.

Demonstrate how the proposed design of the balustrade for the new access ramp along Hickson Road will minimise impact.

If the HIS identifies impact on potential archaeology, an historical archaeological assessment should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines "Archaeological Assessment" 1996 and 'Assessing Significance for Historical Archaeological Sites and 'Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in

determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.

Prepare an interpretation strategy that includes the provision for the interpretation of any archaeological resources uncovered during the works.

The report also assesses the heritage impacts of the proposed fire safety upgrade in Bays 1 to 4 of the building.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance (refer Section 3).

J.S. Kerr's *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

1.3 Author identification

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist of Tanner Kibble Denton Architects. It was reviewed by Jocelyn Jackson, Practice Director of Tanner Kibble Denton Architects.

1.4 Site location and description

The subject property is located at 1-3 Hickson Road, The Rocks. It is bounded by Hickson Road to the west and Circular Quay West to the north and east. The former Mariner's Church adjoins the building to the south (Figure 1). The site is identified as Lot 1 Deposited Plan 600611 and Lot 2 Deposited Plan 75206



1 Location plan, not to scale.
Source: Nearmap with TKD Architects overlay.



2 Site plan, not to scale.
Source: Nearmap with TKD Architects overlay.

1.5 Documentation

Documents referred to in this report include:

Architectural drawings (Tanner Kibble Denton Architects)

- 17 0056 AR.TD. 1001 Issue A Existing Floor and Roof Plans.
- 17 0056 AR.TD.1101 Issue A Demolition & Proposed Ground & Level 1 Plans.
- 17 0056 AR.TD.1102 Issue A Demolition & Proposed Level 2 & 3 Plans.
- 17 0056 AR.TD.1103 Issue A Demolition & Proposed Level 4 & Roof Space Plans.
- 17 0056 AR.TD.1104 Issue A Demolition & Proposed Roof & Store Room Plans.
- 17 0056 AR.TD.1201 Issue A Demolition & Proposed West Elevations
- 17 0056 AR.TD.1202 Issue A Demolition & Proposed East Elevations
- 17 0056 AR.TD.2001 Issue A Ground Floor & Level 1 Reflected Ceiling Plans
- 17 0056 AR.TD.2002 Issue A Level 2 & Level 3 Reflected Ceiling Plans
- 17 0056 AR.TD.2003 Issue A Level 4 & Store Room Reflected Ceiling Plans
- 17 0056 AR.TD.3001 Issue A Demolition & Proposed Section A-A
- 17 0056 AR.TD.3002 Issue A Demolition & Proposed Section B-B
- 17 0056 AR.TD.3003 Issue A Demolition & Proposed Section C-C
- 17 0056 AR.TD.3004 Issue A Demolition & Proposed Section D-D
- 17 0056 AR.TD.3005 Issue A Demolition & Proposed Section E-E
- 17 0056 AR.TD.3006 Issue A Demolition & Proposed Section F-F
- 17 0056 AR.TD.3007 Issue A Demolition & Proposed Section G-G
- 17 0056 AR.TD.3008 Issue A Demolition & Proposed Section H-H
- 17 0056 AR.TD.3009 Issue A Demolition & Proposed Section J-J
- 17 0056 AR.TD.4001 Issue A Doors & Windows Schedule Bay 5
- 17 0056 AR.TD.4002 Issue A Doors & Windows Schedule Bay 4
- 17 0056 AR.TD.5101 Issue A Construction Details – Miscellaneous
- 17 0056 AR.TD.5102 Issue A Construction Details – Store Room
- 17 0056 AR.TD.5103 Issue A Construction Details – Link Sheet 1 of 2
- 17 0056 AR.TD.5104 Issue A Construction Details – Link Sheet 2 of 2
- 17 0056 AR.TD.5105 Issue A Construction Details – Amenities
- 17 0056 AR.TD.5201 Issue A Construction Details – (N) Stair 3
- 17 0056 AR.TD.5202 Issue A Construction Details – (N) Stair 4
- 17 0056 AR.TD.5251 Issue A Construction Details – External Ramp
- 17 0056 AR.TD.5252 Issue A Construction Details – Internal Ramp
- 17 0056 AR.TD.5301 Issue A Construction Details – Doors & Windows Sheet 1 of 2

- 17 0056 AR.TD.5302 Issue A Construction Details – Doors & Windows Sheet 2 of 2
- 17 0056 AR.TD.6001 Issue A Wet Areas Ground Floor
- 17 0056 AR.TD.6002 Issue A Wet Areas Level 1 – 4
- 17 0056 AR.TD.6003 Issue A Wet Areas Ground Floor
- 17 0056 AR.TD.6101 Issue A Joinery

Structural drawings (Mott Macdonald)

- MMD-389718-S-DR-00-XX-0001 Revision 01 Cover Sheet & General Notes
- MMD-389718-S-DR-00-XX-0002 Revision 02 General Notes Sheet 2
- MMD-389718-S-DR-00-01-0010 Revision 03 Ground Floor Plan & Details
- MMD-389718-S-DR-00-01-0020 Revision 02 Level 1 Plan & Details
- MMD-389718-S-DR-00-02-0030 Revision 03 Level 2 Plan & Details
- MMD-389718-S-DR-00-02-0031 Revision 02 New Stair 3 Plan, Elevation & Details
- MMD-389718-S-DR-00-02-0032 Revision 03 New Stair 3 Sections & Details
- MMD-389718-S-DR-00-03-0040 Revision 03 Level 3 Plan & Details
- MMD-389718-S-DR-00-03-0041 Revision 02 New Stair 4 Plans, Elevations & Details
- MMD-389718-S-DR-00-04-0050 Revision 02 Level 4 Plan & Details
- MMD-389718-S-DR-00-XX-0060 Revision 03 Details Sheet 1
- MMD-389718-S-DR-00-XX-0070 Revision 02 External Access Ramp Framing Plan
- MMD-389718-S-DR-00-XX-0071 Revision 03 External Access Ramp Details
- MMD-389718-S-DR-00-RP-0080 Revision 02 Roof Plan & Details

Electrical services (Wood & Grieve)

- 33307 EL-0001 Revision J Legend, Notes and Details
- 33307 EL1001 Revision I Ground Floor and Level 1 – Lighting Layout
- 33307 EL-1002 Revision J Level 2 and 3 – Lighting Layout
- 33307 EL-1003 Revision I Level 4 – Lighting Layout
- 33307 EL-2001 Revision G Ground Floor and Level 1 – Power and Communication Layout
- 33307 EL-2002 Revision G Level 2 and 3 – Power and Communication Layout
- 33307 EL-2003 Revision G Level 4 – Power and Communication Layout

Mechanical Services (Wood & Grieve)

- 33307 ME-0001 Revision E Legend, Notes and Schedules
- 33307 ME-0002 Revision G Details Sheet
- 33307 ME-2000 Revision E Ground Floor & Level 1 Layout

- 33307 ME-2001 Revision E Level 2 & 3 Layouts
- 33307 ME-2002 Revision E Level 4 and Roof Layouts
- 33307 ME-2003 Revision E Roof Layout

Hydraulic Services (Wood & Grieve)

- 33307 HY-001 Revision F Legend, Notes and Details
- 33307 HY-200 Revision G Ground Floor Layout
- 33307 HY-201 Revision F Level 1 Layout
- 33307 HY-202 Revision C Level 2 Layout
- 33307 HY-203 Revision C Level 3 Layout
- 33307 HY-204 Revision F Level 4 Layout
- 33307 HY-205 Revision E Roof Layout
- 33307 HY-900 Revision D Schematic

Fire Services (Wood & Grieve)

- 33307 FP-001 Revision D Legend & Notes
- 33307 FP-100 Revision E Ground Floor
- 33307 FP-101 Revision E Level 1
- 33307 FP-102 Revision E Level 2
- 33307 FP-103 Revision E Level 3
- 33307 FP-104 Revision E Level 4 & Clock Tower
- 33307 FP-800 Revision B Fire Pump Room Details

1.6 Heritage management context

NSW State Heritage Register

The ASN Co Building is included in the NSW State Heritage Register.

Sydney Local Environmental Plan 2012

The ASN Co Building is not included in Schedule 5 in the Sydney LEP 2012.

National Trust of Australia (NSW)

The Australasian Steam Navigation Co Building is classified by the National Trust of Australia (NSW).

Section 170 Register

The ASN Co Building is included in the Sydney Harbour Foreshore Authority Section 170 Heritage and Conservation Register.

There are a number of listed heritage items in the vicinity of the ASN Co Building. The following list has been extracted from items included in the Property NSW Heritage and Conservation Register (S170 Register) and the Heritage Council of NSW State Heritage Register:

- Bethel Steps;
- Bushells Warehouse (former) and Bushells Place, 86-88 George Street;
- Cadman's Cottage, 100 George Street;
- Campbell's Stores, 7-27 Circular Quay West;
- Coroners Court 102-104 George Street;
- George Street North Metcalfe Heritage Precinct;
- Mariners Church, 98-100 George Street;
- Memorial to Lieutenant Colonel George Barney 110 George Street;
- Mercantile Hotel, 25-27 George Street, The Rocks;
- Merchants House, 43-45 George Street;
- Metcalf Bond Stores, 68-84 George Street;
- Observer Hotel, 69 George Street, The Rocks;
- Old Sydney Holiday Inn, 55 George Street;
- Orient Hotel, 87-89 George Street;
- Sailors Home (former), 106-108 George Street;
- Sergeant Majors Row, 33-41 George Street;
- Shop, Ken Duncan Gallery, 73 George Street;
- Shops, Victorian Pair, 75 George Street;
- Terraces, 29-31 George Street;
- The Rocks Conservation Area;
- Union Bond Store, 47 George Street;
- Unwin's Stores, 77 George Street.

In addition to this, the building lies within the buffer zone for the Sydney Opera House World Heritage Listing.

2 HISTORICAL BACKGROUND

The following section of this Statement of Heritage Impact has been extracted from the Former ASN Co Building, 1-5 Hickson Road, The Rocks, Conservation Management Plan (2009) (CMP) written by City Plan Heritage.

The former ASN Co. building was designed by prominent nineteenth century architect William Wardell. Wardell is believed to have been given the commission to design an office and warehouse for the Australasian Steam Navigation Company (ASN Co) sometime before 1880. By November 1883 nine tenders for the construction of the building had been received. The tender by W. H. Jennings was accepted and the completed building was officially opened on 24 July 1885. The following year the British India and Queensland Agency bought out ASN Co. and formed the Australasian United Steam Navigation Company (AUSN Co.). The Queensland Steamship Company amalgamated with AUSN the same year and this company continued to operate until the 1960s.

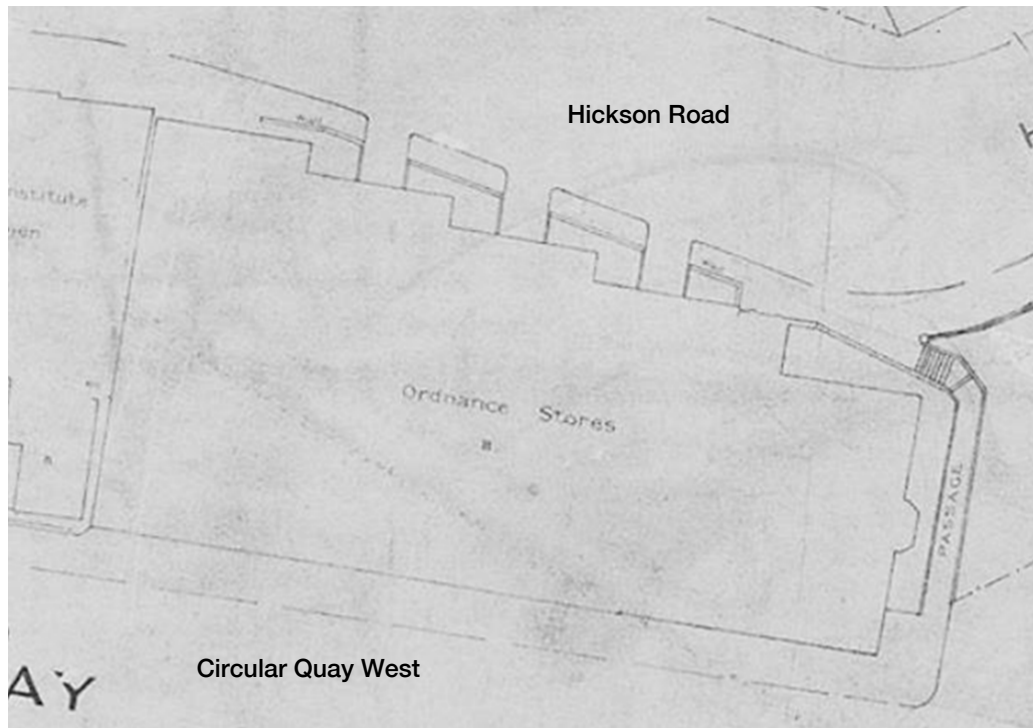
In 1887, the Colonial Government purchased the land between Campbell's Stores and Campbell's Cove, which included the AUSN Co's wharf. Later that year the Crown acquired the ASN Co. Building and AUSN vacated it in 1889. By 1891 new tenants had begun to occupy the office portion of the building. As the 1890s progressed several of the warehouses were used as Government Ordnance Stores. Three of the warehouses and the office component were occupied by Captain John Jackson, Manager of Public Wharfs. The southernmost bay was used as wool stores. The building was vested in the Sydney Harbour Trust after it was formed in 1900.



- 3 Portion of a circa 1905 photograph by Charles Kerry showing the western side of the ASN Company building. Bay 5 is at far right.

Source: Museum of Applied Arts and Sciences Object No. 85/1284-2118.

In 1906 the ASN Co. Building was withdrawn from the Sydney Harbour Trust Commissioners and the building was handed over to the Department of Defence and ended up in use as ordnance stores - for a time it housed the Explosives Department.



- 4 Portion of a survey showing the footprint of the ASN Co building, 1920. Ramped or level access from Hickson Road was provided in Bays 2, 3 and 4.

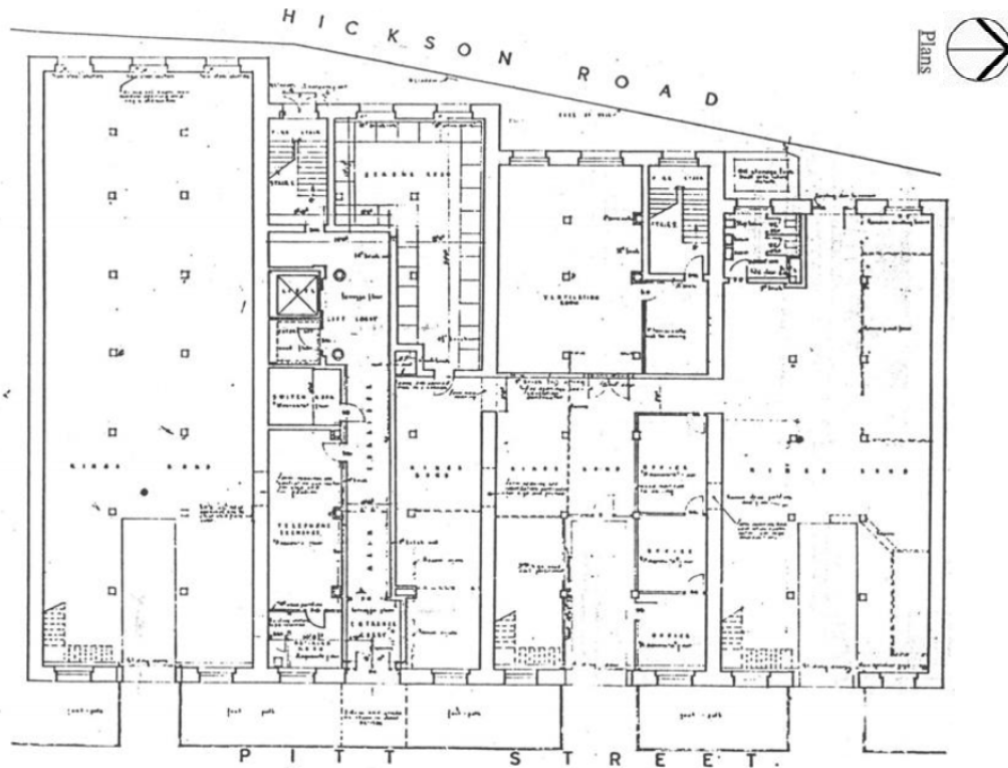
Source: State Library of NSW Metropolitan Detail Survey, Sheet 83 and Part 86.



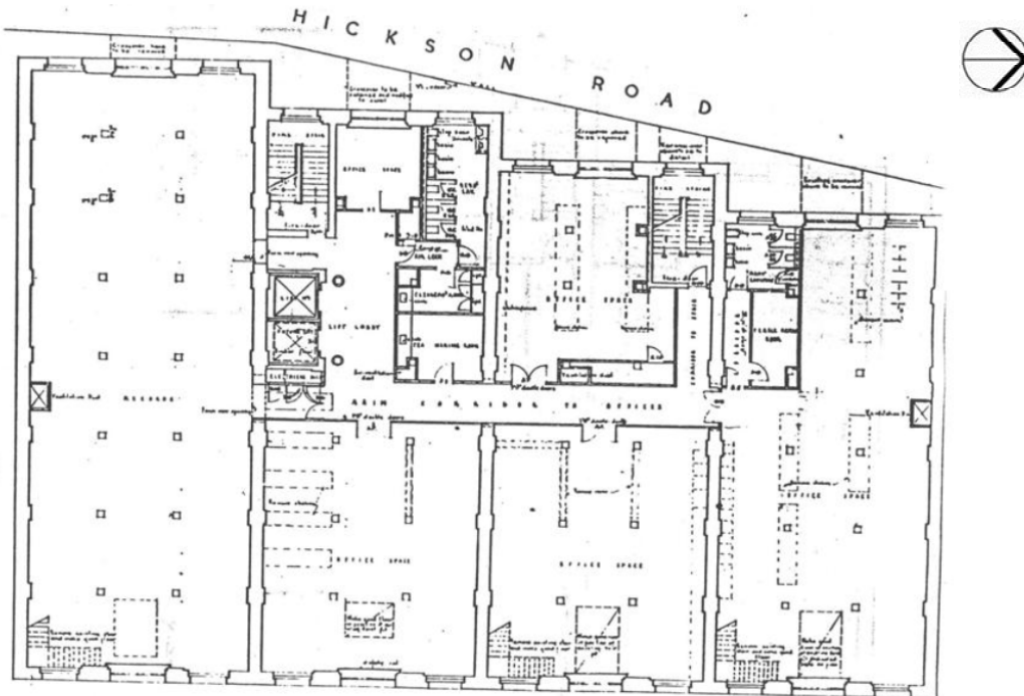
From 1950 to 1989 the ASN Co. Building was occupied by Commonwealth Government offices, following modifications documented by the Department of Works and Housing. According to the CMP, plan drawings prepared during 1949 indicate the amount of change to existing building fabric that took place, which included:

- Many external internal features associated with warehouse use were removed, including loading doorways, swing-down platforms, cathead beams and hoists;
- Toilets, stairs and pits in floors were removed;
- Most timber-framed windows and warehouse doors were replaced with metal-framed windows;
- Two new fire stairs (Bays 2 and 4 and two lifts (Bay 4) were constructed. Openings were formed;
- New toilets blocks were constructed in Bays 2 and 4;
- New lightweight partitions and false ceilings were installed.

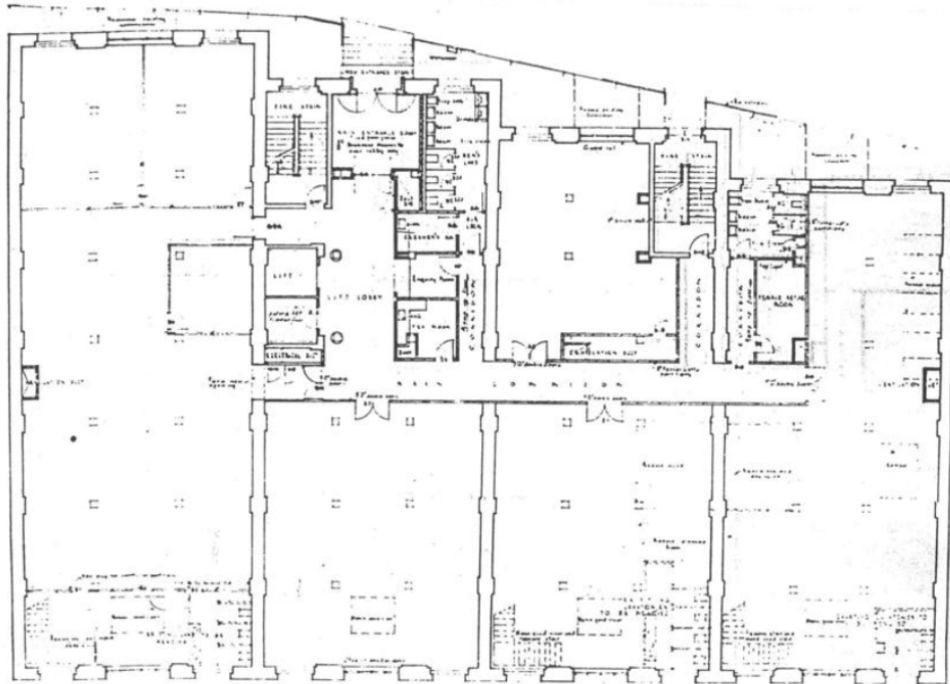
The original structure was retained, but internal masonry walls were lined with cement render and new openings formed in walls, including the party wall between Bay 4 and Bay 5. The alterations are also thought to have included removal of the bridges to Hickson Road loading docks and construction of steps providing access entries in Bays 2 and 4.



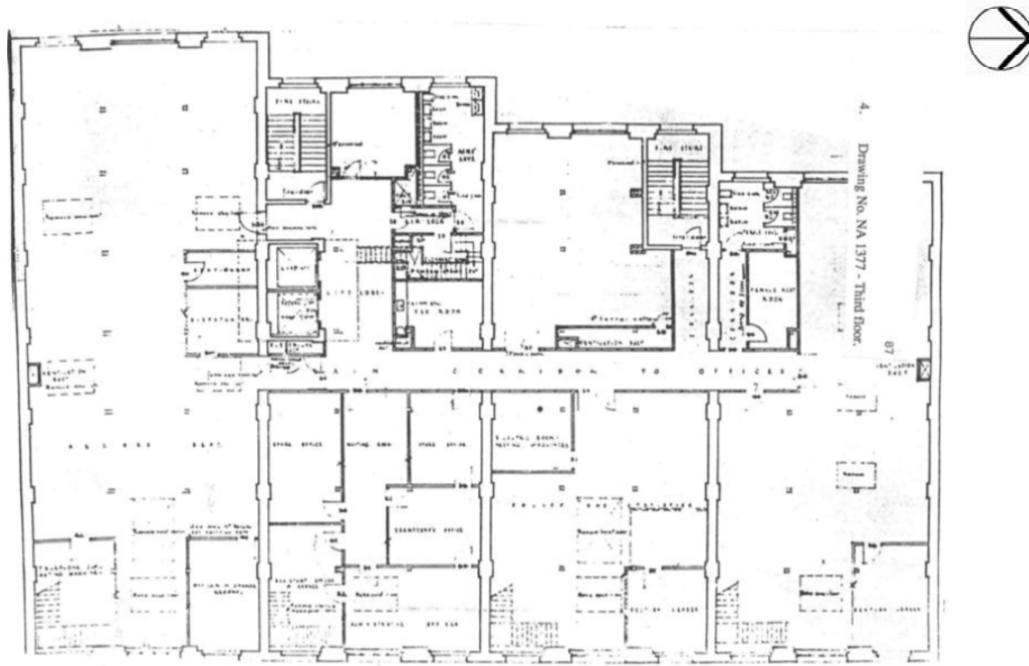
- 5 Ground floor plan describing conversion form warehouse to office functions, 1949.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009,
sourced from E Martin & Associates, 5-7 Hickson Road Management Plan, 1981.



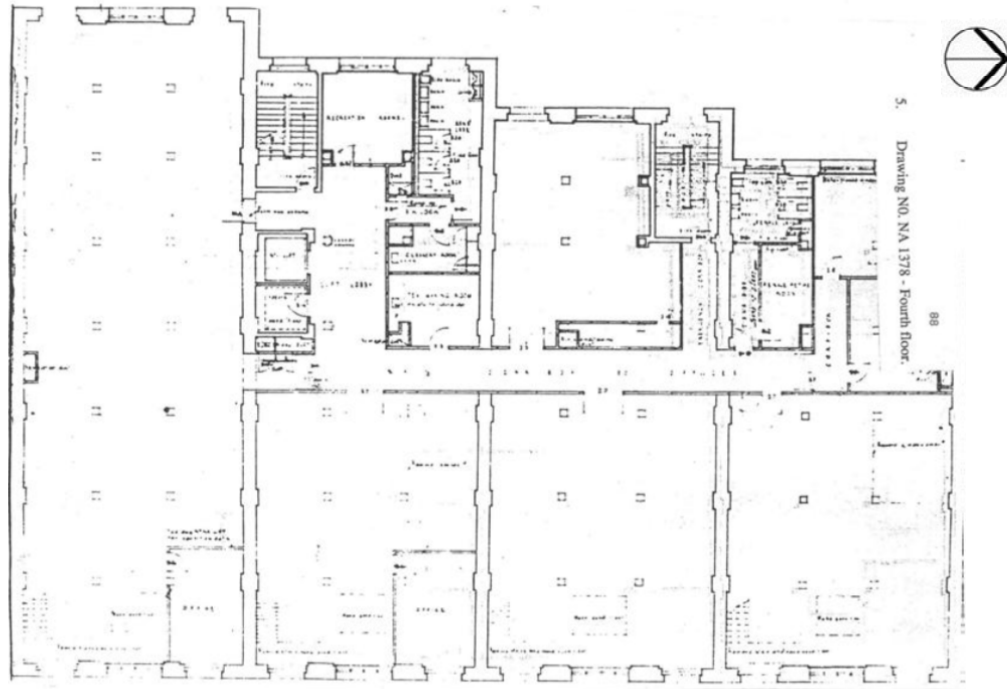
- 6 First floor plan describing conversion form warehouse to office functions, 1949.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009,
sourced from E Martin & Associates, 5-7 Hickson Road Management Plan, 1981.



