



STATEMENT OF HERITAGE IMPACT

PART 3A ENVIRONMENTAL ASSESSMENT

COMMERCIAL DEVELOPMENT 100 MOUNT STREET NORTH SYDNEY

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the NSW Land & Environment Court Practice Directions relating to the provision of evidence by expert witnesses. The opinions in the report represent the professional opinions of the author based on an assessment of the available information cited in the report.

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2.0 INTRODUCTION

This Statement of Heritage Impact has been prepared to satisfy the heritage related issues within the Department of Planning's Director-General's [environmental assessment] Requirements (DGR) to accompany a Part 3A project application for a proposed commercial development at 100 Mount Street, North Sydney. The principal issue this statement deals with is to assess 'the impact on any adjacent heritage item (on-site, adjoining and adjacent the site) and its setting and building mass as viewed from public areas' [DGR Key issue 2 – Issued 30 April 2009]. It incorporates the standard guidelines of the NSW Heritage Office with regard to assessing heritage impact.

It also responds to clause 50 of the North Sydney LEP 2001 vicinity controls for development near heritage items by providing a statement of heritage impact on heritage items and their respective curtilages. There are a number of local heritage items that are listed in the North Sydney LEP 2001 and are located in the vicinity, in Miller Street and Walker Street. The surrounding urban context is densely urban with many tall substantial office buildings built to the street edge.

Specific impacts on individual heritage items are set out in Section 5.0 and the impacts are summarised in Section 6.0.

The assessment of potential heritage impact has been undertaken by a team of heritage consultants including Bradley Hankey, Jennifer Castaldi and Don Wallace under the direction of Robert Staas, Director / Heritage Consultant of NBRS+PARTNERS Architects. Details of the project proposal have been prepared by Rice Daubney Architects.