- 7 Second floor plan describing conversion form warehouse to office functions, 1949.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009,
sourced from E Martin & Associates, 5-7 Hickson Road Management Plan, 1981.



- 8 Third floor plan describing conversion form warehouse to office functions, 1949.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009,
sourced from E Martin & Associates, 5-7 Hickson Road Management Plan, 1981.



- 9 Fourth floor plan describing conversion from warehouse to office functions, 1949.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009, sourced from E Martin & Associates, 5-7 Hickson Road Management Plan, 1981.

Occupants included the Royal Australian Navy, the Royal Australian Air Force and the Customs Department, and the Department of Health Acoustic Laboratories occupied consulting rooms and laboratories.

After lengthy negotiations the Sydney Harbour Authority purchased the ASN Co. Building from the Commonwealth Government on 31 March 1989 with a short-term lease back arrangement for part of the building. The following November a building application was lodged with the City Council to “refurbish history museum theatres” at an estimated cost of \$3,200,000.¹ The application was lodged by Conybeare Morrison, who documented the modifications to Bay 5 of the former ASN Co Building, along with the former Mariner’s Church next door, to accommodate a museum cum theatre called *The Story of Sydney*. A building application was lodged on 28 December 1990 by *The Story of Sydney* for a fitout including a coffee shop and a theatre.²

The architectural firm of Conybeare Morrison was founded in 1980 by Darrel Conybeare and Bill Morrison. Both had worked for a firm called Planning Workshop and decided to set up a partnership that would involve architecture and urban design. In the lead up period to the 1988 Bicentenary of European settlement Conybeare Morrison was engaged to redesign Circular Quay into a vital urban precinct and their work won a national award in Civic Design and Landscape Excellence (AILA National Award in

¹ City of Sydney Archives Building Application 1135/89, lodged on 15 November 1989.

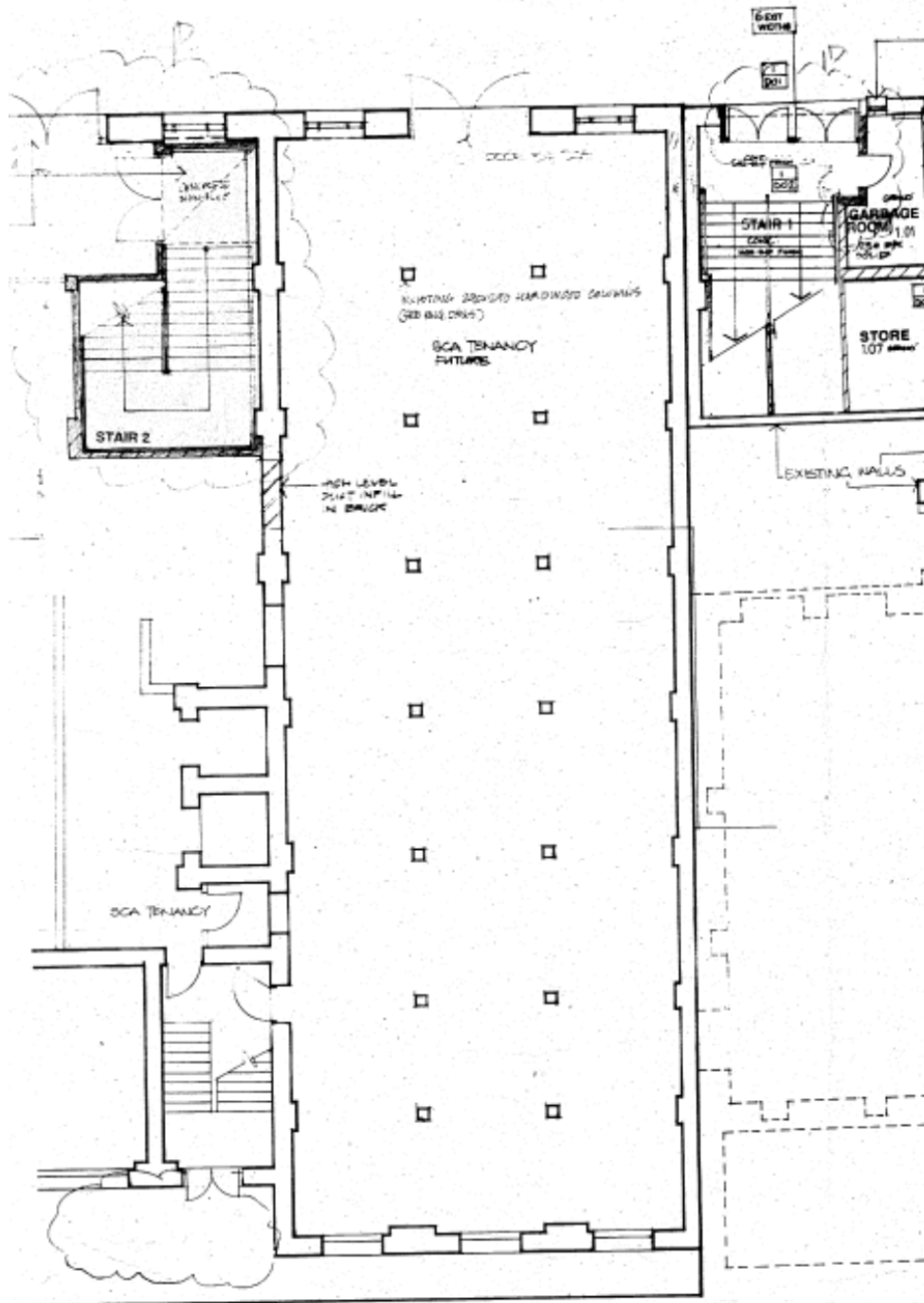
² City of Sydney Archives Building Application 1287/90

Landscape Architecture 1988). Other significant urban design projects included Macquarie Street (1988) and George Street, The Rocks (1992).³



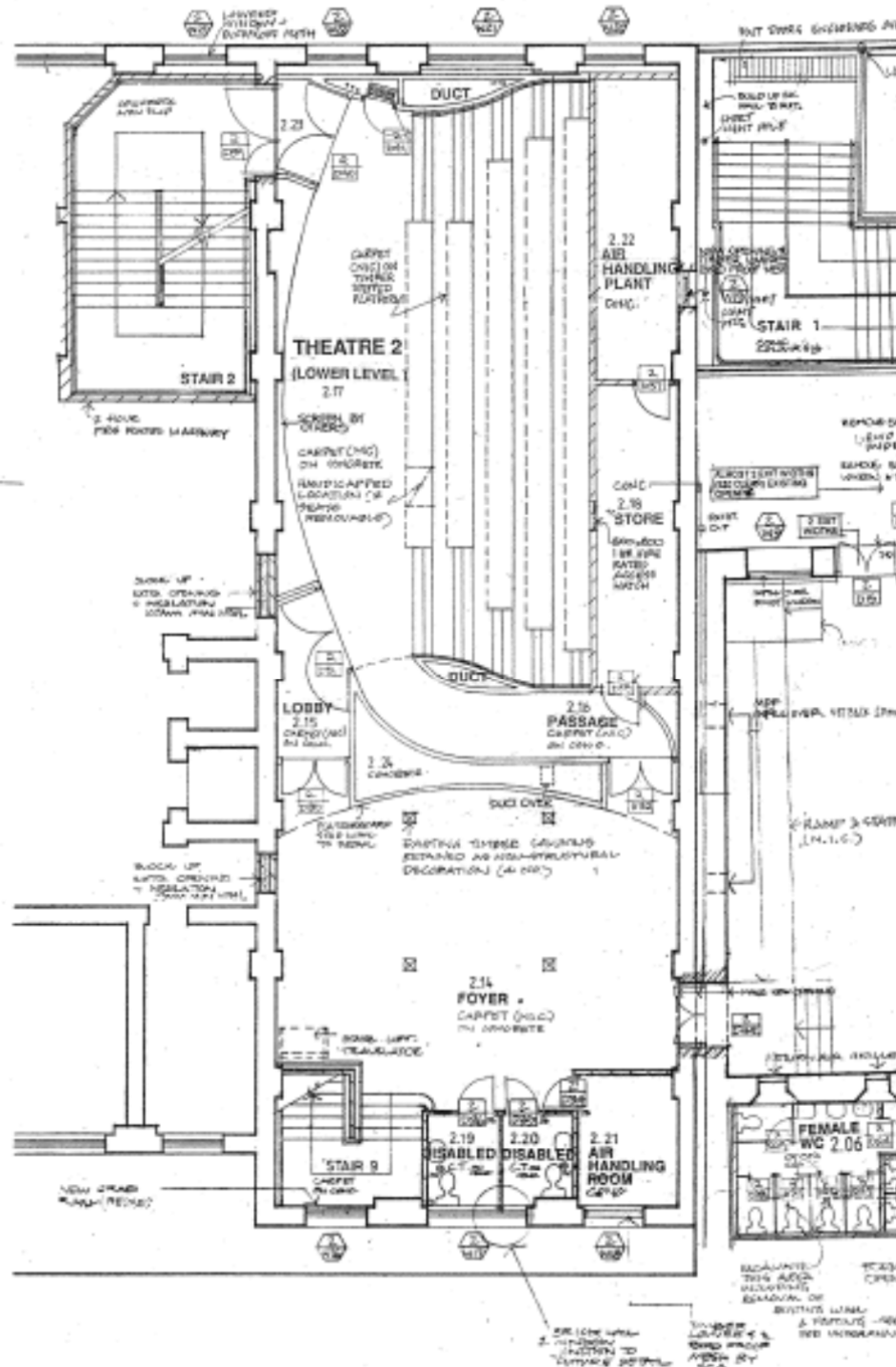
- 10 Circa 1989 photograph of the western façade of the ASN Co building. Bay 5 is at right. None of the windows shown in the photograph are original and they appear to be steel framed.
Source: City of Sydney Archives CRS 1035/1059

³ <http://cmplus.com.au/history/>, accessed 23 October 2014.



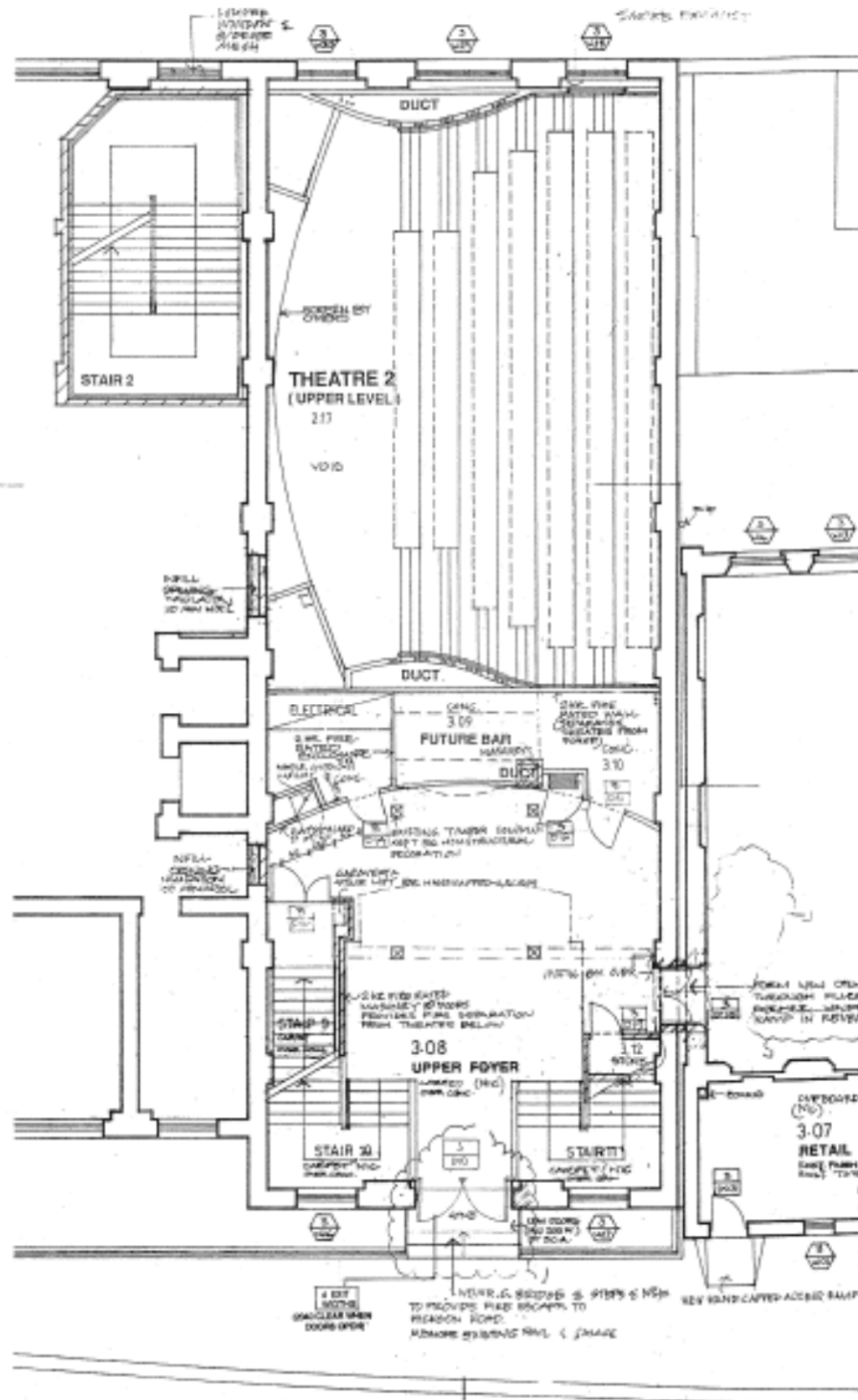
11 Ground Floor plan of Bay 5 indicating works undertaken in the early 1990s.
Source: SHFA – Conybeare Morrison Drawing 037.88 A01 issue D.





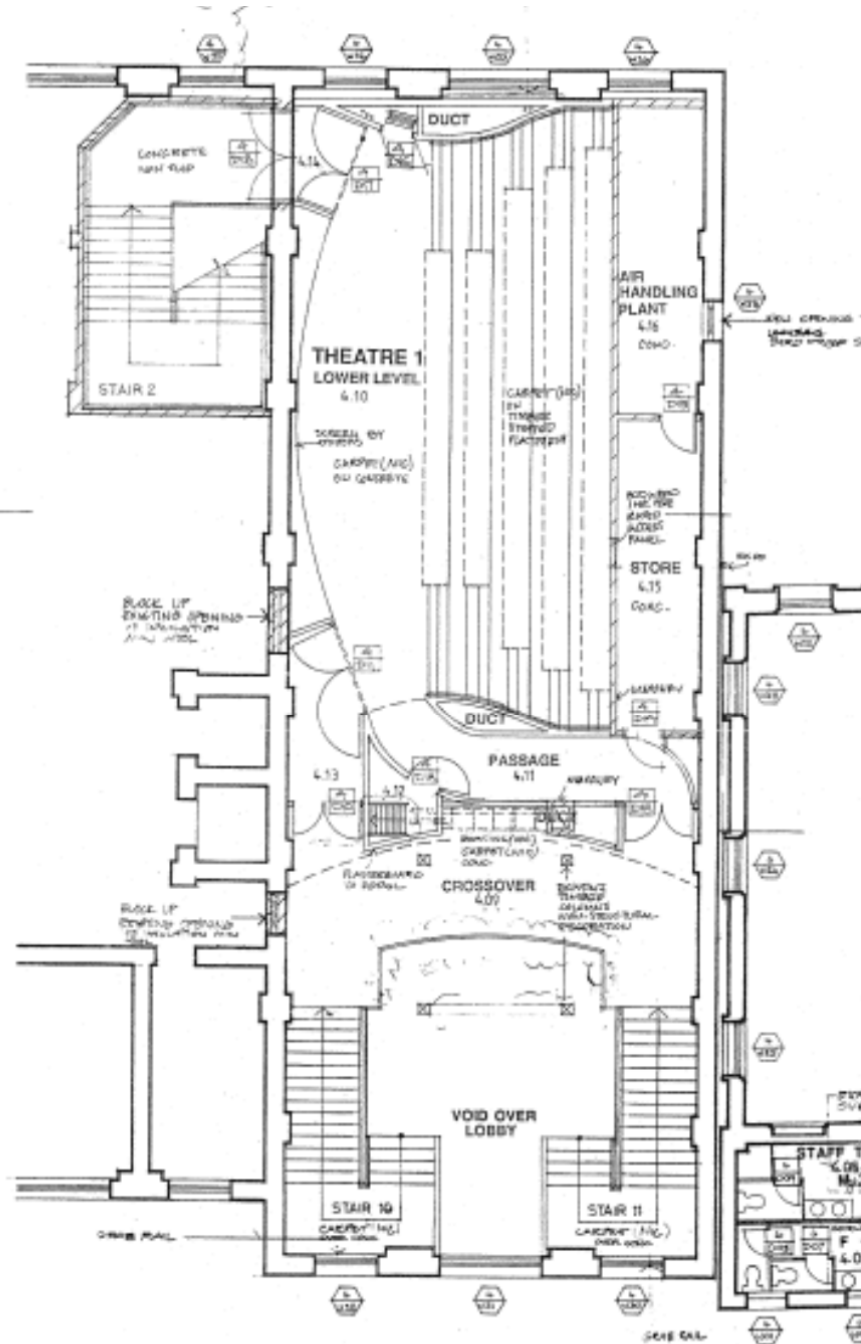
12 Level 1 Floor Plan of Bay 5 indicating works associated with The Story of Sydney.
Source: SHFA – Conybeare Morrison Drawing 037.88 A02 issue J.



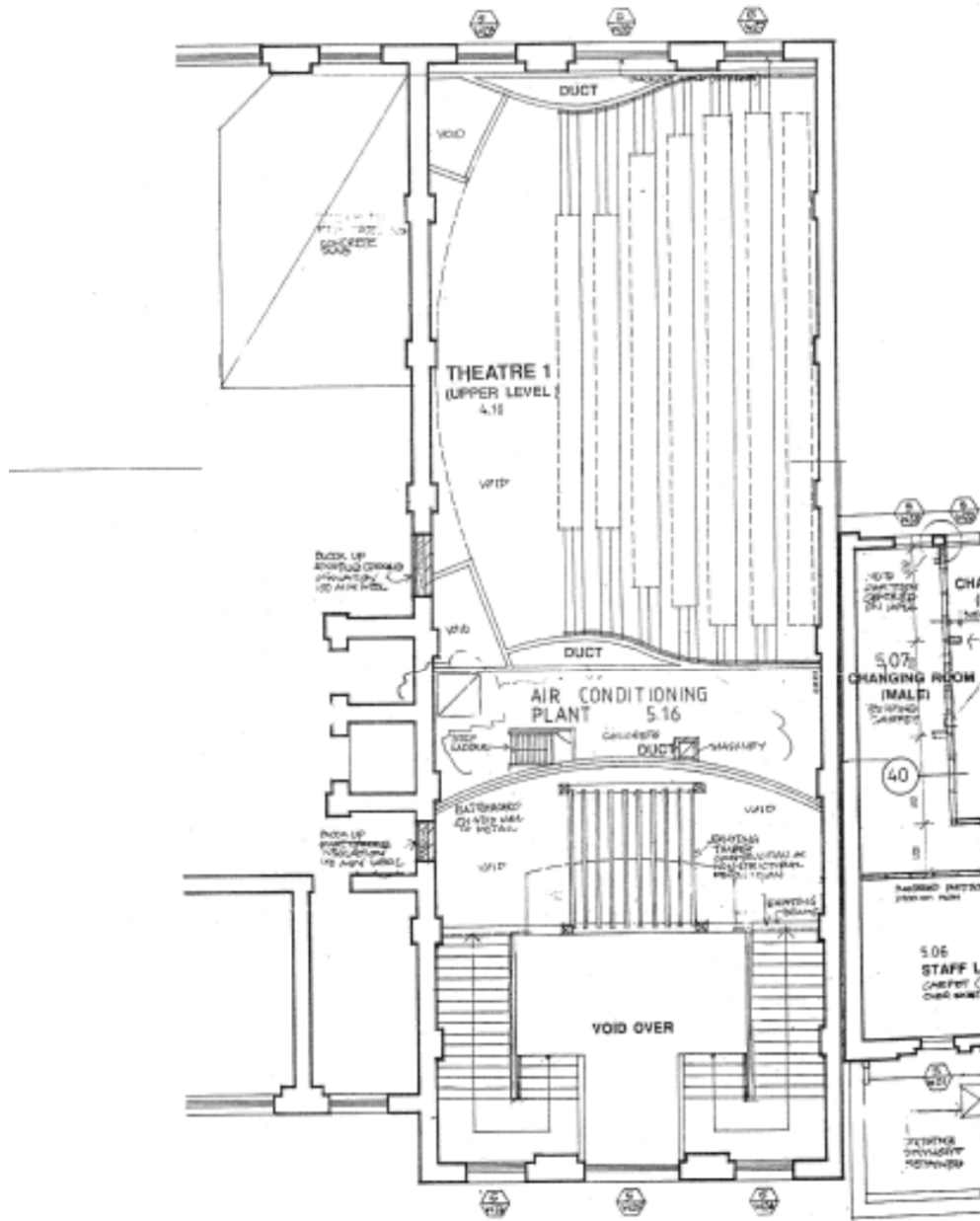


13 Level 2 Floor Plan of Bay 5 indicating works associated with The Story of Sydney.
Source: SHFA – Conybeare Morrison Drawing 037.88 A03 issue J.



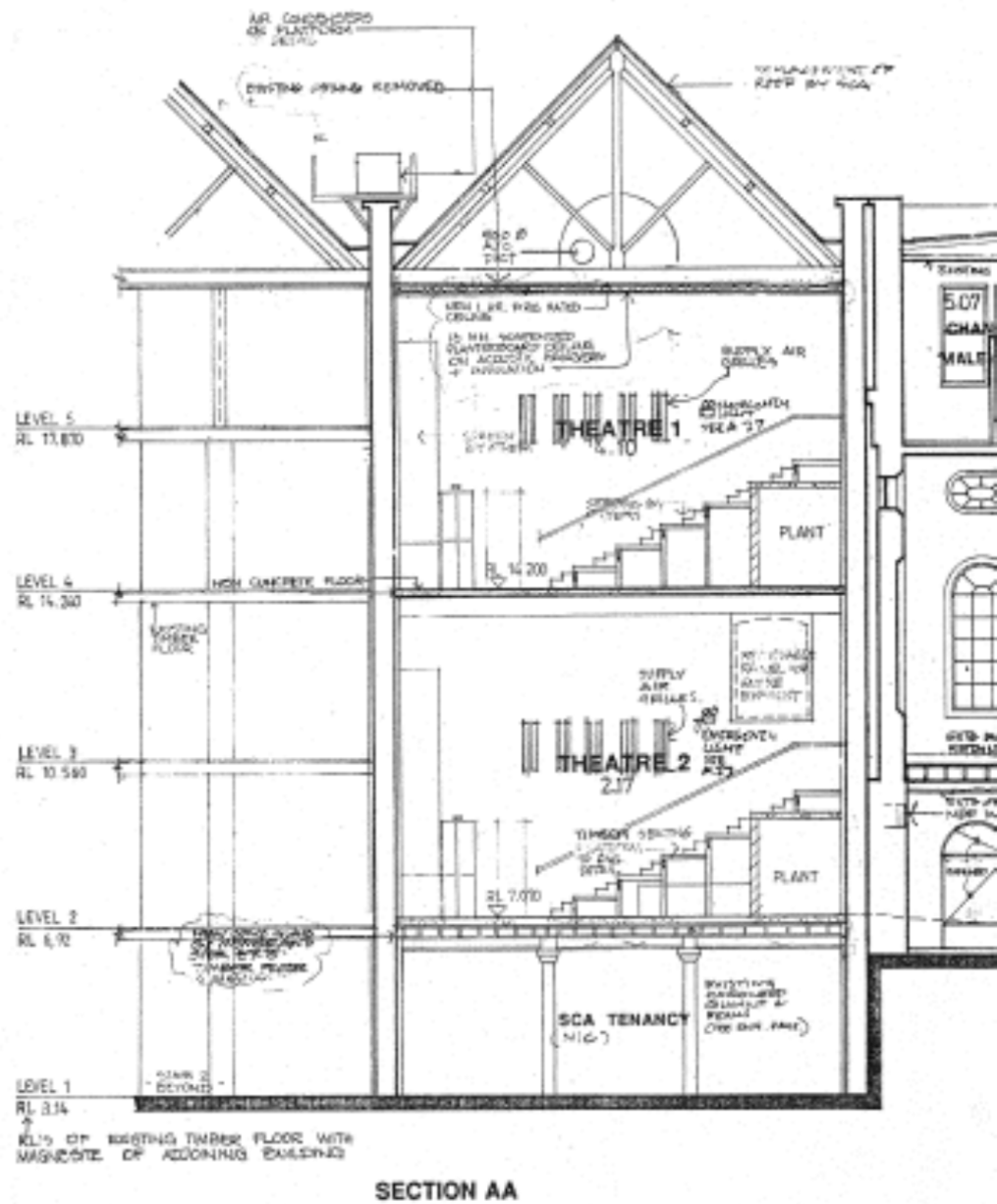


14 Level 3 Floor Plan of Bay 5 indicating works associated with The Story of Sydney.
Source: SHFA – Conybeare Morrison Drawing 037.88 A04 issue E.

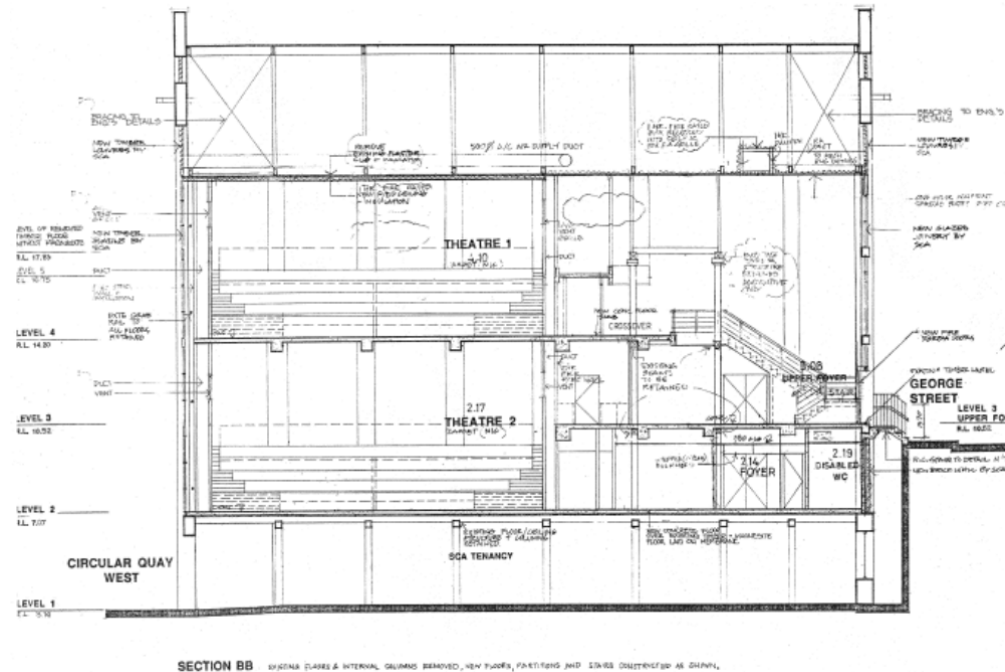


- 15 Level 4 Floor Plan of Bay 5 indicating works associated with The Story of Sydney.
Source: SHFA – Conybeare Morrison Drawing 037.88 A05 issue F.





- 16 Sectional drawing describing the works associated with *The Story of Sydney*.
Source: SHFA – Conybeare Morrison Drawing 037.88 A09.



- 17 Section through Bay 5 indicating works associated with The Story of Sydney.
Source: SHFA – Conybeare Morrison Drawing 037.88 A09.

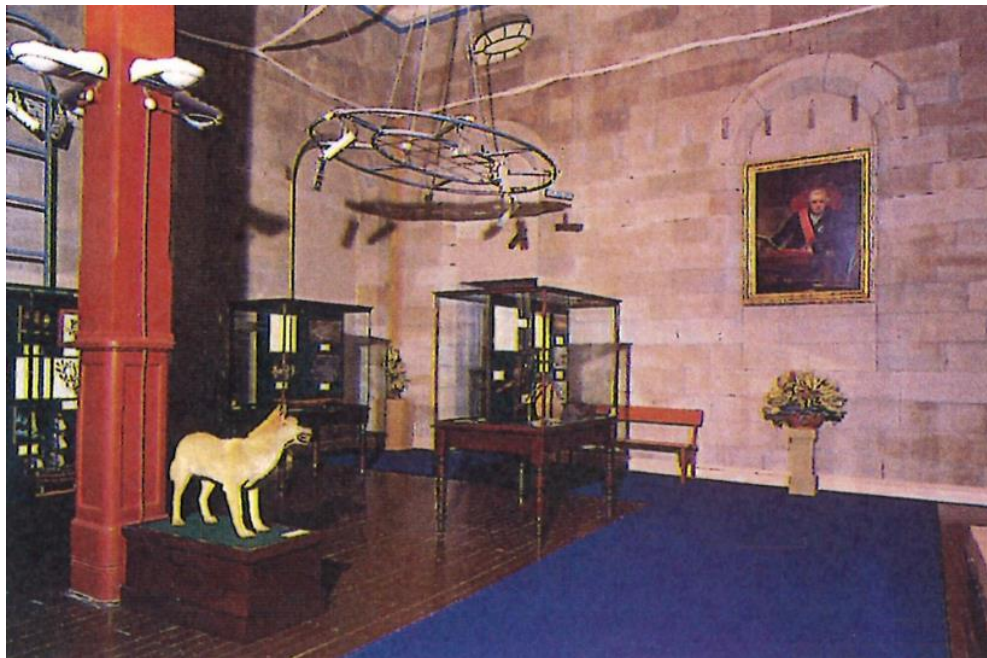
In 1990, Bay 5 of the building was adapted for use, together with the Mariner's Church, for The Story of Sydney, and exhibition of the foundation and development of Sydney. The Story of Sydney was “a privately funded, \$10 million entertainment venture combining film, animation, static displays and special effects to produce what its promoters call a dynamic, walk-through time wrap celebrating the city's past.” The Story of Sydney was launched on 14 November 1990. The project was underwritten by Englishman Miles Robin Barne, described as a grazier, entrepreneur, executive director and principal director of the project. He personally invested about \$10,000,000 in the project. It was written and directed by prominent theatre director Rodney Fisher AM. The Story of Sydney consisted of a museum with relics, designed by the Australian Museum and located in the former Mariner's Church. It also included an exhibition based on moving images – film clips from movies, newsreels and staged “recreations” of events. Prominent actor Ruth Cracknel was engaged to narrate the soundtrack. A book was published as an adjunct to the venture, written by Rodney Fisher.

Structural timber floor elements were salvaged and stored offsite for eventual restoration in to the building should this be required.

The whole affair seems to have been intended as more than simply a tourist attraction and was expected to occupy a special place in Sydney's repertoire of special places – it was intended to attract Sydney-siders along with visitors. As well as two 150 seat theatres there was a cafe and a gift shop, while it was promoted as a venue for after-hours functions. The venture opened on 12 January 1991, a few weeks before the official opening by Premier Nick Greiner on 31 January 1991, accompanied by a stylish and socially polished launch. However, The Story of Sydney was criticised for its focus on the harbour and central Sydney, the selectivity of what was chosen and overly theatrical presentation of material. Entry fees were considered expensive. Although it was expected to earn a special place among Sydney's special places – including the Opera House and the Harbour Bridge, visitor numbers were disappointing. Only 65,000 people attended the exhibition during its first and only year of operation.

The Story of Sydney closed in January 1992. It was later claimed that predictions of between 500,000 and 550,000 visitors per year, which formed the basis for proceeding with the venture, were vastly overstated. Indeed, it attracted only 16,500 visitors during its single year of operation.⁴ Evidence for the lack of success is provided by promotions advertised not long before the closure - a prize in a jelly bean counting competition held as part of the Teddy Bears' Picnic in The Rocks in 1991, entry tickets included in a prize package offered by the Metro Inn at Darling Harbour and free family pass included in a package offered by Park Regis.⁵

Since the closure of The Story of Sydney, Bay 5 of the former ASN Co Building has been largely unoccupied. As at February 2018 the ground level of Bay 5 is temporarily leased and is understood to be used for storage purposes. Bay 4 is full leased to several tenants.



18 The "nineteenth century style" museum attached to The Story of Sydney, located in the former Mariners' Church.

Source: advertising flyer held at State Library of NSW.

⁴ "Fisher directs a \$10 m time warp", *Sydney Morning Herald*, 15 November 1990; "Failed Museum sues for \$13m", *Sydney Morning Herald*, 3 May 1995; Carol Liston, "The Story of Sydney", *Phanfare*, March 1991, pp.4-5; "The Story of Sydney – an inside view", *Phanfare*, March 1991, pp.6-7.

⁵ Advertisements published in the *Canberra Times*: 25 September 1991, p.17; 28 September 1991, p.4; and 12 January 1992, p.16.

3 HERITAGE SIGNIFICANCE

3.1 Significance of ASN Co Building

The following statement of heritage significance is extracted from Section 4.2 of the CMP:

The former ASN Co. warehouse and office building, and its site are of State heritage significance for their historical, aesthetic and scientific cultural values.

Constructed between 1884 and 1885, the building is significant for its strong association with The Rocks due to its prominent location on the edge of the Quay adjacent to the various wharfs within the main commercial maritime centre. It is also associated with famous early merchant Robert Campbell who developed some of the earliest warehouses in Sydney and constructed his Wharf House on the site at the turn of the nineteenth century.

The building has particular significance as a design of the prominent and highly regarded architect William Wardell. Wardell was a prolific and outstanding architect best known for his churches, public buildings, banks and warehouses. This significance is increased by the building's rarity as possibly the earliest surviving example in Sydney of the use of steam cranes imported from England, an intact example of the Anglo-Dutch style, a fine Victorian-period office and warehouse, and for featuring a rare surviving early sprinkler system with cast iron pipework with intact 1929 sprinkler heads.

The building has significance in the context of The Rocks, Campbell Cove and Circular Quay area due to its contribution to the locality's character combined with its landmark presence when viewed from the Harbour.

The following statement of heritage significance is extracted from the State Heritage Register database entry for the ASN Co Building:

ASN Co Building and site are of State heritage significance for their aesthetic, historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right.

The former ASN Co warehouse and office building was built in 1884. The site has a long history because of its prominent location in the Rocks area, situated on the edge of the Quay and adjacent to the various wharfs, within the main commercial maritime centre. It is associated with the famous early merchant, Robert Campbell. No later store of this construction type was built in the area.

The building was designed by the very prominent architect, William Wilkinson Wardell, who chiefly practiced in Victoria. He was an outstanding architect of the nineteenth century who was prolific and best known for building churches, including St Mary's Cathedral in Sydney, public buildings, including the Treasury building, the Mint and Government House in Melbourne, banks including the English Scottish and Australian Bank in George St, The Rocks as well as warehouses.

The architectural style of the building is a rare intact example of the Pre-Federation Anglo Dutch style. It is a very rare and fine Victorian example of an office and warehouse development in Sydney. The mix of office and warehouse, each exhibit the same architectural style to varying

degrees which forms a pleasant whole. Wardell allowed the site shape to partially dominate his design, which is an excellent example of his style. Each bay was a different length, stepping down the site. Although there were other buildings of similar style that existed in Sydney, none of them incorporate such picturesque facades with this type of layout nor do they mix office and warehouse design together. When it was completed it was one of the most prominent buildings in Sydney, and remains an extremely prominent landmark, being visible from Port Jackson and the North Shore and being part of an important vista from Circular Quay to Campbell's Cove and beyond. (Tropman 1990: 15- 21)

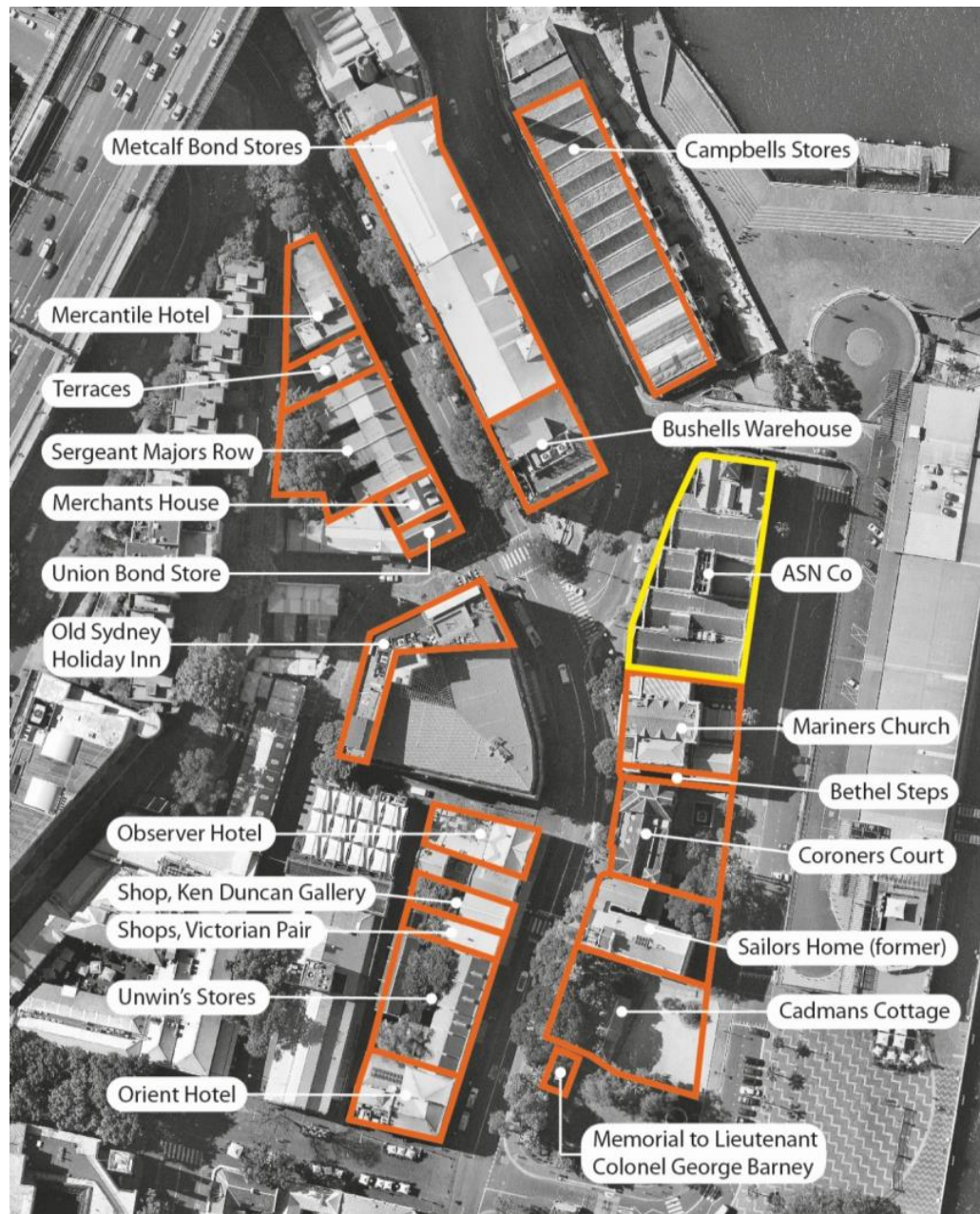
It was one of the last substantial warehouses with a timber structural system built in Sydney, from 1885 cast iron columns were used instead of timber. The construction method of the building is possibly the earliest surviving example of the use in Sydney of steam cranes imported from England. The importance of steam shipping to the colony's economy is strongly reflected through the high architectural style and the prominent waterfront location of the building.

The building is significant as a Landmark building, from its original construction to the present day in Sydney. It holds significance in its associations with The Rocks, Campbell Cove and Circular Quay and is part of a historical precinct that includes Cadman's Cottage, Mission to Seaman Chapel and the Sailors Home which together strongly illustrate this former maritime neighbourhood. It contributes strongly to the character of The Rocks and is an area that is well visited by residents and tourists. Its inclusion on the registers of the National Trust and the National Estate demonstrate the esteem the building is held in by the broader community.

It is a benchmark building form capable of providing information about the special relationship between its design and function, being a very rare example of a mix of office and warehouse. It has research and scientific potential in the information that its fabric displays and retains, including the very early sprinkler system. It is possible that the sprinkler system is a rare surviving example, with cast iron pipework and 1929 sprinkler heads still intact. The remaining early sprinkler pipework is probably part of the original sprinkler system, possibly being installed when the water tower was constructed between 1892 and 1894.

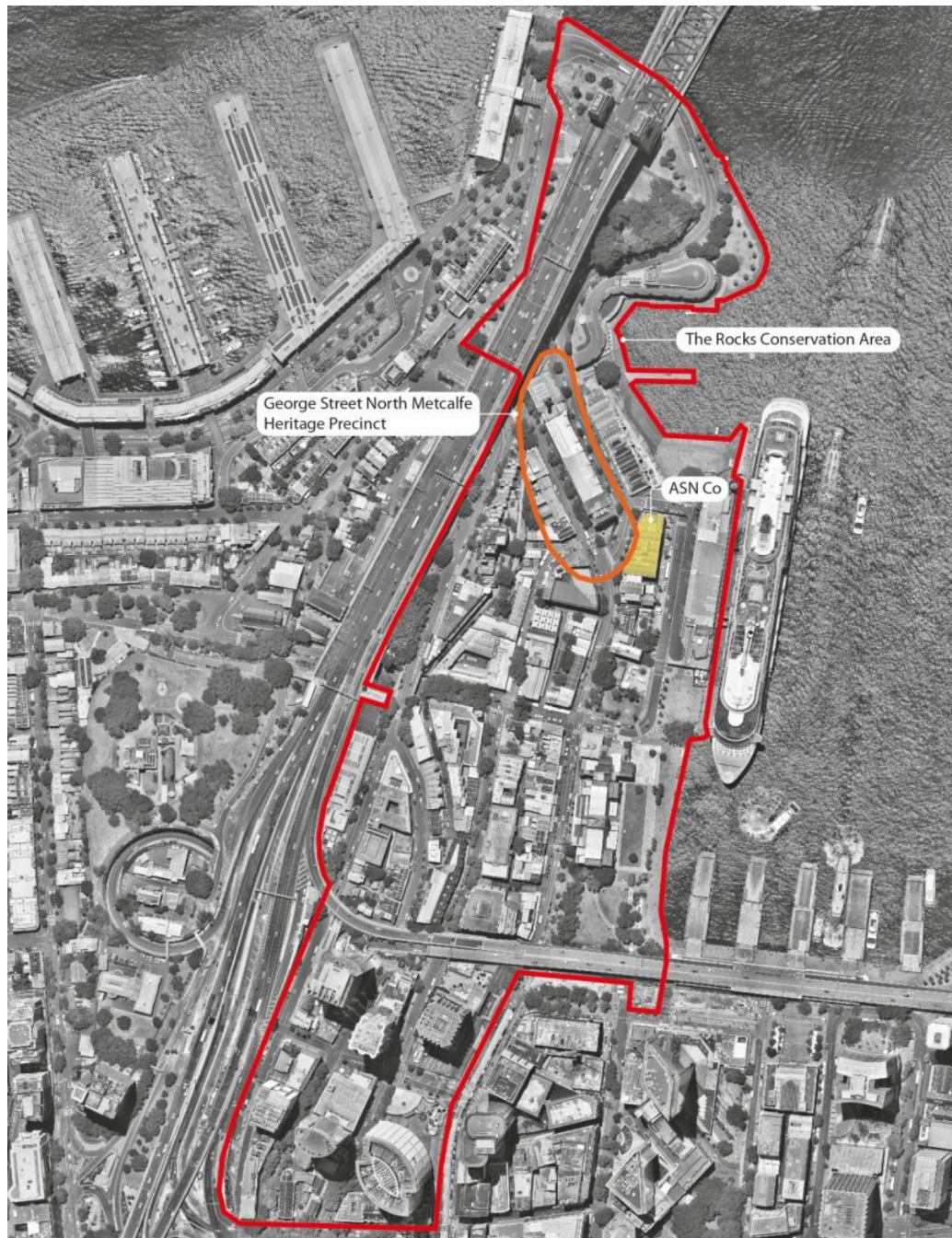
3.2 Significance of items in the vicinity of the ASN Co Building

The ASN Co Building is one of a number of contiguous heritage items in this section of The Rocks and is located within a heritage conservation area, as indicated on the following diagrams.



19 Heritage items in the vicinity of the ASN Co Building.
Source: Nearmap with Tanner Kibble Denton overlay.





20 Location of the ASN Co Building within the The Rocks Conservation Area.
Source: Nearmap with Tanner Kibble Denton overlay



The following statements of heritage significance for these items have been extracted from the Heritage and Conservation Register (Section 170 Register) of the Sydney harbour Foreshores Authority at http://www.shfa.nsw.gov.au/sydney-About_us-Our_heritage_role-Heritage_and_Conservation_Register.htm.

3.2.1 Bethel Steps

The Bethel Steps are situated between 98-100 George Street and 102-104 George Street.

Statement of significance

The Bethel Steps and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right (see item no. 4500458). Bethel Steps have historical significance, as they are part of a site first developed in 1797, and their creation is a part of the history of the Dead House, Morgue and Coroner's Court site. The steps also have historical and aesthetic significance as part of the pedestrian networks, lanes and steps which are a major feature of The Rocks, with its steep rocky topography. They are a part of the Rocks Conservation Area, and as such, contribute to the overall character and interpretation of the area.



3.2.2 Bushells Warehouse (former) and Bushells Place, 86-88 George Street

Statement of significance

The Bushells Warehouse (former), Bushells Place and the site have heritage significance for historic, aesthetic and social values. The site and buildings are contributing components of The Rocks area which is of State significance in its own right. From 1904-1924, the site was used and occupied by one of the most well-known Australian food manufacturers, the Bushells Tea Company. The place retains its historic association with the Bushells Company, including through the creation and naming of Bushells Place.



The warehouse at 88 George Street (1886) and the interconnected warehouse at 86 George Street (1912) are closely associated with the mercantile activities of The Rocks. The use of structural steel frame in 1912 presents a relatively early use of this construction technique in NSW. The steel for the 1912 building was supplied by Dorman Long and Co., the later builders of Sydney Harbour Bridge. 88 George Street is a representative, but altered, example of the late Victorian Free Classical style. 86 George Street, designed by the NSW Government Architect, Walter Liberty Vernon, is a representative example of the Federation Warehouse style. Vernon designed an additional floor and remodelled the eastern façade of 88 George Street to harmonise with his design at 86 George Street. The two prominent warehouses, located at the junction of George Street and Hickson Road, have an important landmark and streetscape quality, particularly when approached from the south along George Street. The massive scale of the Bushells Warehouse (former) compared to its neighbours makes the building distinctive in its setting, and in the

townscape image of The Rocks. 86-88 George Street is visible from many vantage points in the vicinity. Undoubtedly, the place had landmark status as one of the most prominent commercial institutions of The Rocks and Bushells enjoyed community and employee regard as a benevolent employer. The buildings have social significance for the esteem that they are held in by the wider community. The inclusion of the buildings on the registers of the National Trust and National Estate is indicative of this significance.

3.2.3 Cadman's Cottage, 100 George Street

Statement of significance

Cadman's Cottage Historic Site is a place with social and historical significance at the national level and architectural and archaeological significance at the state level. It is one of the most important Historic Sites managed by the National Parks and Wildlife Service.

Cadman's Cottage Historic Site has significance at a national level because:

- its survival on the former shoreline of Sydney Cove demonstrates the evolution of the quay and of Sydney itself;
- it is the oldest building in The Rocks and the third oldest building in Sydney city;
- it is a rare and early example of an official colonial building.



Cadman's Cottage Historic Site has significance at the state level because:

- the building is a 'document' of two phases of government maritime use, the Government Boats and the Water Police, which are periods of great potential for historical research;
- of its association with the best known and longest serving Government Coxswain, John Cadman and his family and as such is a landmark for cultural tourism;
- the building is a good example of fine Georgian styling, with an unusual example of a sympathetically designed late-Georgian addition;
- the site has great potential for archaeological research, particularly into the original shoreline and the Sailors Home period which is poorly represented in the fabric of the building;
- it illustrates the evolution of the conservation ethos and historic site management principles.

3.2.4 Campbell's Stores, 7-27 Circular Quay West

Statement of significance

Campbell's Stores is a superb example of mid-nineteenth century warehouse buildings, now rare in Sydney. It is the only warehouse of its type remaining on the foreshore of Sydney Cove, the hub of commerce and international shipping transport until the late nineteenth century. As a memorable landmark in The Rocks, visible from a wide area of Sydney Harbour, it is a symbol of mid-nineteenth-century Sydney.



Campbell's Stores has historic significance for its association with the Campbell family, one of the most influential families in early Colonial Australia. It is the surviving element of a complex of wharves and stores that began in 1801 with the construction by Robert Campbell of the first privately-owned wharf in Australia. Later significant associations include the Australasian Steam Navigation Company, one of the most important commercial shipping and transport companies in Australia, and the Sydney Harbour Trust, established by the Government following of the bubonic plague scare of 1900. Campbell's Stores is significant for its association with commercial Bond and Free store usage for over one hundred and twenty years, with each successive owner (including the Sydney Harbour Trust and Maritime Services Board) leasing sections of the Stores to a variety of merchant companies. The changes made to Campbell's Stores provide evidence of the changing commercial fortunes of maritime Sydney. The construction of the first five bays demonstrates economic growth following the 1840s depression and the additional six bays demonstrate further economic growth following the 1850s gold rushes. The construction of the third level by the ASN Co in the mid-1880s demonstrates a further period of economic growth and also of a change in the functional operation of the Stores, as evidenced by the inter-connection of the top floor spaces. The adaptive reuse of the building in the 1970s represents an early approach to the conservation of historic buildings. The continued subsequent use of the building for a series of restaurants demonstrates the changing uses of Sydney Cove from industrial purposes to largely tourist-related purposes. The design, form and materials of Campbell's Stores contribute to its aesthetic significance as a complex of buildings of high visual and sensory appeal. Their design elements reflect their original function in a simple but dignified manner. Their form is a coherent whole, made up of repetitive gabled bays combined with an undulating rhythm of door and window openings. The consistent use of sandstone, brick and slate materials reinforces this visual coherence and provides an appearance of solidity and quality. Campbell's Stores represents a surviving example of mid-nineteenth-century style warehouses; a building type once common around Sydney Cove, but now rare. The gabled bay form, cathead beams, hoists, goods aprons and doors are evidence of an older warehouse style. The form, bars on openings and lack of internal connections between bays evidence the security required for bond store use. Campbell's Stores has technical/research significance because of its potential to contribute further to our understanding of the early maritime activity around Sydney Cove and, in particular, within the Campbell's Wharf complex. It also has the ability to contribute further to our understanding of the use and operations of mid-nineteenth-century warehouse buildings, particularly in relation to goods handling and the changes in technology that occurred over time. The remnant hoisting equipment of the Campbell's Stores building provides evidence of the changes of technology in goods handling and haulage that occurred during the nineteenth and twentieth century. The hydraulic hoisting equipment and the winches in particular are evocative of the industrial nature of the site and the hydraulic hoists are prominent examples within the Sydney area. They demonstrate the scale and efficiency of the industrial processes undertaken at Campbell's Stores during its use as dockside goods storage.

3.2.5 Coroners Court, 102-104 George Street

Statement of significance

The site of the former Coroner's Court was associated with the judicial investigation of unexplained or sudden death from 1854 until 1971. It contains the earliest surviving purpose-built Coroner's Court in NSW, and possibly also the archaeological remains of the two earliest purpose-built morgues in NSW. The place has a unique ability to demonstrate (through its external appearance and internal layout and fabric) the history of the Coroner's office



and of Colonial inquests, and has associations with some of NSW's most notorious cases of unnatural death, including the 'Shark Arm Murder' and the Bogle-Chandler case. The former Court was also the site of the first Visitors Centre in The Rocks, the earliest public face of the Sydney Cover Redevelopment Authority. The building is a good representative example of the Federation Free Style as practised by W L Vernon during his period as NSW Government Architect, and is substantially intact both internally and externally.

3.2.6 George Street North Metcalfe Heritage Precinct

The Heritage Precinct comprises:

- 25-27 George Street - Mercantile Hotel;
- Curved stairs from George Street to Gloucester Walk at western end of Mercantile Hotel;
- 29-41 George Street - Sergeant Majors Row terraces;
- 43-45 George Street - Merchants House;
- 47 George Street - Union Bond Store;
- 46-64 George Street - former Geological and Mining Museum;
- 66-84 George Street - New Metcalfe Bond Store ;
- 86-88 George Street - former Bushells Ltd offices;
- Bushells Place on the corner of George and Hickson Road.

Statement of significance

The George Street North Metcalfe Heritage Precinct is of historical significance for the part it played in Sydney's early maritime and commercial development and for the prominent figures of Campbell and Martyn & Coombes associated with it. It is of aesthetic significance in its high standard of architectural design of the component buildings, demonstrating various stylistic changes in its development from the 1840s to 1916.



The Geological and Mining Museum and the New Metcalfe Stores have landmark qualities both from the Harbour and from many sites within The Rocks. It is of scientific significance in its ability to demonstrate the various architectural styles, and for its archaeological research potential. It is of social significance in its importance to The Rocks community and to the wider Sydney community which holds the area in high

regard, as demonstrated in the activities of the Green Ban movement of the 1970s. The Precinct is also held in high regard by the national and international community as a tourist destination and for its ability to illustrate Sydney's early development. (Hoppe S 10/1999) George St North is historically significant as it is important in the development of the city of Sydney and in extension the development of the colony of NSW. It is historically significant as the first road created by Europeans in the infant colony and is thus the oldest road in Australia. George St North is historically significant because it shows the continuity of European settlement in this area for more than two hundred years. It was the first settlement site and has continued to be used since 1788 and shows evidence of the full time span of European occupation of Australia, thus it is associated with the European presence in Australia. The structures along the street of George St North are heritage listed in their own right, making this a very significant historical precinct in the course of Australian development. George St North has aesthetic significance as a landmark of the very beginnings of European settlement in Australia. The scale and age of many of the buildings have aesthetic significance as fine examples of many stages of architecture in Sydney. George St North contains buildings from the very earliest surviving examples of colonial architecture as well as many fine examples of nineteenth and early twentieth century structures. The area is a fine example of an early commercial precinct that has survived largely intact in Sydney. The range and ages of the buildings lining George St North are aesthetically significant as examples of the changing development in commercial premises and the development of The Rocks as a whole. George St North has social significance as it was the first street in Australia and is thus important as a reminder of the entire length of European occupation of the continent. George St North contains many buildings and sites that are heritage listed and listed on registers such as the National Estate and National Trust, indicating the esteem these sites, and in extension the esteem that the area as a whole is held by the community. The Rocks has high social significance for a large number of national and international visitors to NSW and Australia. It has special meaning to the residents of the area, including Millers Point, who have fought hard for the retention of the built environment of The Rocks and for their right to continue living in the area. In addition, it has a special significance for those who campaigned vigorously with the residents against plans for full-scale redevelopment by the Sydney Cove Redevelopment Authority in the 1960s and 1970s. It has special value to historians, heritage professionals and others who hold The Rocks in high regard for its historical, archaeological and architectural significance and research potential. George St North has social significance as the public face of The Rocks, and an important feature of the area generally; it contributes strongly to the character of The Rocks. Much has been written on The Rocks and George St North as an accumulation of urban artefacts, which together present the growth of the area. The history of George St North and its uses and changes over the years since 1788, illustrate and inform of the aspirations and way of life of the Europeans in Australia. The construction of the buildings along the street illustrates changing building technology from the earliest years of the colony to the present day. Stylistically the buildings illustrate the architectural and building practises of Sydney and the translocation of contemporary British building technology to the colony. The area has yielded and has the potential to continue to yield, new and further substantial scientific, historical, cultural, technical and archaeological information relevant to earlier uses and the development of the area. It provides physical evidence of ways of life, customs and technologies from 1788 through successive generations to the present day. The roadway also contains evidence of earlier road building technology in situ. George St North is rare in Australia as it is the first street created by the Europeans in Australia. It displays rare surviving examples of settlement patterns in response to the unfamiliar environment, and how early settlers responded to the new and strange environment. The site is rare as it has had permanent usage by Europeans from 1788 until the present day and has the potential to demonstrate the way of life in a residential and commercial area of Sydney for more than two centuries. The site provides an accessible resource for archaeological investigation and historical, social and architectural interpretation, public access and education. George St North is representative of the historical phases from 1788 to the present day and has associations with significant figures in Australian history throughout this time. George St North contains many fine examples of nineteenth and early twentieth century architecture and urban fabric representative of the changing

development of the area over more than two hundred years. The streetscape is the public face of The Rocks and the birthplace of modern Australia and is highly regarded by not only Australian but also international visitors.

3.2.7 Mariners Church, 98-100 George Street

Statement of significance

The former Mariners' Church is situated on a highly significant site, close to the original foreshore of Sydney Cove at the foot of The Rocks, in an area which became the early focus of maritime activity in the colony. The building is historically significant as the largest establishment constructed by the Sydney Bethel Union, an inter-denominational internationally renowned philanthropic organisation formed in 1822 to safeguard the spiritual and physical welfare of sailors.



The successive alterations to the building, including its enlargement to become the Rawson Institute for Seamen following a merger of the Sydney Bethel Union and the Anglican Missions to Seamen, reflect changing approaches to the welfare of seamen, and more recently demonstrate changing attitudes to heritage conservation over the period of public ownership. The place is associated with notable figures in the history of Sydney, including clergymen Lancelot Threlkeld and Thomas Gainford, architects John Bibb and Harry C Kent, trustees George Allen and Sir James Fairfax, and State governor Sir Harry Rawson. The building, despite numerous alterations, retains aesthetic significance as a well-designed and technically innovative example of the Free Classical styles of two periods, early Victorian and Federation. The site contains significant archaeological evidence of the former street pattern near West Circular Quay.

3.2.8 Memorial to Lieutenant Colonel George Barney, 110 George Street

Statement of significance

The memorial and site are of State heritage significance for their historical and scientific cultural values. The site is also of State heritage significance for its contribution to The Rocks area which is of State Heritage significance in its own right. The memorial to Lieutenant Colonel George Barney is significant as it celebrates the achievements of a man who was responsible for a range of important public works in the early colony, most of which are still remaining and which are recognized heritage items and highly regarded to this day.



A number of these are in The Rocks, including the land reclamation at Circular Quay West and the Dawes Point Battery. The memorial has associations with other memorials in the nearby vicinity, including the statue of Governor Bligh and the bust of Captain Arthur Phillip. The memorial has social significance as a reminder of the significant public works carried out by Lt Col Barney and the Royal Engineers. As such it has significance to the wider community and to members of the Royal Engineers and the Royal Australian Engineers.

3.2.9 Mercantile Hotel, 25-27 George Street

Statement of significance

The Mercantile Hotel and site are of State heritage significance for their historical and aesthetic cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The Mercantile Hotel has local historical significance as one of the more intact survivors of late-19th and early-20th century Rocks pubs, having operated continuously since its opening in 1914 and retaining much of its original character, fabric and functions.



It is the first major building to occupy this site, with its dramatic stone-walled excavation line along the west boundary providing a vivid reminder of the original physical character of both site and The Rocks as a whole. The Hotel has associations with the early maritime and mercantile activity in The Rocks through its location close to key early wharves and warehouses, its provision of public house services to local workers and their families and its origins as replacement for the original Mercantile Rowing Club Hotel following that building's demolition in 1914. The Hotel is an example of the early 20th century work of the once leading Sydney architectural practice of Spain and Cosh, providing a typical and relatively intact example of the work of this respected if conservative firm, and their public hotel work in particular. It also has associations with Tooth & Co. Ltd, one of NSW's important early brewing companies, and more generally with the practice of tied hotels under which the licensee operated until 1976. It is also a component of an important historic streetscape, particularly notable in views from the north towards its exposed wedge-shaped end. The Hotel's fabric retains the potential to provide information on the operation, layout, facilities and fitout of early 20th century public hotels. Its structure and finishes provide information on early 20th century building techniques, including the use of steel framing, finishes and detailing of flat roofs. The Mercantile Hotel adds to the historic, aesthetic and social richness of The Rocks Conservation Area which is of both local and national heritage significance. Its location, character and continuity of service make it recognisable in the local area.

3.2.10 Merchants House, 43-45 George Street

Statement of significance

The Merchant's House is of historical, social, archaeological and aesthetic significance to the history of The Rocks and of NSW generally. The Merchant's House is of outstanding significance on a State level as a rare example of an archetypal townhouse/store building of the pre-gold rush era. It makes an important contribution to the historical character of SHFA's George Street North Metcalfe Heritage Precinct and provides evidence of commercial development in George Street, Sydney's first street and the centre of colonial activity for the greater part of the 19th century. The Merchant's House has associational significance for its strong historical connection with the well-known 19th- and early 20th-century pharmaceutical manufacturing firm of Edward Row & Co. The building is significant for its ability to illustrate the planning of Sydney's early commercial-cum residential buildings, as well as the layout, design and methods of construction of high-quality commercial and residential accommodation of the period.



Continuously occupied for small-scale commercial use from the time of its construction up to the 1980s, the Merchant's House offers a valuable glimpse into the nature of business in this area across nearly 150 years. As much of the original building fabric survives and the building retains its essential architectural character, the Merchant's House is of archaeological and aesthetic significance, offering an important material and visual resource for investigating and understanding the past.

3.2.11 Metcalfe Bond Stores, 68-84 George Street

Statement of significance

The Metcalfe Bond Stores are of State heritage significance for their historical, social, aesthetic and scientific values. The site and buildings are also significant for their contribution to The Rocks, which is a precinct of State heritage significance in its own right. As part of the early land grants to the merchant Robert Campbell, the Metcalfe Bond Stores site was part of the area in The Rocks that was resumed in 1901 by the NSW Government.



Constructed in the 1910s, the Metcalfe Bond Stores demonstrate Sydney's early twentieth century mercantile character and are typical of bond stores built in The Rocks at that time. As good representative examples of the Federation and late Federation style applied to warehouses, the Metcalfe Bond Stores possess landmark qualities both from the Harbour and from other sites within The Rocks. The buildings are also significant as part of a group of nineteenth and early twentieth century buildings in George Street North and Hickson Road which have survived largely intact. The unique form of the site, characteristic of

early quarrying and road excavation works in The Rocks, is also of significance. The Metcalfe Bond Stores are important for their ability to contribute to the technical history of warehousing and building construction in the early twentieth century in NSW. The first adaptive reuse of the warehouses to shops, offices and restaurants by the Sydney Cove Redevelopment Authority from 1972 contributes to our understanding of conservation philosophy and practice of the period. Although the potential for archaeological relics is limited by later quarrying and excavation works, sections of quarried rockface and a rough faced ashlar retaining wall remain in the basements of the buildings along the George Street frontage and sections of these elements may date to the 1880s or earlier. As part of a precinct that attracts a large number of national and international visitors, the Metcalfe Bond Stores have strong connections with The Rocks Markets and other commercial outlets which have special and long-standing associations with visitors and Sydney-siders. The listing of the Metcalfe Bond Stores on the National Trust Register and the Register of National Estate, demonstrate the esteem that the buildings are held in by the wider community. The buildings are also of social significance for their association with the private bond storage company, Upward & Co, who commissioned the construction of the buildings and tenanted the buildings for over 60 years. Although not uncommon, the Metcalfe Bond Stores are a good example of the larger form of early 20th century warehouse in the inner city areas which have minimal alteration and adaptation.

3.2.12 Observer Hotel, 69 George Street

Statement of significance

The Observer Hotel and site are of State heritage significance for their aesthetic, historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The Observer Hotel demonstrates the extensive urban renewal undertaken in The Rocks in the post-plague era and is a reasonably well-preserved example of a small hotel. Of the five rebuilt hotels to survive only three retain evidence of their interior configuration. Despite a number of alterations, the Observer hotel is remarkably intact on the first and second floors, indicating the residential character of the upper floors. The original layout and some of the details, including Art Nouveau style detailing, are reasonably discernible on the ground floor although much of the original fabric and all the spaces, with the exception of the stair well, have been demolished.



The Observer Hotel, which boldly addresses the corner of George Street North and Mill Lane in the Federation Free Style, contributes to the historic and architectural diversity of the George Street North streetscape. The series of footpath awnings along George Street North reflects social and legislative changes regarding shelter of footpaths and society's changing attitude towards the authenticity of recreating supposed 'original' detail. The hotel is one of three similarly styled and sized hotels designed by Halligan and Wilton circa 1908 in Sydney and it is the most intact of those three.

3.2.13 Old Sydney Holiday Inn, 55 George Street

Statement of significance

The 1926 Harrington Building is of STATE significance for its historic, social, research and rarity values to New South Wales. Its historic values are demonstrated by the associations of its site with the very beginning of the British invasion and colonisation of Australia, by part of its site being a site of the creation of private property in Australia, by the connections between the site and the building with establishing and operating Sydney Cove as part of a working harbour, by its associations with post-plague resumptions of private property and the re-shaping of Sydney as a modern global city, and by the transformation of the building in the 1980s for new uses as tourist accommodation. Its social values are demonstrated by the associations of the location and its underlying archaeological potential with several identifiable groups in the community including, potentially, descendants of the Cadigal and present-day Aboriginal communities. Its research values are demonstrated by the potentially high-level significance of its underlying archaeological resources, and the largely un-researched commercial uses of buildings of this type.



Its rarity values are intimately connected with its location in The Rocks, which is a unique place in Australia as the only 18th century urban form responding, in an organic way, to natural topography and possibly Cadigal settlement, evidenced by the ways in which the building responds to the bend in George Street. This combination of values and location make the 1926 Harrington's Building, including its location, of state significance. The building also has local significance for its associational, aesthetic, technical and representative values in The Rocks, demonstrated by its associations with local business people and business enterprises, its architectural and landmark qualities within the townscape, its early use of reinforced concrete, and by being representative of the transformation of the area after the plague resumptions. The 1984 Holiday Inn Building has some local values, but is assessed as not being of state or local significance because although it has some local values for demonstrating the introduction of the tourism industry into The Rocks through the provision of accommodation, other and better examples are found elsewhere in The Rocks; the architectural styling reflects a transition between two styles with neither satisfactorily realised, and with little acknowledgement today from its architect; the use of an atrium is interesting but not unique in contemporary local hotel buildings (although the concept has a strong, but unrealised, interpretive potential); its social values are also expressed and more comprehensively represented in other sites, as are other comparable examples of developments of the period. The site has no archaeological values due to its complete excavation. The overall site at 53-55 George Street is of STATE significance in its own right for demonstrating the entire sequence of human settlement around Sydney throughout the entire period of British colonisation and Australian nationhood, and potentially back into the pre-invasion periods of Cadigal and Aboriginal sovereignty. It is intimately connected with the development of Sydney Cove and then Sydney Harbour as the place through which Australia was connected with the rest of the world. It demonstrates in its historical records, archaeological potential, and the built form of the Harrington Building, the evolving nature of emigration, trade, commerce and industry in New South Wales over more than two centuries. It is closely associated with seminal phases in the

formation of an Australian nation, including convictism, urbanisation, governance, property rights and trade. It is also of state significance for its contribution to the greater-than-state significance of The Rocks, a place now acknowledged at all levels as 'the birthplace of the nation'.

3.2.14 Orient Hotel, 87-89 George Street

Statement of significance

The Orient Hotel is a place of cultural significance at a state level for its historical importance, its scientific potential and its rarity. It is a place of cultural significance at a local level for its aesthetic qualities, social associations and its representative values. The Orient Hotel is one of the oldest surviving hotels in the city. It commenced operations as the Marine Hotel and has traded through to the present day.



Originally built as a residence c.1842, the building was converted to licensed premises, a relatively common practice during the first half of the 19th century. It has since been modified and added to in response to changes in laws, social and commercial pressures, but retains its external form and Georgian character. The building also retains early fabric elements, which are rare and able to demonstrate Colonial construction. The building's remnant form and layout has high research potential in determining patterns of use as a residence and hotel in the Georgian period. The site may also have potential archaeological value as the location of the former convict hospital. The building is part of the Colonial context of commercial, residential and industrial infrastructure that developed around the wharf as an early port facility in Sydney. The surrounding context contains many Georgian and early Victorian buildings, forming an important early streetscape, of which the Orient Hotel is an intrinsic part as a prominent corner site. This Georgian character has been emphasised by reconstruction work that illustrates the conservation ethos of the Sydney Cove Redevelopment Authority. The Orient Hotel is a good example of a Colonial Georgian hotel that has later sympathetic layers of Federation Georgian detailing. It retains its visual relationship to and from surrounding historic properties. Significant views and vistas are maintained to and from George Street, Argyle Street and Circular Quay.

3.2.15 Sailors Home (former), 106-108 George Street

Statement of significance

The former Sydney Sailors' Home and site are of State heritage significance for their historic, social and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right. The building is of State significance as a rare example of a building specifically built to accommodate transiting seaman of all nationalities and continued to function in this role for over 100 years. The former Sailors' Home is significant as it provides a record of changing attitudes to social welfare in the 19th and 20th centuries.



The building fabric significantly retains evidence of its early use and configuration and simple accommodation which reflects the meagre expectations of the working class, during the 19th century and acceptance of these standards well into the 20th century. The fabric and history of the Sailors Home demonstrates changing social values of the 20th century, with the construction and subsequent removal of segregated facilities and with the eventual lapse of interest in the home in the 1970s. The history and significance of the building is linked with its location. The changes of the site and building also reflect growth and development of the Quay, and its shift from the focus of port activities. The building has a long association with Cadman's Cottage and the former Mariners' Church, and along with other buildings in this section of George Street remains as a reminder of the workings of the Quay as a port. The original wing of the building significantly retains a visual relationship with the waterfront and due to its four storey facade and high parapet, has landmark qualities from this aspect. The building is associated with prominent architects William E Kemp (1860s wing) and Spain and Cosh (1920s wing) and with organisations such as the Marionette Theatre of Australia and has played an important role in the interpretation and cultural tourism of Sydney and The Rocks for the last decade as the base for the Sydney Visitors Centre.

3.2.16 Sergeant Majors Row, 33-41 George Street

Statement of significance

Sergeant Majors Row, 33-41 George Street, is of State and local heritage significance for their historic, aesthetic and scientific cultural values. The site and buildings are significant as part of the late 19th century development in this precinct and examples of the "midrange" late Victorian residential buildings in the local area. The change of use and minor works to the buildings represents the evolution of the area into a commercial and tourist precinct.



The buildings provide evidence of the building practices of the 1880s and remain as good examples of speculative housing constructed in c. 1881. The buildings retain typical, late Victorian detailing, with front facades characterised by regular rhythm of party walls, two storey verandahs and associated decorative details. With Nos. 29-31 George Street they form a highly visible group, which makes a positive

contribution to this section of the George Street streetscape. The group is recognisable as they are in contrast, in terms of scale and style, to their immediate neighbours. The buildings continue to have a relationship with the rear yards and are bounded by a stone wall and cut that demonstrates the early topography and character of The Rocks. The commercial uses provide opportunity for interpretation and appreciation of the buildings and site. The buildings are good and intact examples of late Victorian terraces that incorporate standard construction materials and techniques and building form and layout, and are relatively rare examples of this type of terrace building in The Rocks. However, there are a number of similar terraced buildings located in Millers Point and the wider context. The site and buildings may retain archaeological resources that tell of past way of life and situation of the building occupants, however, it is considered that this would not reveal any information which would not be readily available elsewhere. The wall and cut, that forms the western site boundary and curtilage is of some local archaeological significance as it indicates that earlier topography of the area and site and works carried out as part of the overall development of The Rocks. The buildings are of some local social significance for their association with a number of local identities including Edward Stanley Ebsworth who developed the site and also constructed other buildings in the local area and Nita Louise McCrae who lived in No. 35 for a number of years and was associated with The Rocks Residents Action Group and Green Bans movement.

3.2.17 Shop, Ken Duncan Gallery, 73 George Street

Statement of significance

73 George Street and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State heritage significance in its own right. Despite significant changes to its facade the building is a rare surviving example of early public house that remains recognisable in the urban context of The Rocks. The site was part of land subdivided by Frederic Unwin. The sandstone and brick perimeter walls to the rear yard are significant in dating from the middle 19th century and demonstrate the hotel's evolution. The site's development illustrates the way an intensive urban use character evolved reflecting the growth of The Rocks Area generally. The site has important associations at a local level extending back in history to the establishment of the first hospital in the colony in 1788 and also has significant associations with many 19th century historical figures including Surgeon William Balmain, Frederic Garling, and Frederic Unwin.



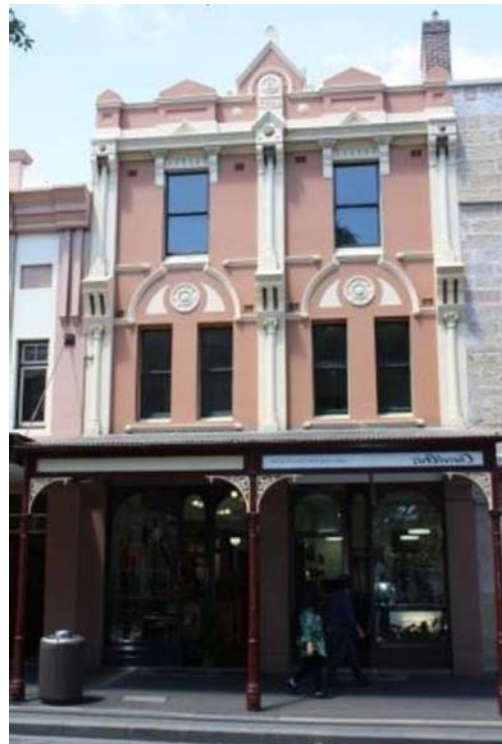
The building also has association with the notable building contractor firm Howie Moffat & Co. through its conversion to Ambulance Station. The building and site has been associated with many uses throughout its long history, its original use as a public house/hotel being of predominate significance, and it illustrated the changing social fabric of the area which once had a concentration of public houses demonstrating the importance of the consumption of alcohol to the economy of the area. The building demonstrates the characteristic elements of Georgian Revival style architecture with Art Nouveau details, illustrating an

important adaptation of an early Colonial Georgian style hotel into an Inter-War utility building. The form, scale, detailing and material of the facade contributes greatly to the significant streetscape of George Street North. This is particularly relevant in the context of many nearby buildings in The Rocks of similar architectural styles and periods, which together contribute to the area's strong and rich historical character. The construction of the building demonstrates the form of 19th century building techniques and the improved standards pertaining to c.1840s hotels. The size and scale of the building continues to make an important contribution to the streetscape of George Street and sympathetic relationship to nearby similar buildings. The building fabric retains the potential to be returned to the original configuration and street appearance, in which case it would even stronger complement the highly significant 19th century townscape of George Street.

3.2.18 Shops, Victorian Pair, 75-75½ George Street

Statement of significance

The site of 75 - 75 ½ George Street has historical significance as part of the site of the colony's first hospital and, subsequently, as part of land held by prominent colonial figures William Balmain, principal surgeon, Frederick Garling, Crown Solicitor and Crown Prosecutor, and Frederick Wright Unwin, solicitor and merchant. Unwin subdivided the site in the early 1840s and erected the substantial sandstone stores that still sit to the immediate south of 75 ½ George Street c. 1845. It appears that the sandstone fireplaces to the basement of 75 ½ George Street date from the time of the stores' construction, and structures dating from this period are rare in Sydney. Also of historic significance are the remnants of Samson's Cottage, at the rear of the combined site of 75 -75 ½ George Street. Samson bought Lot 7 of Unwin's subdivision in 1843, and the stone house was built soon afterwards. 75 - 75 ½ George Street are substantially intact in their detail and planning and are excellent representative examples of the small retail and residential developments erected during the boom years of the 1880s.



Although the ground floor shops have been altered, the buildings retain much of their original planning and fabric and are still able to demonstrate the key characteristics of their building type - a small commercial development with shops at ground floor level and residential accommodation above. From their construction in 1883 up until the present time, the ground floors of 75 and 75 ½ George Street have been occupied by retail shops and small service businesses. The retail use of the site commenced with the construction of the previous single-storey building in the same location in 1853, so the site has supported the same, or very similar, uses for almost 160 years. The use of the upper floors of the buildings for residential accommodation, and later for boarding houses, is also of historic significance. Boarding houses became more common in The Rocks after demolition of sub-standard housing by the Rocks Resumption Board in the early Twentieth Century reduced the number of available residential properties in the area. In addition to its association with William Balmain, Frederick Garling and Frederick Wright Unwin, the site's associational significance stems from its connection to Abraham Hoffnung, a member of the prominent

merchant family, who bought the extant building in 1889 and held it until it was resumed in 1900. The site also has associational and historic significance for its connection with the early Sydney Chinese community. 75 - 75 ½ George Street, with its scale, materials, finishes and the eclectic Victorian ornamentation of its George Street façade, makes an important contribution to the streetscape of George Street, The Rocks, the most intact Nineteenth and Early Twentieth Century streetscape in the city. The buildings' aesthetic significance also results from their George Street façade, which, with its eclectic ornament influenced by the Victorian Free Classical, Victorian Free Gothic and Eastlake architectural styles is rare, and probably unique, in Sydney. Also rare are the intact timber-framed shopfronts with their Gothic inspired detailing. The site of 75 - 75 ½ George Street has research significance because of its potential to reveal information about building configurations, services and features that date from the time before the construction of the extant buildings, including whether the basement predates the existing building. In addition, the building fabric has the potential to reveal evidence of past decorative finishes, services, floor plan configurations and information contained within concealed spaces.

3.2.19 Terraces, 29-31 George Street

Statement of significance

The pair of houses at 29-31 George Street is a fine example of the Victorian terrace housing associated with the merchant class in residence in The Rocks in the middle of the nineteenth century. Distinguished by the starkness of their finely finished stone work and their restrained detailing, the houses contribute to the aesthetic diversity of north George Street and the historic character of The Rocks. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right (see item no. 4500458). The archaeological potential of the site is considered high, for local significance, belowground archaeology, at the rear of the subject terraces. The above-ground archaeological potential of the site is confined to the central firewall between the terraces and the ceilings and between-floor spaces in the terraces.



3.2.20 The Rocks Conservation Area

Statement of significance

The Rocks, with its complex layering of significant fabric, uses and associations, is a precinct of national cultural significance. The Rocks is valued as a place of major social history, reflecting more than two centuries of significant activity; including European invasion, early contact between Aboriginal people and European settlers, and colonial settlement. The drama of cross-cultural encounters reflects The Rocks' focal location as a place linking continental, colonial, city and maritime histories. The Rocks was saved through fierce battles for its conservation, and by government ownership. Despite ongoing incremental change in The Rocks, continuity and authenticity remain major themes, manifest in increasingly rare and fragile relics of original topography and built fabric, remnants of history and a living community.



3.2.21 Union Bond Store, 47 George Street

Statement of significance

The Union Bond Store at 47 George Street, The Rocks is important at a State level because it demonstrates Sydney's early to mid-nineteenth century mercantile character associated with the nearby Circular Quay which was then Australia's principal port. The Union Bond Store is a rare example of a single bay warehouse in remarkable condition from this period. The commercial warehouse use can still be seen in its face sandstone walls; warehouse doors on each level; cathead beam, roof structure (to accommodate this beam and its loading); and in the internal large second floor hatch for winching goods between levels. The Union Bond Store forms part of the historic mid nineteenth century group (43-49 George Street) which also includes the adjacent Merchants House at 43 George Street; its narrow infill warehouse at 45 George Street; and the site of demolished twin warehouse across Atherden Street at 49 George Street.



This group is important at a State level for its demonstration of how Sydney merchants in the mid-nineteenth century lived adjacent to their warehouses within a short distance of the port, in a similar manner to European mercantile practice from at least Renaissance times. The relatively fine architectural detailing of the group demonstrates the prosperity that merchant companies were experiencing at the time. The Union Bond Store was designed by the notable English-born architect John Bibb (1810-62). Bibb trained under the architect John Verge and was one of the pre-eminent exponents of Victorian Regency and early Victorian Classic Revival architecture in Sydney from the 1840s to the early 1860s. The Bond Store is one of the few remaining examples of Bibb's early work, and possibly his only remaining warehouse building in Sydney. The building's refined Regency style is noteworthy, particularly as most other warehouses built around this time (1840s) tended to be more utilitarian in character. From the time of its construction in 1841, until it was resumed by the State Government at the beginning of the twentieth century, the ownership of the subject property remained with the prominent NSW building and merchant family Martyn and Combes. From 1875 to c. 1921 the longest term tenant at these premises was Edward Row & Co. who used the buildings as factories and warehousing for their pharmaceutical business. It is possible that Edward Row & Co. used the Merchants House as a residence during their tenancy. The archaeological potential of the immediate grounds of the Union Bond Store is low, and material is likely to be of Local significance, as the grounds were disturbed by the replacement of the ground floor with concrete in the 1960s. The archaeological potential of grounds at 6-8 Atherden Street is limited by the 1985 demolition of the adjacent former factory (built late c. 1880s) and the subsequent excavations to construct the Westpac Bank Museum. The archaeological potential of the demolished twin warehouse site at 49 George Street (together with other parts of Atherden Street formerly covered by early to mid-19th century buildings) is high, with material likely to include relics of State significance.

3.2.22 Unwin's Stores, 77-85 George Street

Statement of significance

Unwin's Stores is of historical, cultural, social, scientific, archaeological and aesthetic significance to the history of The Rocks and of NSW generally. Unwin's Stores is of outstanding significance on a State level as a rare example of archetypal shop-houses of the pre-gold rush era. It makes an important contribution to the historical character of the George Street North precinct and provides evidence of commercial and maritime development in George Street, Sydney's first street and the centre of colonial activity for the greater part of the 19th century.



The building is significant in its ability to illustrate the planning of Sydney's early commercial area, as well as the layout, design and methods of construction of typical commercial and residential accommodation of the period. Continuously occupied for small scale commercial use from the time of their construction up to the present day, Unwin's Stores offers a valuable glimpse into the nature of business across a 145-year period. As much of the original building fabric survives and the building retains its essential architectural character, Unwin's Stores is of archaeological and aesthetic significance, offering an important material and visual resource for investigating and understanding the past. Unwin's Stores is also of its significance for its association with early Chinese migration to NSW, having housed a number of long-established and well-known Chinese businesses since the mid-19th century.

3.2.23 Sydney Opera House

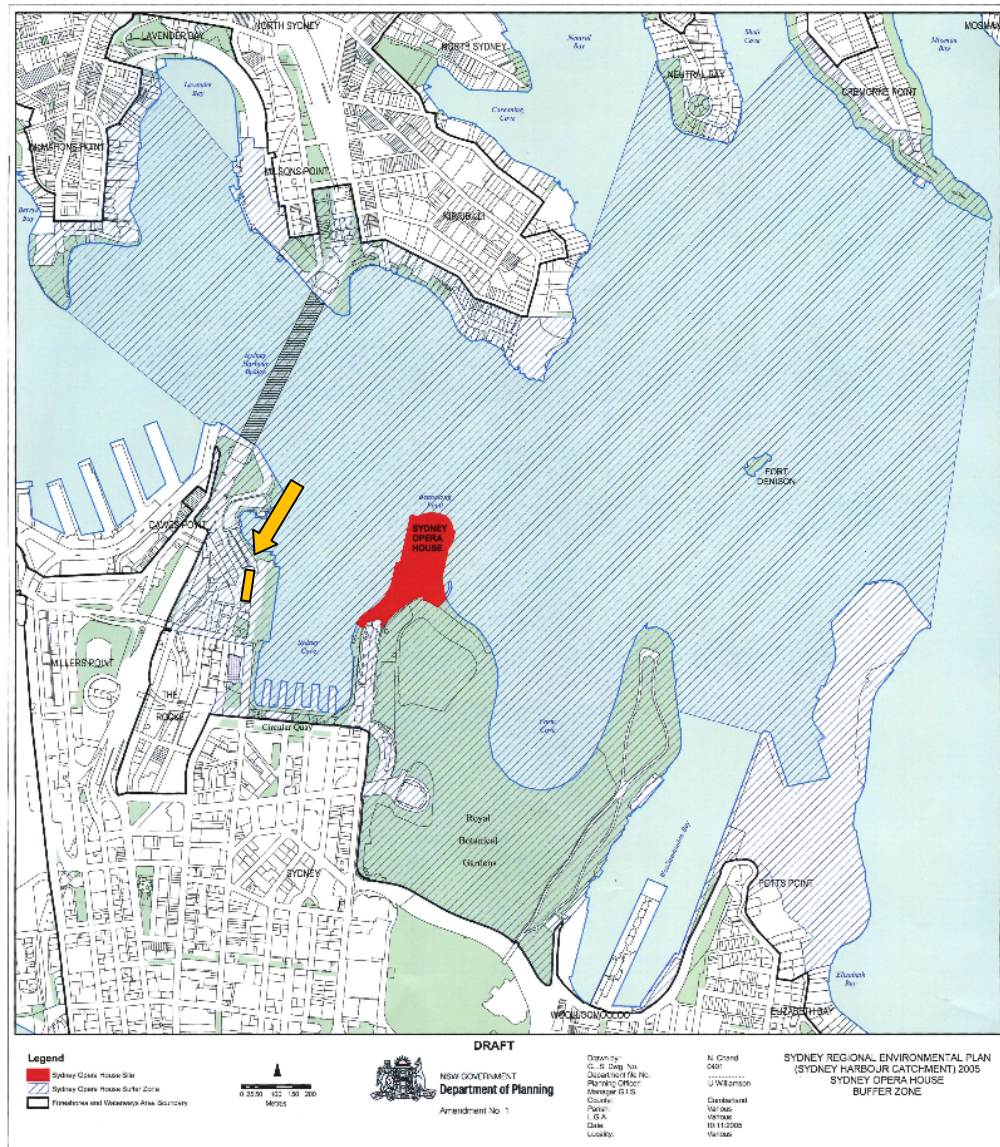
The ASN Co Building lies within the buffer zone for the Sydney Opera House that was adopted as part of its inclusion on UNESCO's World Heritage List.

According to UNESCO, the Sydney Opera House demonstrates outstanding universal value:

The Sydney Opera House constitutes a masterpiece of 20th century architecture. Its significance is based on its unparalleled design and construction; its exceptional engineering achievements and technological innovation and its position as a world-famous icon of architecture. It is a daring and visionary experiment that has had an enduring influence on the emergent architecture of the late 20th century. Utzon's original design concept and his unique approach to building gave impetus to a collective creativity of architects, engineers and builders. Ove Arup's engineering achievements helped make Utzon's vision a reality. The design represents an extraordinary interpretation and response to the setting in Sydney Harbour. The Sydney Opera House is also of outstanding universal value for its achievements in structural engineering and building technology. The building is a great artistic monument and an icon, accessible to society at large.

Criterion (i): The Sydney Opera House is a great architectural work of the 20th century. It represents multiple strands of creativity, both in architectural form and structural design, a great urban sculpture carefully set in a remarkable waterscape and a world famous iconic building.

All elements necessary to express the values of the Sydney Opera House are included within the boundaries of the nominated area and buffer zone. This ensures the complete representation of its significance as an architectural object of great beauty in its waterscape setting. The Sydney Opera House continues to perform its function as a world-class performing arts centre. The Conservation Plan specifies the need to balance the roles of the building as an architectural monument and as a state of the art performing centre, thus retaining its authenticity of use and function. Attention given to retaining the building's authenticity culminated with the Conservation Plan and the Utzon Design Principles.



- 21 Buffer zone for the Sydney Opera House.
Source: http://whc.unesco.org/en/list/166/multiple=1&unique_number=1457.

4 DESCRIPTION OF THE PROPOSAL

Bay 5 of the former ASN Co Building is largely disused. The Level 3 theatre foyer in Bay 5 was until recently a retail gallery/shop. The ground floor of Bay 5 is used for storage by the adjoining tenancy to the south.

4.1 Proposed works

The proposed new use for Bay 5 is for commercial office use as two tenancies – Tenancy 1 (Ground and Level 1) and Tenancy 2 (Levels 3, 4 and 5). The change of use requires the following building works:

Ground Floor Bay 5

Existing floor with timber structure supporting timber flooring and existing topping above retained; existing toilet to be removed.

New works consist of: male and female amenities and services; raised lightweight floor with steps up from Bay 4 to conceal services above the existing floor; new raised lightweight floor for concrete slab protection; new door opening in the dividing wall from Bay 4 to connect Bay 4 with Bay 5 and to lifts; stone masonry infill to where door to Fire Stair 2 is removed; new in-ground hydraulic services in similar area where previously disturbed for services; new mechanical, electrical, hydraulics and fire services; and new open stair to connect the ground floor to Level 1; replacement of obscure glass in timber framed windows with clear glass.

Bay 4

New lifts to replace existing; modified existing amenities to provide for a compliant-sized access toilet; new fire rated lobby for Fire Stair 1 to achieve BCA compliance.

Level 1 Bay 5

Existing floor with concrete topping on the timber floor structure retained; existing concrete stair removed; removal of louvres in south wall and restoration of brickwork.

Demolition of the existing 2 level cinema and associated services; demolition of existing amenities.

New works consist of: new and reinstated original timber structure to east side above the existing concrete topped timber floor; new open office space; new amenities including an accessible toilet and new airlock; new door opening in the dividing wall from Bay 4 for connecting Bay 4 with Bay 5 and to lifts; new services ducts. New mechanical, electrical, hydraulics and fire services; removal of timber floor structure and topping for a new open stair from ground floor to Level 1; removal of brickwork from former opening for new glazed window; removal of louvres from one window and reconstruction of timber sashes; replacement of obscure glass in timber windows with clear glass.

Bay 4

Removal of fire door into Stair 2 and forming of new opening for new fire door.

Level 2

Existing concrete floor (4 western bays) retained and new and reinstated timber floor structure to east side above the existing concrete topped timber floor on Level 1.

Demolition of 2 concrete stairs from Level 2 to Level 3.

New works include foyer entry off Hickson Road with retained cargo doors and new internal glass automatic doors; new steel stair from Foyer to Levels 3 and 4; new male, female and access amenities on new sheet flooring and toppings above reinstated timber floor; new door opening in the dividing wall from Bay 4 for connecting Bay 4 with Bay 5 and the lifts; new opening in dividing wall for a new fire door exit into Stair 1; new services ducts; new glass panel to inside face of sliding cargo landing doors. New mechanical, electrical, and hydraulics services.

New external steel framed ramp from the Hickson Road footpath into the Bay 4 entry above the void. Refurbishment of the concrete steps into Bays 4 and 5; new glazed steel entry lobby and modification of the internal glass and steel partitions, and new entry lobby.

Level 3

Existing concrete floor to the east 4 bays retained and reinstatement of original timber structure for new floor to the 4 bays on the west side.

Demolition of the existing 2 level cinema; ceiling below trusses and associated services; removal of louvres in the south wall and restoring of the brick wall.

New works include: 3 storey void above Level 2 Foyer with glass balustrades. Open area for tenant's future fitout; new door opening in the dividing wall from Bay 4 for connecting Bay 4 with Bay 5 and to lifts; new glass panel to inside face of sliding cargo landing doors; new services ducts. New mechanical, electrical, hydraulics and fire services. New steel stair from Level 2 to Level 3 and from Level 3 to Level 4 in the new timber structure; new male, female and access amenities on new sheet flooring and toppings above reinstated timber floor; reinstatement of western cargo landing doors to sliding operation with new glazed internal screen.

Level 4 Works include: New timber structure and floor (4 western bays) and reinstatement of the original timber floor structure for a new floor for 4 bays on the eastern side in the position where the timber floor was removed for the upper 2 level cinema; removal of the cinema ceilings and retention of 4 existing timber posts. Open area for tenant's future fitout; new door opening in the dividing wall from Bay 4 for connecting Bay 4 with Bay 5; new male, female and access amenities on new sheet flooring and toppings above reinstated timber floor; reinstatement of western cargo landing doors to sliding operation with new glazed internal screen; new services ducts extended to the roof. New mechanical, electrical, hydraulics and fire services.

Lifts

Replacement of the existing lifts and plant to the 2 existing lifts with new lifts without the need for a motor room. Retention of the existing openings internally in the lift walls on each floor. Retention of the lift motor room (LMR) for reuse as a Store and for roof access,

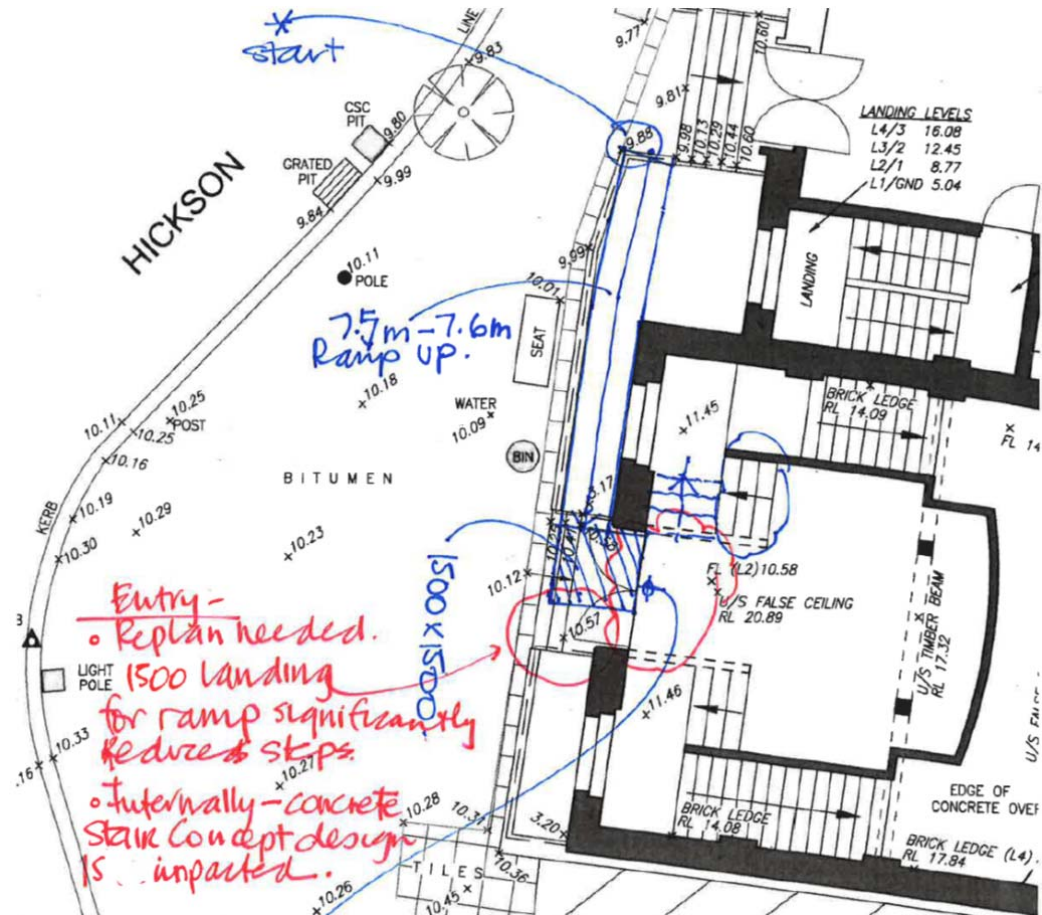
Roof

New external opening in the lift motor room (LMR) to an extended roof plant platform for mechanical plant and for general roof maintenance. Remove existing roof access hatch and reinstate existing roof details; new roof penetrations for new mechanical services and one relocated roof access hatch; new metal screen around the former LMR to conceal new service risers above the roof; new membrane to the concrete LMR roof.

4.2 Ramp

The proposed ramp on the western side of the building is required to provide equitable access into the building. Several options were explored during the design development of the ramp, during which detailed discussions were held with Place Management NSW and their heritage officers. The proposed ramp is considered to be the best outcome given the circumstances.

Two entry points served by the ramp were considered. One served the entrance into Bay 5 and commenced at the stairs leading to the entrance in Bay 4. This ramp was considered to have negative impacts on the steps at Bay 5, which are assessed in the CMP as having High heritage significance.



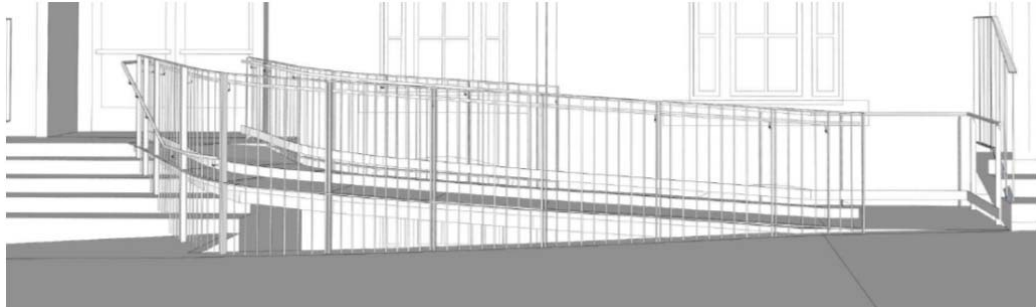
22 Annotated sketch describing the ramp commencing at the stair to Bay 4.
Source: Tanner Kibble Denton Architects.

A ramp giving access to the stair landing at Bay 4 and commencing at a separate landing adjacent to the stair to Bay 5 was found to provide a compliant outcome with far less heritage impact. Several schemes were explored. All involved the partial removal of the concrete coping and metal balustrade on the retaining wall on Hickson Road, which is understood to have been constructed around 1950. They included:

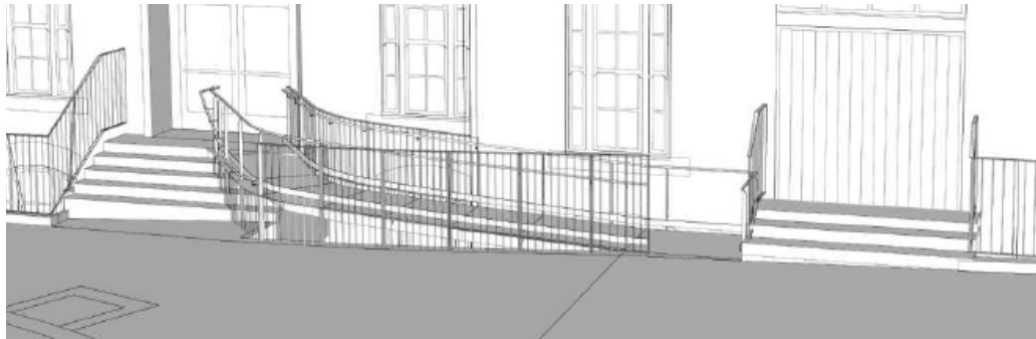
1. An “open” structure with balustrading designed to match the earlier balustrade that allowed the public to see into the void in front of Bay 4 and beneath the ramp to the Bay 4 stair;

2. An “open” structure similar to the proposal above but with an additional balustrade in the same location as the circa 1950 balustrade;
3. An “enclosed” scheme with a solid base beneath the ramp and an additional balustrade in the same location as the circa 1950 balustrade.

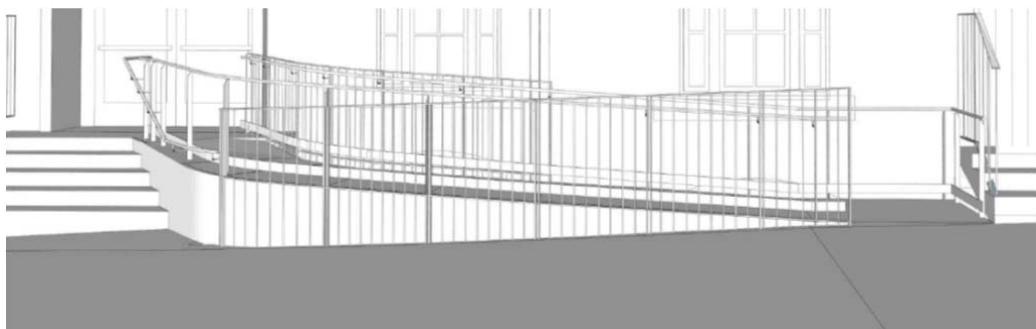
Scheme 1 was selected because it had the least impact on the building visually and maintained views into the void, thus providing better interpretation of the building and its architectural character.



23 The first scheme, which has the least impact on views to the building.



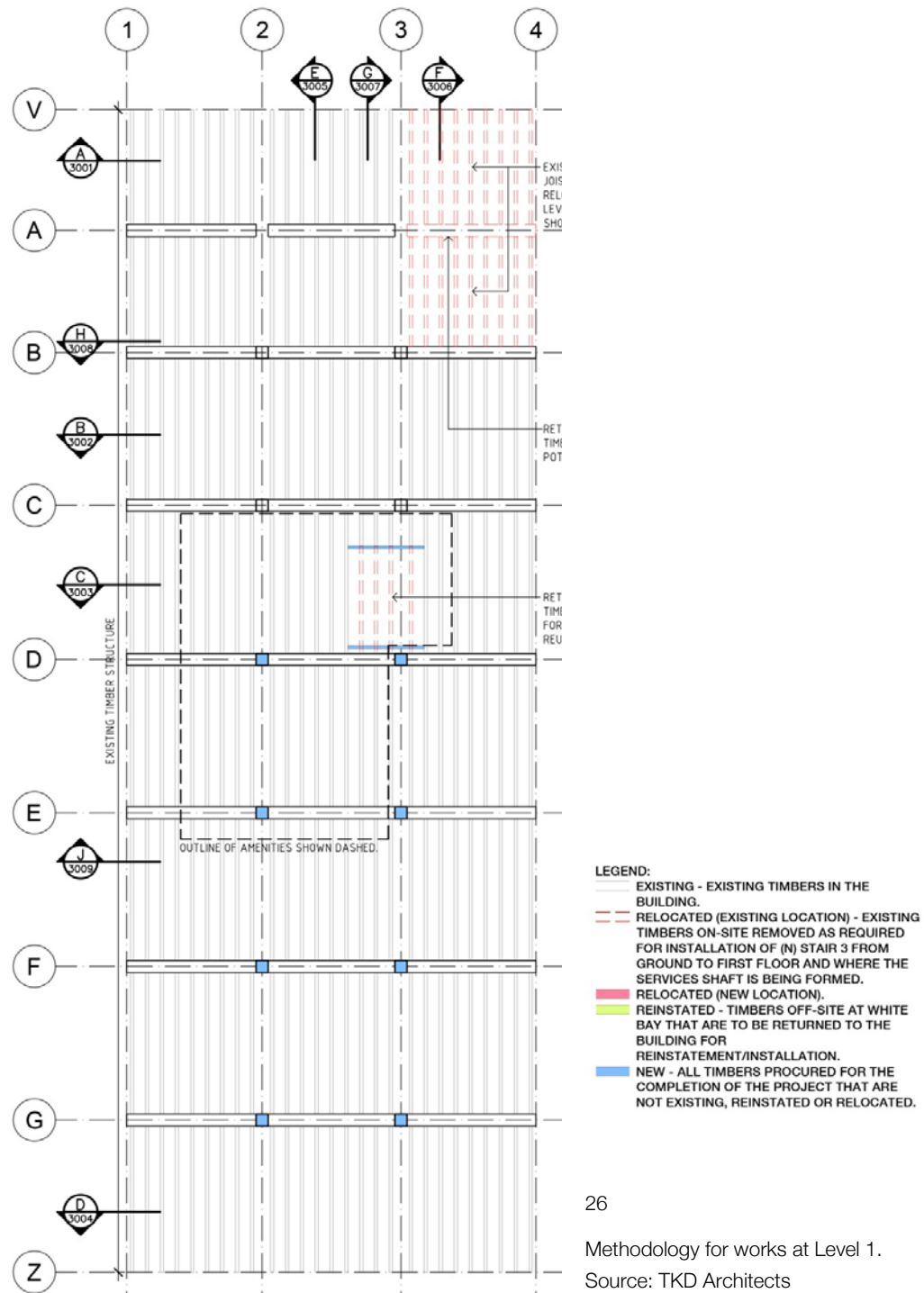
24 The second scheme, an “open” ramp with additional balustrading along Hickson Road.

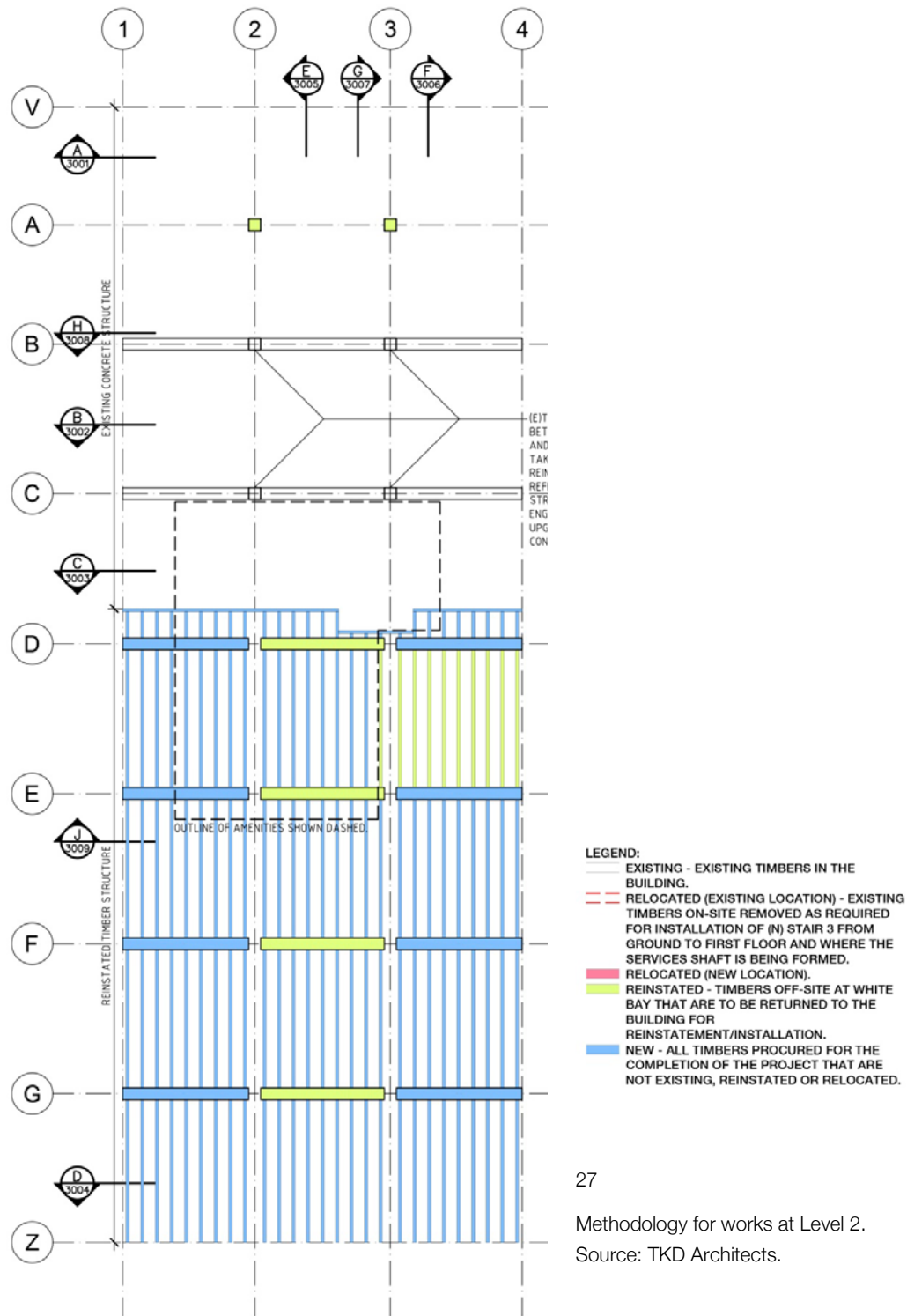


25 The third scheme, a ramp on a solid base with additional balustrading on Hickson Road.

4.3 Methodology for reuse of timber

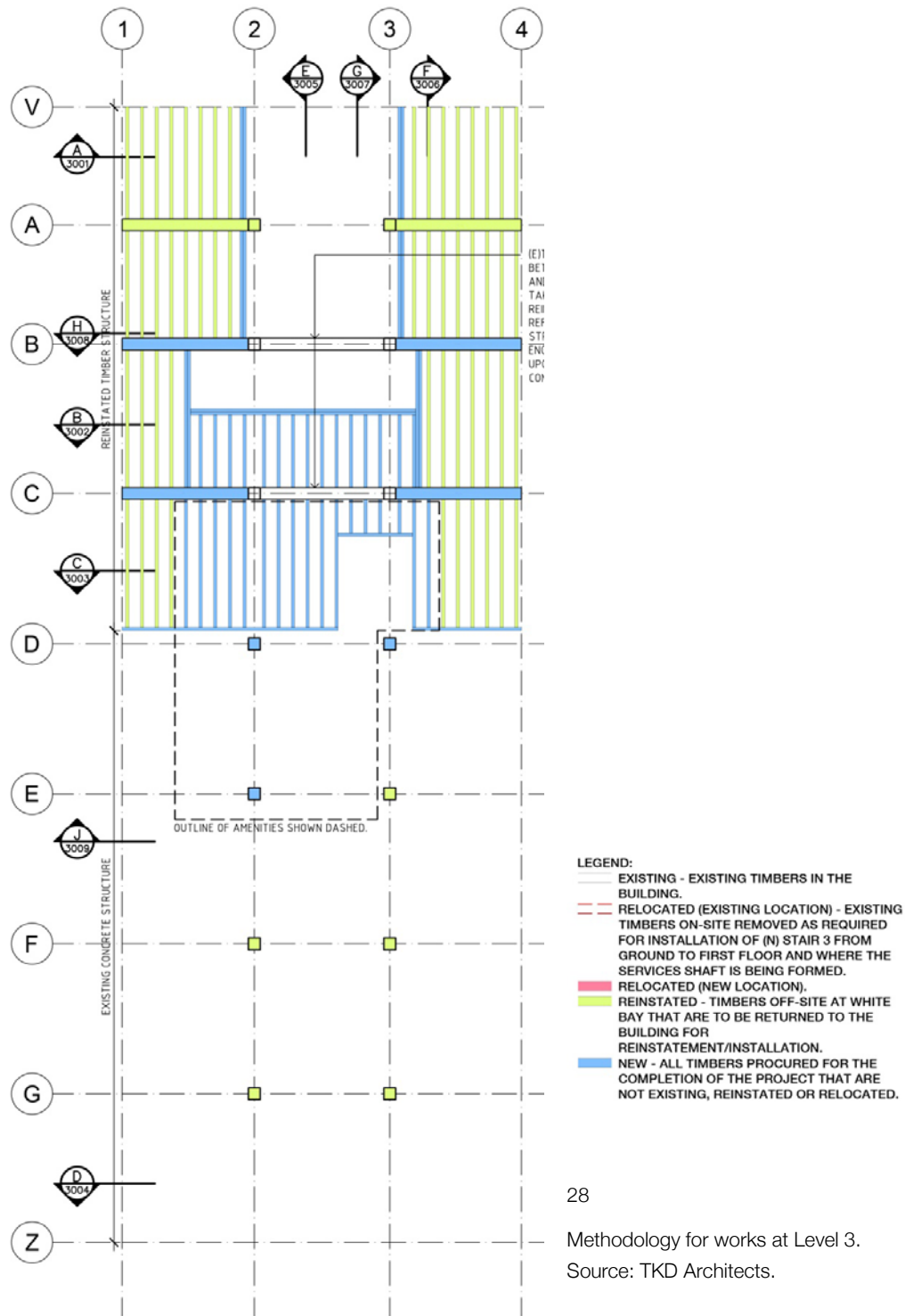
The following diagrams describe the methodology for the restoration of structurally sound timber that was removed when The Story of Sydney was constructed.

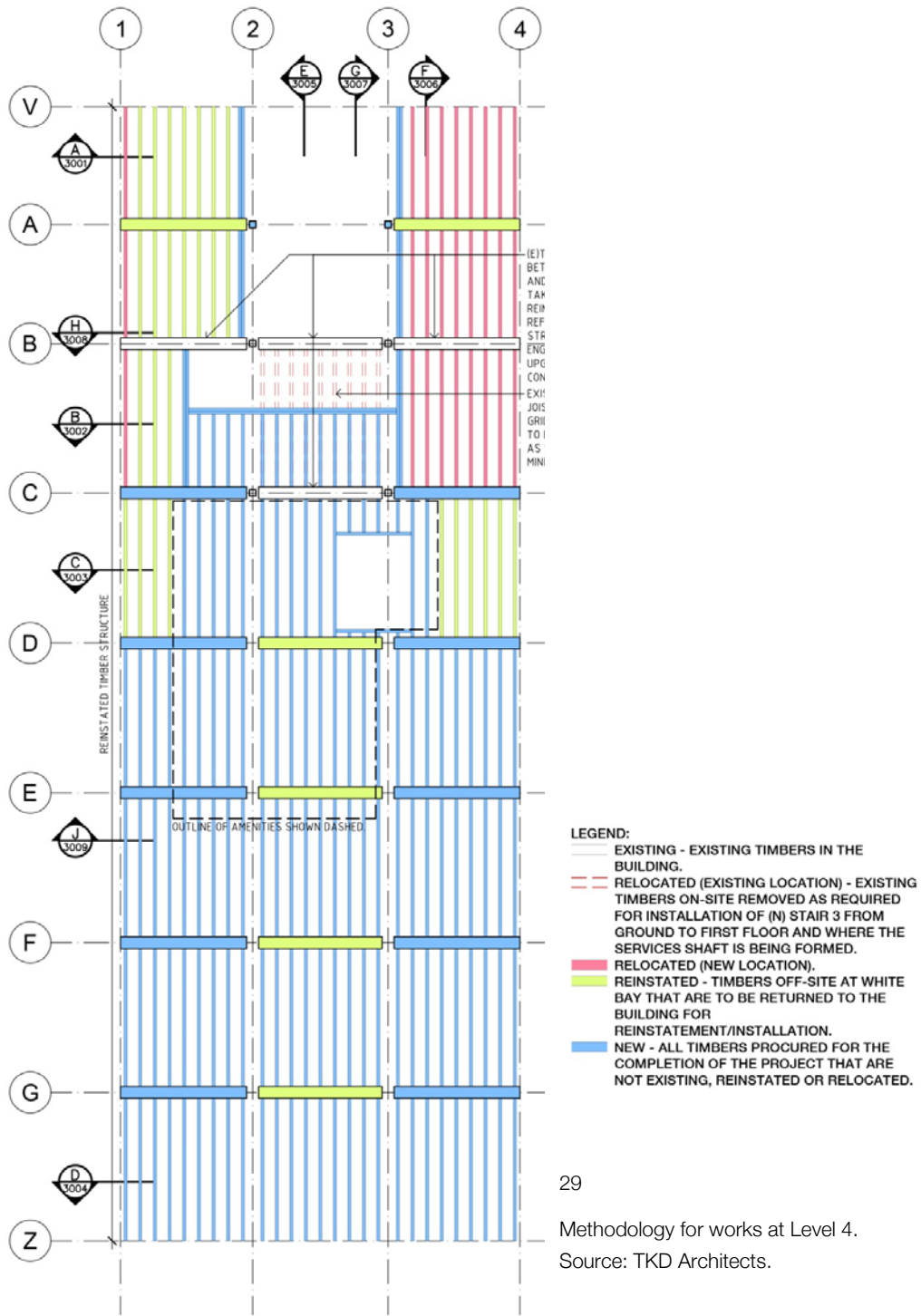




27

Methodology for works at Level 2.
Source: TKD Architects.





29

Methodology for works at Level 4.
Source: TKD Architects.

4.4 Fire safety upgrade, Bays 1 to 4

The fire safety upgrade of the existing protection in Bays 1 to 4 includes the following:

- Fire sprinkler upgrade. Existing services are to be retained and damaged sprinkler heads replaced;
- Fire hydrant upgrade;
- Fire hose reel upgrade;
- Upgrade of the detection system;
- Installation of occupant warning and emergency wiring systems;
- Upgrading the fire brigade monitoring;
- Alteration of pipe arrangements within the existing pump and valve room on the ground floor of Bay 2, including removal and replacement of redundant pipes, valves, pumps and ancillary equipment in the pump and valve room.

5 ASSESSMENT OF HERITAGE IMPACT

5.1 Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication '*Statements of Heritage Impacts*'.

Demolition of a building or structure	×
Minor partial demolition	✓
Major partial demolition	×
Change of use	✓
Minor additions	✓
Major additions	×
New development adjacent to a heritage item	✓
Subdivision	×
Repainting	×
Re-roofing/re-cladding	×
New services	✓
Fire upgrading	✓
New landscape works and features	×
Tree removal or replacement	×
New signage	×

Minor demolition

Question: Is the demolition essential for the heritage item to function?

The existing fitout is specifically associated with *The Story of Sydney* and was constructed around 1990. The nature of this fitout, which consisted of a stack of two theatres and two grand stairs organised around a void space, includes intrusive concrete structures that obscure the original character of a large part of Bay 5. These spaces are largely unused and are difficult to let. The works need to be undertaken to enable Bay 5 to be occupied by a new tenant.

Question: Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?

The building fabric that is being removed is relatively recent. Original building fabric, including sections of floor structure, was removed so that the theatres could be constructed. Original surviving fabric and structure is to be retained and conserved during the execution of proposed new works.

Question: Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?

The demolition will provide the potential to regain early spatial qualities and enhance interpretation of the place. It will not involve removal of original significant building fabric but will instead remove fabric that is identified as being intrusive.

Question: If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

The demolition is not related to the condition of existing fabric, which is generally in good condition. Demolition is required to accommodate the proposed change of use in this section of the building.

Change of use

Question: Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?

The proposed change of use has been documented in association with Tanner Kibble Denton Architects, an architectural firm with extensive experience in heritage conservation.

Question: Does the existing use contribute to the significance of the heritage item?

A large portion of Bay 5 is given over to the spaces associated with *The Story of Sydney*, which ceased operating in 1992. These spaces are vacant. At the present time the ground floor only is in temporary use for storage, which does not generate negative impacts.

The proposed change of use will allow the re-introduction of timber flooring that has been removed, thus enhancing interpretation of the place and regaining aspects of its original character and heritage significance. The eventual office use is considered to be appropriate as it will not result in the destruction of significant building fabric and spaces and will assist in providing interpretation of the building's heritage significance. The building underwent modifications documented in 1949 to convert it from warehouse to office use.

Question: Why does the use need to be changed?

The majority of spaces in Bay 5 are vacant. The building owner intends to upgrade Bay 5 and part of Bay 4 and conserve significant building fabric so that Bay 5 is suitable for use as office space. This use is considered appropriate for the building because it is an historic use of the building (including Bays 4 and 5), will not involve unsympathetic change, will remove fabric that is intrusive and of little heritage significance, and will not generate activity that would be detrimental to the heritage significance of the building.

Question: What changes to the fabric are required as a result of the change of use?

Changes to building fabric include the demolition of the existing fitout and structure associated with *The Story of Sydney* and the introduction of new building fabric and original timber items removed during works associated with *The Story of Sydney* and stored off-site, including replacement of early timber floor structures with new timber flooring, new services and amenities. The proposed works will regain aspects of the original architectural character of the place and will not involve the removal of significant building fabric or damage to it.

Question: What changes to the site are required as a result of the change of use?

There are no changes that are required to the site.

Minor additions

Question: How is the impact of the addition on the heritage significance of the item to be minimised?

The additions to the building generally consist of new floors to replace removed sections of existing intrusive fabric, new amenities, services and internal stairs to connect the floors in Bay 5, plus minor works to comply with BCA requirements. The works will have a positive impact on the heritage significance of the building and will regain aspects of its historical character.

The impacts of new fabric and services into the building is minimised through careful design that allows new fabric installation to be reversible. The introduction of new services and will be detailed and installed so that any impacts on significant fabric is minimised.

The proposed ramp is the main external addition to the building. The ramp cannot be located within the building because it is intended to provide equitable access from the street into the main entry of the building in Bay and for access to the lifts in the entry foyer. Its impacts will be minimised by judicious detailing. The ramp floor will be translucent so that views will be available into the light court below. Detailing of balustrades will similar to that of the existing balustrades enclosing the light court, which are assessed as having Moderate significance in the CMP. The ramp has been detailed so that it does not touch the western elevation of the building and is not fixed to it in any location.

Question: Can the additional area be located within an existing structure? If no, why not?

The proposed works are largely contained within the interior of the building. There are no external additions to the building apart from a ramp and a limited number of modifications to window and door fabric, and to the plant room at roof level, which is assessed as having little heritage significance.

Question: Will the additions visually dominate the heritage item?

The proposed works will have little perceptible impact on the building when viewed from the public realm because of their limited scope on the building exterior and because of their detailing, which is intended to minimise any impacts on the building's heritage significance.

The scale, location and detailing of the ramp mean that it will not visually dominate the building at street level.

Question: Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

According to the State Heritage Register Database entry for the building, the site has been mostly disturbed. There is a small amount of excavation proposed at ground floor level in Bay 5 associated with a new pit for new pipe connections into the existing pit and service trench on the southern side of Bay 5.

The report ASN Bay 5 – Ground floor services trench extension Review of Archaeological Implications (Casey & Lowe Archaeology & Heritage Pty Ltd) concludes that the construction of the ASN Building is likely to have removed or disturbed most, if not all, evidence of the previous uses of the site, especially of Wharf House and its outbuildings etc. It is possible that deeper subsurface remains such as wells might have survived these impacts. Although not considered 'relics', they often contain relics. Archaeological remains could therefore be:

- Evidence for modification of the natural bedrock;

- The lower sections of deeper sub-surface features such as wells. These could have been backfilled with artefacts relating to the use of the area.

Artefacts belonging to the industrial use of Bay 5 are not expected to be found under the small section of the concrete floor slab that will be removed but would be of heritage significance if they were present.

The report recommends inspection by the archaeologist when the existing section of concrete floor slab is removed to confirm bedrock lies beneath the slab. If fill is uncovered the archaeologist should be present during excavation until bedrock is reached and should be at call to attend the site in the event archaeological remains or artefacts are found.

Question: Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?

Most of the building works are contained within the structure and include the reinstatement of original structural timber and the introduction of new timber structure. The works are sympathetic to the ASN Building, acknowledging its original fabric in the design of the structure and selection of materials, and will regain important aspects of the early spatial character of Bay 5. The limited works associated with windows are simple in detail and intended to complement existing fabric, and the detailing of the reconstructed window is based on existing joinery. Where louvres are removed from window sashes new glazing will restore the early appearance of these windows.

The design of the ramp will have some impact as it is located adjacent to parts of the building that have exceptional and high heritage significance. The ramp cannot be located within the existing structure because it is intended to provide equable disabled access from Hickson Road into the building.

The impact of the ramp on the heritage significance of the building will be minimised through judicious detailing. The detailing of the ramp balustrade will be similar to that of the existing balustrades enclosing the light court, which is identified as having moderate significance in the CMP. The ramp has also been designed so that it does not touch the building and is not fixed to it in any location. The scale, location and detailing of the ramp mean that it will not visually dominate the building.

Whilst the removal of the doors in the entry served by the ramp will have a negative impact, they are understood to have been installed in the middle of the twentieth century. Their removal is needed to enhance equable access into the building. The doors are to be stored on site. The door frame and the existing highlight and signage above the doors are to be retained. The impact of their removal is minimised to some extent by the use of simple glazed doors within the building.

New development adjacent to a heritage item

The ASN Co Building is an important component of a comprehensive group of heritage items and is a prominent element in the townscape of this locality. The building is a crucial element at the intersection of Hickson Road and George Street and terminates views looking south along Hickson Road and east along Atherden Street.

The following photographs describe the relationship of the ASN Co Building to heritage items in its vicinity.



- 30 The ASN Co Building and its relationship to the Mariner's Church looking from the south-east (left) and north-east (right).



- 31 Looking north along George Street from the former Sailor's Home to the ASN Co Building, which is partially obscured by trees (left); looking south-east towards the ASN Co Building and the Mariner's Church from the intersection of Hickson Road and George Street (right).



- 32 Looking towards the ASN Co Building from Playfair Street. Views to Bay 5 are obscured by the Old Sydney Holiday Inn moving west along the street (left); looking towards the Old Sydney Holiday Inn from Hickson Road in front of Bay 5 of the ASN Co Building (right).



33

Looking north towards Campbell's Stores from the western side of Bay 4.



- 34 The ASN Co terminates the vista looking south along Hickson Road (left); Bays 4 and 5 are largely obscured by trees when viewed from the eastern side of Bushells Warehouse (right).



- 35 Looking south along George Street towards the ASN Building from in front of the Merchant's House (left) and the terraces at the northern end of Sergeant Major's Row (right).

Question: How is the impact of the new development on the heritage significance of the item or area to be minimised?

There will be no impact on the heritage items in the vicinity of the ASN Co Building or on the significance of The Rocks Conservation Area. The majority of the works are located within the building. External works are limited to replacing louvers and obscured glass in a number of windows with clear glazing, reinstatement of a window and bricking up of an opening on the southern elevation, modifications to Level

2 entries in the western façade of Bay 4 and Bay 5, along with the installation of a ramp for equable access, and installation of a door and bricking up an adjacent opening on the eastern side of the lift motor room at roof level. Two access ladders to the existing equipment platform are to be removed and slate roofing in these locations reinstated. These works will have no impact on adjacent heritage items or the conservation area because:

- The works to windows will enhance the ASN Co Building and thus the conservation area and the setting of heritage items in its vicinity;
- The limited works on the southern elevation are minor in scope and will have no appreciable impact on the adjacent Mariners Church;
- The careful detailing of the entry modifications and the proposed ramp in the western façades of Bays 4 and 5 will mitigate any impacts that may eventuate from these works. The entries have both been modified in the past;
- The external works to the lift motor room will have little or no impact on the heritage items in the vicinity of the subject site because of their limited scope and location relative to the items and the conservation area;
- The location of the various heritage items relative to the subject site means that the proposed works will have no impact on their heritage significance.

The location, scope and detailing of the proposed works to Bays 4 and 5 mean that there will be no impact on the Sydney Opera House or its setting within the Opera House Buffer Zone.

Question: Why is the new development required to be adjacent to a heritage item?

The ASN Co Building is located in the immediate vicinity of several listed heritage items. Works to it are confined to the building envelope and interior.

Question: How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

Question: How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

Generally the proposed works will have no impact on views to and from heritage items in its vicinity. Works associated with windows provide a positive heritage benefit to the ASN Co Building and will enhance views to and from adjacent heritage items. Any impacts that may result from the entry modifications in the western façade of Bays 4 and 5 and the proposed ramp will be mitigated by the detailed resolution of new fabric.

Question: Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

Excavation associated with the proposed works is minor in scope and within the building. It will not affect the archaeological potential of other heritage items in this locality.

Question: Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The proposed works are sympathetic to neighbouring items because most of the works are situated within the ASN Building and therefore not visible from the public realm. External works are sympathetic because of their locations relative to the items and their detailed resolution.

Question: Will the additions visually dominate the heritage item? How has this been minimised?

The proposed works are largely internal, while external works are small in scale and detailed to complement existing building fabric. They will not dominate heritage items in the vicinity of the subject site.

Question: Will the public, and users of the item, still be able to view and appreciate its significance?

The proposed works to the ASN Co Building will have no impact on the ability of the public and users to view and appreciate the significance of the building. Works to windows and the interior will enhance visitor and user experience of the building and the provision of a ramp will improve access to the building and provide the opportunity for more people to appreciate the building's significance.

New services

Question: How has the impact of the new services on the heritage significance of the item been minimised?

New services are being introduced into a part of the building that was extensively modified during the early 1990s. It is intended to install the new services so that their fixings will have little or no impact on significant fabric and will be reversible.

Question: Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

Remnant fire sprinkler and services pipes, particularly in Bay 5 and Bay 4 have been identified as having High significance in the CMP (refer to Section 5.2 below). These have been identified as redundant. (Wood & Grieve Engineers, ASN Co Building Bay 1-4, 1-5 Hickson Rd Existing Fire Services Report, 17 January 2018). Apart from this, the functioning sprinkler system was installed about 25 years ago, and has the potential for upgrading using existing pipework.

Question: Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?

The design of all new services has been documented in consultation with Tanner Kibble Denton Architects, an architectural firm with extensive experience in heritage conservation.

Question: Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?

According to the State Heritage Register Database entry for the building, the site has been mostly disturbed. There is a small amount of excavation proposed at ground floor level in Bay 5 associated with a new pit for new pipe connections into the existing pit and service trench on the southern side of Bay 5.

The report written by Casey & Lowe referred to in the response to an earlier Question recommends inspection by the archaeologist when the existing section of concrete floor slab is removed to confirm bedrock lies beneath the slab. If fill is uncovered the archaeologist should be present during excavation until bedrock is reached and should be at call to attend the site in the event archaeological remains or artefacts are found.

5.2 Conservation Management Plan

The change of use has been assessed against the relevant policies contained within the CMP. The following diagrams, which have been extracted from the CMP, identify the relative heritage significance of elements within the ASN Building.



36 Relative heritage significance of Western Façade elements.

Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009.

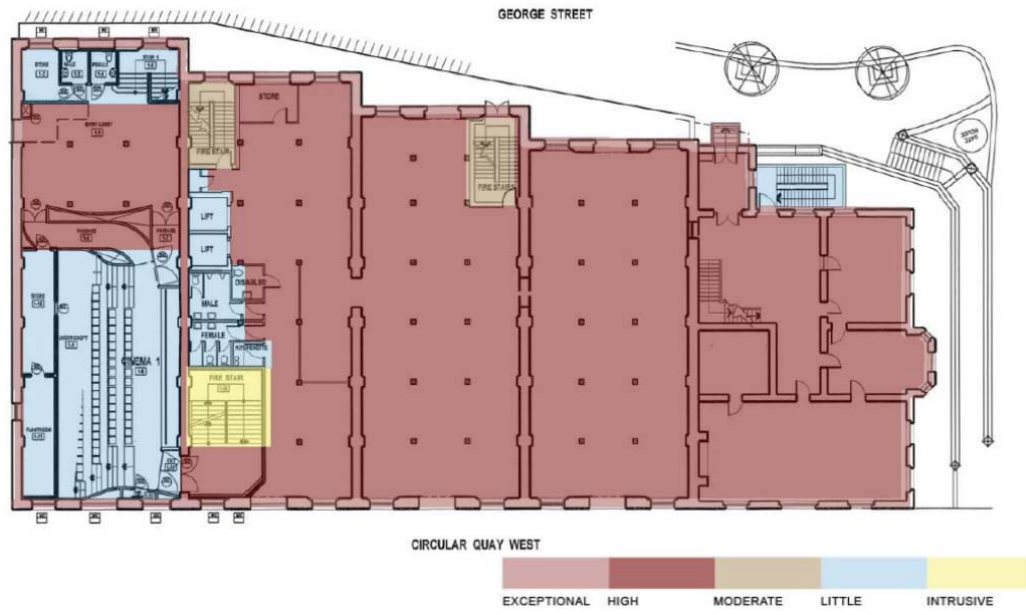


- 37 Relative heritage significance of Eastern Façade elements.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009.

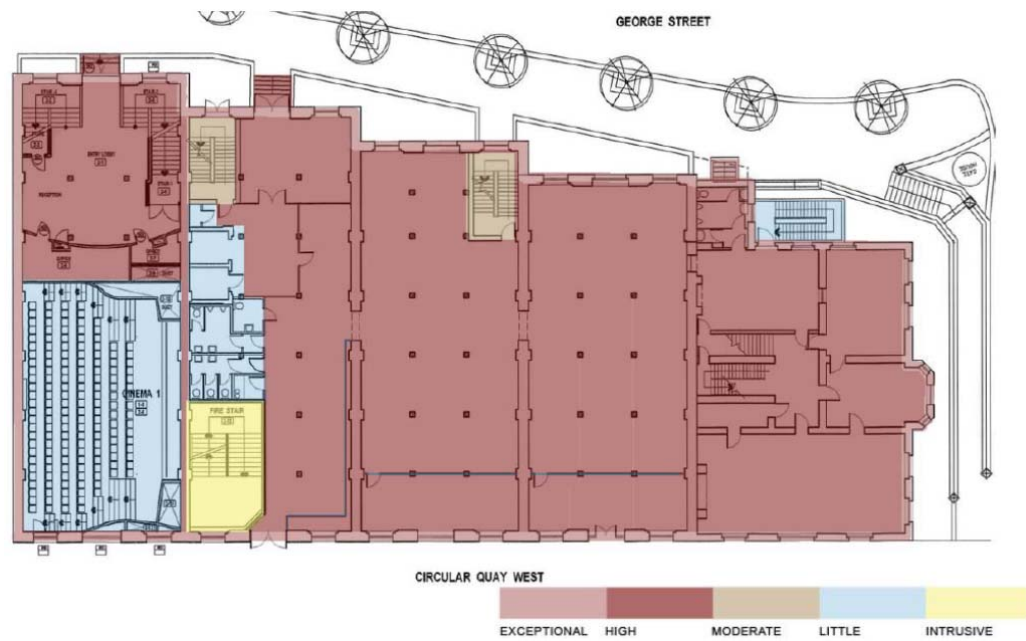


- 38 Relative heritage significance of Ground Floor internal elements.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009.





39 Relative heritage significance of Level 1 internal elements.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009.



40 Relative heritage significance of Level 2 internal elements.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009.



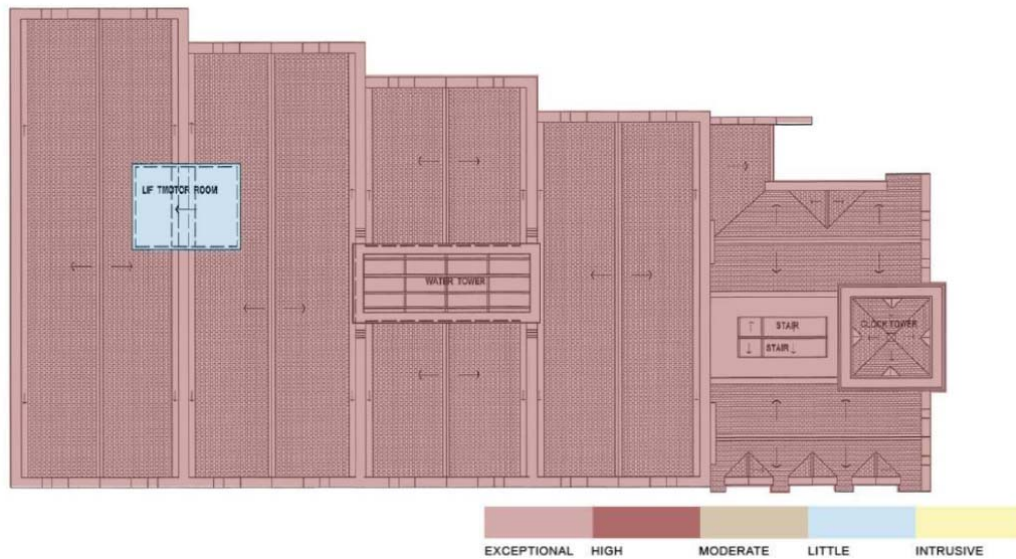


- 41 Relative heritage significance of Level 3 internal elements.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009.



- 42 Relative heritage significance of Level 4 internal elements.
Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009.





43 Relative heritage significance of Roof elements.

Source: Former Australasian Steam Navigation Company Conservation Management Plan, 2009,

External elements have been assessed as having the following levels of heritage significance in the CMP:

Facade	Element	Significance
Western Facade	Overall façade including clock tower (including spire and dormers), water tower, ASN Co. signage; Anglo-Dutch architectural elements including curvilinear gables with stone capping and round accent windows, stepped bays, segmental arched window openings, loading bays with arched top, stone window sills; polychromatic face brick finish and sandstone base	Exceptional
	Stairs to George Street Bays 5 and 4 Note: the stair to Bay 5 formed part of works associated with The Story of Sydney and is indicated on Conybeare Morrison's drawings as new fabric. They do not appear in the 1949 drawings.	High
	Timber multi-paned sash window frames with two mullions and timber doors to fire stairs (although the fabric is recent the material and form are important)	
	Joinery to loading bay doors including swing-down platforms and associated wiring, louvered transoms	
	Wrought iron balustrade along Hickson Road boundary and to stairs to Bays 5 and 4 Note: the balustrade is fabricated out of steel rather than wrought iron and may have been installed as part of the late 1940s works.	Moderate

Facade	Element	Significance
Eastern Facade	Overall façade including clock tower (including spire and dormers), water tower, ASN Co. signs; Anglo-Dutch architectural elements including curvilinear gables with stone capping and round accent windows, segmental arched window openings, loading bays with arched top, stone window sills; polychromatic face brick finish, and rock-faced-ashlar sandstone base	Exceptional
	Timber multi-paned sash window frames with two mullions form (although the fabric is recent the material and form important)	High
	Glazed doors to loading docks on ground floor	Little
Southern Facade This façade is generally blocked by the adjoining neighbouring building with only the eastern side visible in part.	Overall polychromatic face brick façade with distinctive horizontal bands of ochre colour between the first and second, and at the lintel level of third floor Rock-faced ashlar stone base	Exceptional
	Louvered ventilation windows to first and third floors Note: the windows formed part of works associated with The Story of Sydney and are indicated on Conybeare Morrison's drawings as new openings. They do not appear in the 1949 drawings.	High

Internal elements have been assessed as having the following levels of heritage significance in the CMP:

Level	Element	Significance
Ground Floor	Exposed warehouse structural elements including timber posts, beams, herringbone bracing, stone and face brick walls, Bays 4 and 5	Exceptional
	Evidence of original openings between Bays 4 and 5, and Bays 2 and 3 now bricked/blocked up	High
	Evidence of earlier warehouse uses including circular marks on concrete floor of Bay 5	
	Terrazzo flooring to lift foyer of Bay 4	
	Strong room on western side of Bay 4, and steel door	
	Remnant fire sprinkler and services pipes particularly in Bay 5 and Bay 4	
	Fire stairs to western side of Bays 4	Moderate
	Bay 4 – lifts, toilets, mechanical service rooms	Little
	Toilets to Bay 5	
	1990s Fire stair in Bay 4 (Circular Quay West side)	Intrusive

Level	Element	Significance
Level 1	Original flooring and joists with herringbone bracing which also forms ground floor ceiling – Bay 5	Exceptional
	Exposed timber posts cinema complex	
	Rendered finishes from 1950s conversions	High
	Evidence of floor levels and exposed structure within three-level high western portion of Bay 5	
	Fire stairs to western side of Bays 4 and 3	Moderate
	Cinema complex auditorium and associated rooms, Bay 5	Little
	Bay 4 – lifts, toilets, mechanical service rooms	
	New mechanical and electrical services	
	1990s Fire stairs in Bay 4 (Circular Quay West side)	Intrusive
Level 2	Directory Board of former Commonwealth Government tenants, entry lobby Bay 4	High
	Evidence of floor levels and exposed structure including retained hardwood structure with painted signage within three-level high western portion of Bay 5	
	Vents in entry foyer and Evidence of 1949 rendered finish in Bay 4	
	Terrazzo flooring to entry foyer of Bay 4	
	Concrete flooring over original timber boards in Bay 4.	
	Fire stairs to western side of Bays 4 and 3	Moderate
	New entrances to Bays 4 and 5 (fabric)	
	1990s internal stair and mezzanine insertions and associated glass/metal balustrade, and louvered light well windows in Bay 5	Little
	New mechanical and electrical services	
	Bay 4 – lifts, toilets, mechanical service rooms	
	1990s Fire stairs in Bay 4 (Circular Quay West side)	Intrusive
Level 3	Exposed wall and pilaster indicating original floor heights in cinema – Bay 5	High
	Concrete flooring over original timber boards in Bay 4	
	Bay 5 – former cinema complex	Little
	New mechanical and electrical services	
	Bay 4 – lifts, toilets, mechanical service rooms	
	1990s Fire stairs in Bay 4 (Circular Quay West side)	Intrusive
Level 4	Air-conditioning condensers	Little
	Bay 5 – former cinema complex	

Level	Element	Significance
	New mechanical and electrical services	
	Bay 4 – lifts, toilets, mechanical service rooms	
Roof	Overall gabled form and slate roofing	Exceptional
	Lift motor room	Little
	Air-conditioning condensers	

Compliance with relevant CMP policies is discussed in the following section of the report.

Conservation policy	Comments
Policy 1 Any future uses of this space should not involve removal of remnant evidence of the floor levels or original fabric. Future adaptive uses of the building generally should not interfere with its significant values or fabric, and should take advantage of the building's components and the 'sense of place' of the complex.	The development proposal is for a change of use from Class 9b Place of Public Entertainment to Class 5 Office. Although demolition of building fabric is required to accommodate the requirements of the proposed change of use provides positive heritage benefits through the removal of intrusive fabric associated with The Story of Sydney. New building works will generally have little or no impact on significant building fabric in these parts of the building. New office uses are appropriate for the building, which has served this type of function since the early 1950s. The timber posts and beams remaining in Bay 5 on the west (Hickson Road) side will need to be recorded, removed and then reinstated for the installation of the new end beams to pocket into the party walls and for the columns/beams to be connected together for seismic bracing / structural stability. The inadequate existing structural connections need to be upgraded. New connections will not be visible.
Policy 3 This Conservation Management Plan should be used to provide feedback to all future Management Plans for the same property.	The proposed works have been designed and documented in recognition of the heritage significance of the place and its fabric as identified by the CMP and recognising the conservation policies within the document.
Policy 4 This Conservation Management Plan should be adopted as one of the bases for the future management of the site.	Refer to previous comments.

Conservation policy	Comments
Policy 5 Prior to the lodgement of applications and the commencement of works the proponent should liaise with the Foreshore Authority's heritage architect and obtain the consent of the Sydney Harbour Foreshore Authority as landowner.	The change of use and associated works are being undertaken for and with the consent of Place Management: Property NSW.
Policy 6 All tenants of the building should be made aware of the cultural significance of the item. Tenancies should only be selected and approved by the Foreshore Authority on the basis that the proposed or future uses are compatible with the significance of the item and the sensitive fabric and spaces, and that the required changes to the item can be installed and removed without impact.	Tenants have yet to be selected by Place Management: Property NSW
Policy 7 The statement of significance should be adopted as the basis for heritage management. All decisions should consider and seek to retain the values identified in the Statement of Significance.	The proposed works associated with the change of use recognise the values identified in the Statement of Significance and the assessment of the relative heritage significance of spaces and building fabric. Design and documentation has endeavoured to respect these values as closely as possible.
Policy 8 Appropriate conservation skills and experience should be employed for documentation and supervision within project teams to deal with any programs of conservation and upgrading of the building components of the Former Australasian Steam Navigation Company Building.	The works have been designed and documented by a consultant team with expertise in dealing with heritage listed buildings. The works have been co-ordinated by Tanner Kibble Denton Architects, which is an architectural practice with recognised heritage expertise and extensive experience with the sensitive and appropriate adaptive reuse of significant buildings in The Rocks.
Policy 9 Extant building fabric, both internally and externally, should be retained and conserved in accordance with the levels of significance identified in Section 5.0 Grading of Significance of this CMP and in accordance with detailed actions specified in the Section 8.2 – Schedule of Conservation Works of this CMP.	Extant building fabric of exceptional and high heritage significance will be retained and conserved as an essential component of the proposed works. The proposed works will also include removal of fabric identified as having little significance, including the cinema complex, auditorium and associated rooms in Bay 5 and toilets on the Level 1 of Bay 5.

Conservation policy	Comments
Policy 10 The office block layout and the spatial qualities of the warehouse bays of the Former Australasian Steam Navigation Company Building contribute to its significance and interpretation and therefore should be conserved, as part of the on-going use, on-going management and any future development strategy.	The proposed change of use, by the re-instatement of missing floors, will positively affect the layout and spatial qualities of the building. There are no changes to the interconnected space configuration between Bay 4 and Bay 3.
Policy 11 Surviving segments of the historic built fabric and other site elements shall generally be retained and conserved in accordance with the levels of significance identified in Section 5.1 of this CMP – Grading of Significant Elements and Spaces, and managed in accordance with Element Specific Conservation Policies presented in the Table in Section 7.3.5 of this CMP.	The proposed change of use will not require the removal of surviving historic built fabric identified in the CMP: • The overall presentation of the east and west elevations is retained and conserved. Proposed works to window openings in Bay 5 involve recent fabric and include reconstruction of timber window joinery or are simple and restrained in detail so as not to detract from significant building elements and the overall presentation of the building; • Installation of a ramp to provide access to Bay 4 at Level 3 does not require modifications to the retaining wall on this side of the building, but it will involve removal of a section of the balustrade; • Works at roof level do not require modifications to significant form and fabric; • Works associated with the lift motor room, an element of little heritage significance, will not affect the overall external presentation of the building. New screening on the southern side of the lift motor room is to be recessive in colour and detail. The impact of essential new plant and e equipment on the eastern side of the lift motor room will have no greater impact than the existing equipment in this location that it will be replacing. • One glazed window on Level 1 below the concrete stair will consist of one sheet of glass as the original window cannot be reconstructed in this location. Other works to windows consist of repairs and reinstating panes of glass in sashes that presently contain louvres. • New steel framed glass doors on the ground floor of the east facade (Bay 5) are detailed

Conservation policy	Comments
	to match Bay 4 Level 2 glazing and are recessed into the facade. They are restrained so that they harmonise with the overall facade. • All original structural elements are to be retained and conserved. • All original structural walls are to be retained and conserved. Ground floor level stone walls between Bay 4 and Bay 5 are not affected by the proposed works and a later opening at the west fire stair in Bay 4 is to be closed off. Unpainted brick and stone surfaces will remain unpainted; painted stone on the Ground Floor will be retained. 1950s render and painted surfaces will be maintained and preserved. • All original and early wall surfaces and fabric on Levels 1 to 4 will be retained and conserved in line with the Conservation Policies included in Table 7.3.5. • New openings are to be formed in the wall between Bay 4 and 5 on Levels 1 to 4 adjacent to the western Fire Stair 2 in Bay 4. The formation of new openings is consistent with past uses of the building - early openings that have been blocked off are accorded High significance in the CMP. A later opening between Bays 4 and 5 on the Ground Floor is to be blocked off with stone. • Concrete and asphalt slabs (where they occur), timber board flooring with herringbone bracing and terrazzo flooring to the 1950s fire stair will be retained and preserved. • Timber board ceilings with herringbone bracing where they occur will be retained and will remain unpainted. The base building works include the construction of male, female and access toilets on each level of Bay 5, which require walls extending from floor to ceiling. • Existing timber joinery windows, doors and associated architraves and sills are to be retained and conserved on all levels in line with the Conservation Policies of Table 7.3.6. • Original and early floor finishes including concrete, timber and terrazzo, are to be retained and conserved in line with the

Conservation policy	Comments
	Conservation Policies in Table 7.3.5. The roof/ceiling form above Level 4 is to be retained and there is no intention to install false ceilings or cover exposed timber structure. All structural elements exposed in Bay 5 are to be retained and preserved.
Policy 12 Where the site is identified as having archaeological potential all excavation should be carried out under supervision by a qualified archaeologist. Appropriate permits should be sought from the NSW Heritage Council prior to the commencement of works.	Whilst the site is considered to have been mostly disturbed, it is intended to monitor the works should excavation below the ground floor level be required for the installation of services. New excavation is planned to be in the same location as previous disturbance. An archaeologist has been retained for this aspect of the works.
Policy 14 Features and fixtures associated with the site's historic use as an office and warehouse should be retained and preserved.	Retention and conservation of features and fixtures in Bay 5 providing evidence of past uses as a warehouse and office has been incorporated into the design and documentation of the base building works. Original and early structural timbers that were removed so that the spaces associated with The Story of Sydney could be constructed were stored off-site. Although intended for reuse this timber in the proposed base building works, the timber has been assessed and some timbers in poor condition are unsuitable for reuse in the works. Approved new or recycled timber will be incorporated into the works in the reinstatement of the timber structure.
Policy 15 The heritage significance of the former Australasian Steam Navigation Company Building should be interpreted on site by appropriate methods.	The proposed works will assist interpretation by the removal of building structure and fabric associated with The Story of Sydney. Interpretation of the building's historical physical and spatial character is being provided by returning the timber structure where it has been removed and by opening up the interiors of Bay 5. Reconstruction of timber windows will enhance the appearance of the building and also assist in an interpretation of its early character and architectural quality.
Policy 16 The introduction of new fabric should be undertaken in such a manner that it does not	New fabric has been detailed to minimise impacts and damage to significant fabric and is capable of

Conservation policy	Comments
result in a lessening of the cultural significance of the place. New work should be identifiable as such and should, wherever possible, be capable of being removed without damage to significant fabric or spaces.	being removed with minimal damage. For instance, new stairs in Bay 5 are to be framed in steel and contain open timber treads, reflecting the direct expression of the warehouse structure and providing a level of translucency so that impacts on spaces are lessened. Although guidelines for the policy recommend carrying out new works within the building envelope, the important function that the proposed ramp is intended to fulfil preclude this happening. However, the guidelines recommend that where a new function is being introduced an architectural vocabulary of details may be adopted to complement the building's existing architectural character. The robust character of steel, in combination with refined detailing that is proposed for the ramp is in character with the architectural expression of the existing building.
Policy 17 The extension or alteration of existing services in the Former Australasian Steam Navigation Company Building is acceptable in the context of re-use, but should not have a detrimental impact to the significance of the building components as a whole.	Upgrading of building services forms part of the base building works. Where possible existing service paths will be utilised, although none remain in Bay 5. Methods of installation are intended to minimise impacts on existing building fabric. New services will be surface mounted in locations that make them as unobtrusive as possible. installation
Policy 18 Approaches to compliance with building ordinances for the conservation and upgrading and re-use programs of the various building components of the former Australasian Stem Navigation Company Building should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the significance. Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided.	Compliance with building ordinances can be achieved without an unacceptable level of intervention taking place. Whilst the installation of an external ramp is required in the vicinity of significant parts of the building, its impacts are minimised through detailed design. The ramp will not be attached to significant building fabric. The existing metal railings in this section of the building are of Moderate heritage significance so that some level of intervention is considered acceptable. The relatively minor impacts caused by the ramp will not affect the overall heritage significance of the building or interpretation of its significance, and can be justified because the ramp will provide needed equable access that does not necessitate removal of significant building fabric.

Conservation policy	Comments
	Alternative solutions to BCA compliance including fire engineering is necessary and is being carried out for the timber structure and new service shafts.
Policy 21 Any proposed work to the Former Australasian Steam Navigation Company Building will fully comply with all the relevant Foreshore Authority Policies applicable to development in The Rocks.	The proposed base building works are intended to comply with relevant policies that are applicable to development in The Rocks.
Policy 22 Any potentially (although unlikely) encountered Aboriginal archaeological resources should be conserved in accordance with the requirements of the NSW National Parks and Wildlife Act 1979 and their potential for interpretation considered.	It is intended to comply with the requirements if the National Parks and Wildlife Act in the event that Aboriginal archaeological resources are encountered during the execution of the base building works. Although artefacts belonging to the industrial use of Bay 5 are not expected to be found under the small section of the concrete floor slab that will be removed, inspection by the archaeologist when the existing section of concrete floor slab is removed is recommended, to confirm bedrock lies beneath the slab. If fill is uncovered the archaeologist should be present during excavation until bedrock is reached and should be at call to attend the site in the event archaeological remains or artefacts are found.
Policy 23 Any potential archaeological resources on the property should be conserved in accordance with the requirements of the NSW Heritage Act 1977 and their potential for interpretation considered.	A limited amount of new excavation is planned, to be adjacent to previous disturbance on the ground floor of Bay 5. An archaeologist will be retained for this aspect of the works. Conservation and interpretation of any archaeological relics that are uncovered will be undertaken in compliance with the Act and according to best practice standards. Should any relics of archaeological significance be found, an Interpretation Strategy will be developed and issued for approval by Place Management NSW.

5.3 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The former ASN Co Building is included in The Rocks Strategic Foreshores Site – City Foreshores Area. Clause 15 of the SREP contains heritage provisions, as follows:

15 Heritage conservation

The planning principles for heritage conservation are as follows:

- (a) Sydney Harbour and its islands and foreshores should be recognised and protected as places of exceptional heritage significance,
- (b) the heritage significance of particular heritage items in and around Sydney Harbour should be recognised and conserved,
- (c) an appreciation of the role of Sydney Harbour in the history of Aboriginal and European settlement should be encouraged,
- (d) the natural, scenic, environmental and cultural qualities of the Foreshores and Waterways Area should be protected,
- (e) significant fabric, settings, relics and views associated with the heritage significance of heritage items should be conserved,
- (f) archaeological sites and places of Aboriginal heritage significance should be conserved.

The former ASN Co Building is not included in Schedule 4 Part 2 – Heritage Items identified in Sydney and Middle Harbour Areas of the SREP.

There are no impacts arising from the proposed change of use that relate to principles 15(a) to 15(f).

5.4 Sydney Local Environmental Plan 2012

Clause 5.10 of the Sydney Local Environmental Plan 2012 contains heritage provisions. The change of use is assessed against the relevant provisions below.

LEP Provision	Comments
5.10(1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of the City of Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	Although the former ASN Co Building is not listed as a heritage item by the City of Sydney, the proposed change of use complies with these objectives. It is an appropriate use for the building and future building works associated with it are unlikely to impact on the heritage significance of the place. It will also result in the removal of intrusive fabric.
5.10(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): (i) a heritage item, (b) altering a heritage item that is a building by	The application is for a change of use, which requires modifications to the building interior. The impact of these works is assessed in previous sections of this report.

LEP Provision	Comments
making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,	
5.10(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	This statement of heritage impact has been written to assess impacts that may arise because of the proposed change of use.
5.10(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	Refer to previous comment.
5.10(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies): (a) notify the Heritage Council of its intention to grant consent, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	The site of the former ASN Co Building is not included in the City of Sydney Central Sydney Archaeological Zoning Plan

5.5 SEARS

The Secretary's Environmental Assessment Requirements (SEARS) for SSD 8967 include key issues for heritage, which are addressed in this section of the report.

Key issue	Comments
Prepare a Heritage Impact Statement (HIS) (in accordance with the guidelines in the NSW Heritage Manual) which identifies:	
all heritage items (state and local) within and in the vicinity of the site, including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance	Refer to Section 3.2 above
what impact the proposed works will have on their heritage significance, including any impacts from the works, and any impacts on views to and from heritage items	Refer to Section 5.1: new development adjacent to a heritage item.
detailed mitigation measures to offset potential impacts on heritage values	Refer to Section 5.1 and Section 5.2
demonstrate compliance with the policies of any relevant Conservation Management Plan, including the <i>2009 Conservation Management Plan by City Plan Heritage</i>	Refer to Section 5.2 above.
provide details of visual impacts of the proposed development on the historic streetscapes of George Street, Hickson Road and Circular Quay West.	Refer to Section 5.1: New development adjacent to a heritage item.
The HIS must provide justification for any changes to the heritage fabric. The HIS must demonstrate that any intervention is an acceptable heritage impact for the building and detail any mitigation strategies.	Refer to Section 5.1 and 5.2.
The heritage impact of the required BCA and DDA works are to be specifically addressed.	Refer to Section 5.1, specifically subsections on new services and Section on fire upgrading. Refer also to Section 5.2 – subsection relating to Policy 18.
Demonstrate how the proposed design of the balustrade for the new access ramp along Hickson Road will minimise impact.	The options for the ramp that were considered are discussed in Section 4.2. The options were explored so that a solution that had the least impact on the building and its environs could be found. The balustrade for the proposed ramp minimises impacts because it is based on the design of the existing balustrades along Hickson Road and because it provides a level of transparency that permits views to the building and to the void space over which the ramp is to be constructed.
If the HIS identifies impact on potential archaeology, an historical archaeological assessment should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and	The report ASN Bay 5 – Ground floor services trench extension Review of Archaeological Implications (Casey & Lowe Archaeology & Heritage Pty Ltd) concludes that the construction of the ASN Building is likely to have removed or disturbed

Key issue	Comments
Heritage Guidelines 'Archaeological Assessment' 1996 and 'Assessing Significance for Historical Archaeological Sites and 'Relics' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.	most, if not all, evidence of the previous uses of the site, especially of Wharf House and its outbuildings etc. It is possible that deeper subsurface remains such as wells might have survived these impacts. Although not considered 'relics', they often contain relics. Archaeological remains could therefore be: • Evidence for modification of the natural bedrock; • The lower sections of deeper sub-surface features such as wells. These could have been backfilled with artefacts relating to the use of the area. Artefacts belonging to the industrial use of Bay 5 are not expected to be found under the small section of the concrete floor slab that will be removed but would be of heritage significance if they were present. The report recommends inspection by the archaeologist when the existing section of concrete floor slab is removed to confirm bedrock lies beneath the slab. If fill is uncovered the archaeologist should be present during excavation until bedrock is reached and should be at call to attend the site in the event archaeological remains or artefacts are found. A copy of the archaeologist's report is included in Appendix B.
Prepare an interpretation strategy that includes the provision for the interpretation of any archaeological resources uncovered during the works.	Interpretation is to be achieved through the conservation works associated with the project, which will assist in regaining significant aspects of the building's original character. Refer also to Section 5.2 – subsection relating to Policy 15.

6 ASSESSMENT OF FIRE SAFETY UPGRADE

6.1 Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication *Statements of Heritage Impacts* for fire upgrading

Fire upgrading

Question: How has the impact of the upgrading on the heritage significance of the item been minimised?

The fire upgrading is limited to replacement of damaged fire safety items and augmenting existing fire safety services as required to bring these services into line with current requirements. The only fire sprinkler heads that are being replaced are the ones that have been physically damaged.

A new flue is required to provide exhaust ventilation to the pump room in the ground floor of Bay 2. The flue will be mounted externally and will be similar in general location, appearance to existing flues on the exterior of the building (refer to Figure 36 below). It is intended to reuse existing vent pipe fixings.



44

The proposed new flue serving the ground floor pump room will be similar in general location, appearance and detail to this flue on the eastern side of the building.

Question: Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

As stated above, remnant fire sprinkler and services pipes particularly in Bay 4 have been identified in the CMP as having High heritage significance.

Question: Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented?

The fire upgrading works have been documented in consultation with Tanner Kibble Denton Architects, an architectural firm with extensive experience in heritage conservation.

Question: Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?

Whilst the site is considered to have been mostly disturbed, it is intended to monitor the works should excavation below the ground floor level be required for the installation of services. New excavation is planned to be in the same location as previous disturbance as much as possible.

Question: Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?

The proposed works are based on a fire safety upgrade report for the building prepared by specialist engineers Wood & Grieve, undertaken in consultation with heritage architects Tanner Kibble Denton.

6.2 Conservation Management Plan

Policy 18 in the CMP provides controls for compliance with building ordinances, which would apply to fire safety upgrading.

Policy 18 Approaches to compliance with building ordinances for the conservation and upgrading and re-use programs of the various building components of the former Australasian Stem Navigation Company Building should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the significance. Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided.	The approach to the fire safety upgrade is to undertaken so that the installation of new elements is undertaken as much as possible in the location of previous elements. As much of the existing fire safety services as possible are to be retained. Fixings will be designed so that they are reversible and to conform to the fixing methods already in place for existing fire safety services.
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6.3 Sydney Local Environmental Plan 2012

LEP Provision	Comments
5.10(1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of the City of Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	The proposed upgrading of fire safety services achieves conservation objectives by providing protection to the building and through the careful approach to the upgrading, which is intended to minimise impacts on significant building fabric and the significance of the building as a whole. Any excavation will be monitored to ensure any archaeological items uncovered will be protected.

7 CONCLUSIONS

The proposed works are considered to have positive heritage benefits for the former ASN Co Building:

- The future use of Bay 5 for commercial office use is considered appropriate and will assist in maintaining the building's viability. The building works associated with the change of use will result in the removal of intrusive fabric (a positive heritage outcome) and will have little or no impact on the heritage significance of the building;
- The proposed change of use and associated building works will allow conservation and interpretation of significant building fabric and spaces;
- The proposed works will accommodate a use that is historically appropriate for the building;
- The proposed reuse of original timber (where structurally in good condition) that was stored and has been approved for reuse in the proposed works is a positive heritage benefit;
- Fabric identified as having an exceptional and high level of significance will be retained and conserved. This includes external and internal fabric and finishes, along with significant components of the building structure;
- The upgrading of services, including fire safety services, will have little or no impact on significant building fabric and no impact on the heritage significance of the building.

APPENDIX A PHOTOGRAPHS



45 The ASN Co Building viewed from the south east (left); eastern façade of Bays 4 and 5 (right).

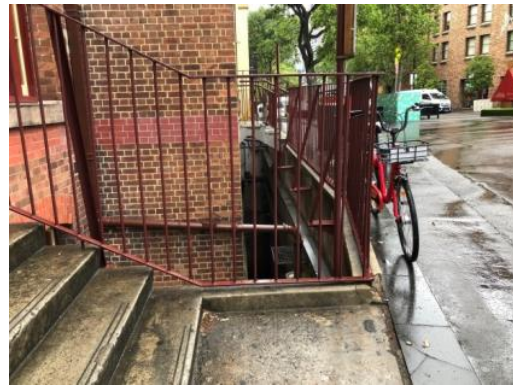
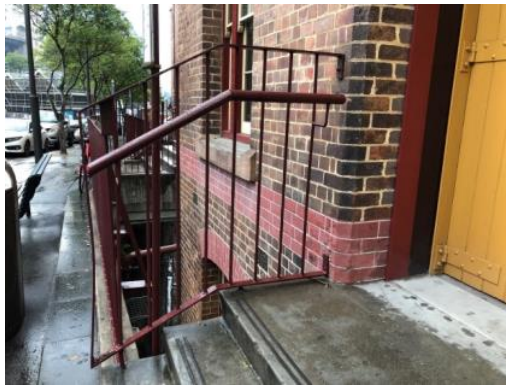


46 Early 1990s metal louvres in openings located on the southern elevation of the ASN Co Building.



47

Louvres in window sashes on the eastern side of the ASN Co Building.



48 Void between the Hickson Road footpath and the ASN Building on the western side of Bays 4 and 5.



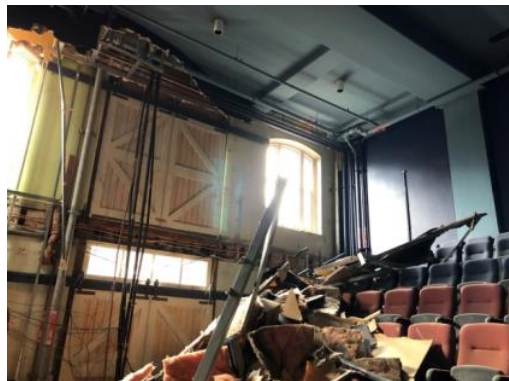
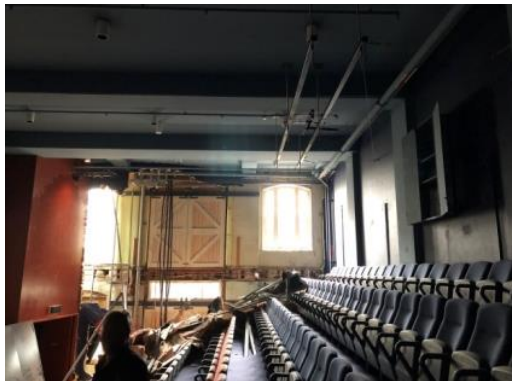
49 Level 1 floor structure forms the ground floor ceiling in Bay 5 (left); looking to the east on the ground floor of Bay 5 (right).



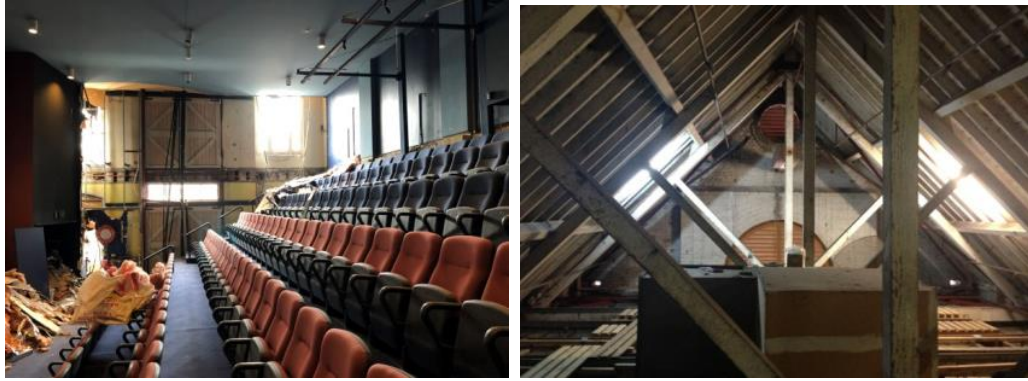
- 50 Infill or early arched opening between the ground floor levels and Bays 4 and 5 (left); looking east in the ground floor level of Bay 5 – an existing services trench is visible at left on the northern side of the space (right).



- 51 Upper level foyer associated with the Story of Sydney on Level 2 (left); ceiling and exposed services above the lower cinema (right).



- 52 The lower cinema of the Story of Sydney.



53 Upper cinema of The Story of Sydney (left); roof space above Bay 5 (right).



54 Pump room in Bay 2, ground floor level.

APPENDIX B ARCHAEOLOGICAL REPORT



ASN Bay 5 - Ground floor services trench extension Review of Archaeological Implications

Nature of Works

New drainage works are proposed that affect the ground floor of Bay 5 of the ASN Building, the Rocks. This Review looks at the nature of the site and past building works to establish if the area has the potential to retain archaeological remains. It has been written for TKD Architects. Jocelyn Jackson, TKD Practice Director, provided comments on drafts of this Review.

Area's Historic Background¹

According to Grimes Plan of Sydney, the land now occupied by the ASN Co. Building was originally part of a 1.5 acre (6070sqm) lease to John Baughan authorised by Lieutenant Governor Grose in December 1794 for fourteen years. Adjacent areas to the north, comprising 2½ acre (10117sqm) on the southern shore of the little cove (now Campbell Cove) and the sloping hillside above was held by Captain Waterhouse, a naval officer who came to the colony with the first fleet. In 1798 Robert Campbell, arrived in Sydney with a cargo of general merchandise. He saw opportunities for developing an export and import trade and immediately applied for the lease of land on which to establish a merchant warehouse. Campbell obtained the lease (and eventually the grant) of Baughan's land adjacent to deep water on the west side of Sydney Cove. Planning further development he also approached Captain Waterhouse. Robert Campbell was granted some three acres on the western side of Sydney Cove in 1819. By this time he had already erected several large buildings on the site, including wharfage and stores.

By 1801 Robert Campbell erected storehouses and wharf on the western side of the Sydney Cove and by 1802 completed Wharf House for his family (Figure 1). This house occupied the site of the present ASN Co. Building and was an elegant landmark, prominent in many early photos and sketches of the harbour. An inventory of Campbell's property made in 1810 described the home as a nineteen-room dwelling "finished in and elegant manner with Colonnades and two fronts", which, together with stables and coach houses, was valued at £5,450. The grounds on which the houses stood included a garden, a paddock, and two wells. These grounds had been drained and cleared of rocks, and some of the land had been expensively reclaimed with broken rock.

¹ Extracted from City Plan Heritage, *ASN Building CMP*, 2009.



Figure 1: Robert Campbell's Wharf House at the Rocks, Sydney, c1887, Robert Hunt, University of Sydney, albumen print. HP81.106.15.



Figure 2: Site of Wharf House on 1865 Trig survey. Source: CMP.

The Australasian Steam Navigation Company purchased Campbell's Wharf and adjoining land for £50,000. Subsequently the company altered and used the residence as its docking office until 1883, when Wharf House was demolished. In 1884, the Australasian Steam Navigation Company erected new offices and warehouse on the site of Robert Campbell's residence. The building had taken 18 months to complete and had included the excavation of some three million cubic feet (85,000 cubic metres) of stone from the site to form its building platform and basement levels off Hickson Road.² This would have led to substantial if not complete cutting down of the site, from the level formerly occupied by Wharf House.

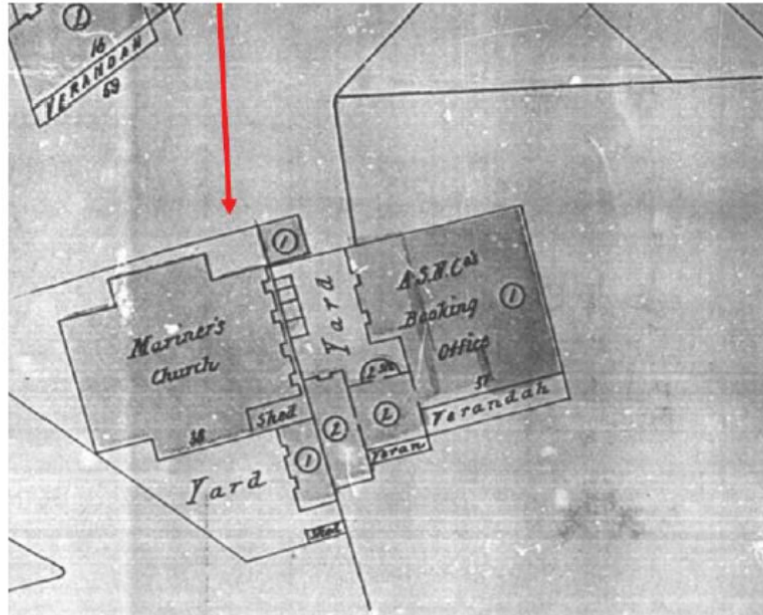


Figure 3: Campbell's Wharf House being used by the ASN Company as a booking office.
Source: CMP.

² City Plan Heritage, *ASN Building CMP*, 2009, p.26.

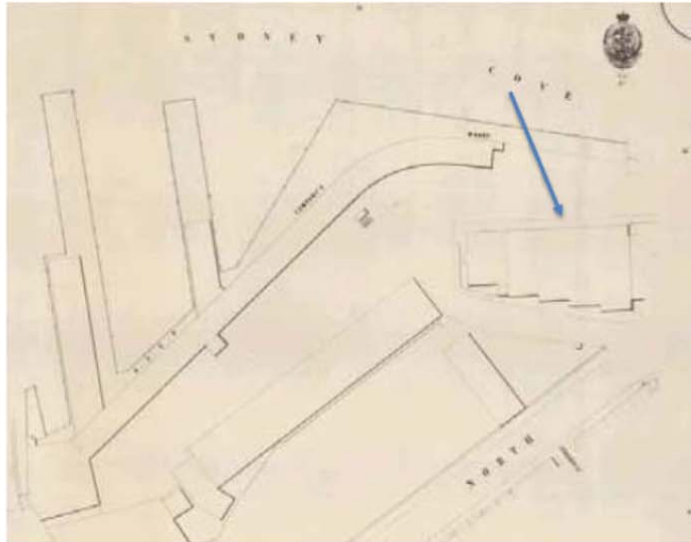


Figure 4: The newly-built ASN building, and the Mariners Church at southern end. Source: CMP.

Area's Archaeological Potential

Archaeological Potential is the potential for a site to retain archaeological remains of State or Local significance that are protected under the provisions of the *Heritage Act 1977*. Previous assessment of the site has considered the site as being 'mostly disturbed' in terms of the likelihood of there being intact archaeological remains. This was on the basis of:

Physical Condition...Warehouses cut into hill slope from Circular Quay West. Basements below George Street / Hickson Road level (from S170 register listing - <http://www.environment.nsw.gov.au/heritageapp/visit/ViewAttractionDetail.aspx?ID=5053141#>)

and

Research Potential.... The archaeological potential for below ground deposits would be mostly destroyed, and thus the site has a low likelihood of providing new relics; however, any archaeological relics potentially found in the future could possibly be of high significance. (http://www.shfa.nsw.gov.au/sydney>About_us-Heritage_role-Heritage_and_Conservation_Register.htm&objectid=62)

The Rocks and Millers Point Archaeological Management Plan (1991) assessed the site's archaeological potential as:

Integrity/Intactness: Archaeology: Mostly disturbed. Much of the original fabric of the building is intact.

The Plan, however, did list it as an 'area of archaeological sensitivity', presumably referring to its potential to retain industrial relics.

In conclusion, the construction of the ASN Building is likely to have removed or disturbed most, if not all, evidence of the previous uses of the site, especially of Wharf House and its outbuildings etc. It is possible that deeper subsurface remains such as

wells might have survived these impacts. Although not considered 'relics', they often contain relics.

Archaeological remains could therefore be:

- Evidence for modification of the natural bedrock.
- The lower sections of deeper sub-surface features such as wells. These could have been backfilled with artefacts relating to the use of the area.

Artefacts belonging to the industrial use of Bay 5 are not expected to be found under the small section of the concrete floor slab that will be removed but would be of heritage significance if they were present.



Figure 5: Internal photograph of Bay 5.

Proposed works with Archaeological Implications

The proposed works are relatively minor in terms of the proportion of the Ground Floor that will be disturbed by the proposed works (Figure 6). The new drainage line will connect to an existing service inside an existing conduit running east-west (Figure 7, Figure 8), which runs into an existing pit (Figure 6, blue rectangle). At the eastern end of this service the new drainage will be inserted above the existing concrete floor, so that no excavation is required. The existing pit at the western end will be expanded to the south by a new pit measuring 1.4 x 0.74m (Figure 6, red rectangle). The area of excavation will be 1.07 sq.m.

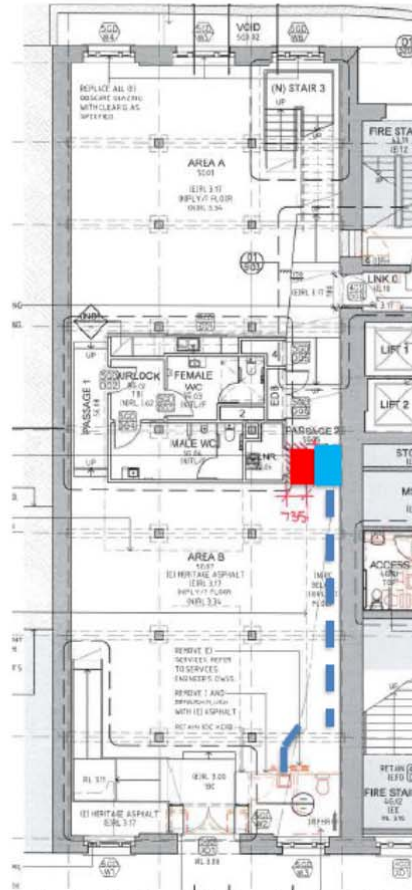


Figure 6: Ground Floor plan showing the service trench route. The broken blue line indicates an existing service that the new service will connect to at the blue rectangle, which is an existing pit. The red rectangle indicates a new pit required for the new pipe connections.



Figure 7: Looking north. The western end of the existing services trench is at right.



Figure 8: Looking west, showing the existing services trench running adjacent to north wall.

Archaeological Methodology and Recommendations

The new service pit is small in dimension which limits its ability to expose underlying strata and features, even if they were present. The area to be excavated, however, should be inspected by the archaeologist once the concrete slab is removed to confirm that bedrock lies immediately beneath the slab. If fill is encountered, the archaeologist should be present during the initial excavation of the pit until bedrock is reached. They should also be at call to attend site should potential archaeological remains or artefacts be found.

The location of the new pit may need to be adjusted should substantive remains be found, although this review indicates the whole site is likely to have been cut down into bedrock, so removing previous evidence of site usage.

The archaeological recording of the underlying strata should be subject to an illustrated report to inform future works that penetrate beneath the floor slab. Any artefacts that are recovered should be catalogued by appropriate experts and included in the report.

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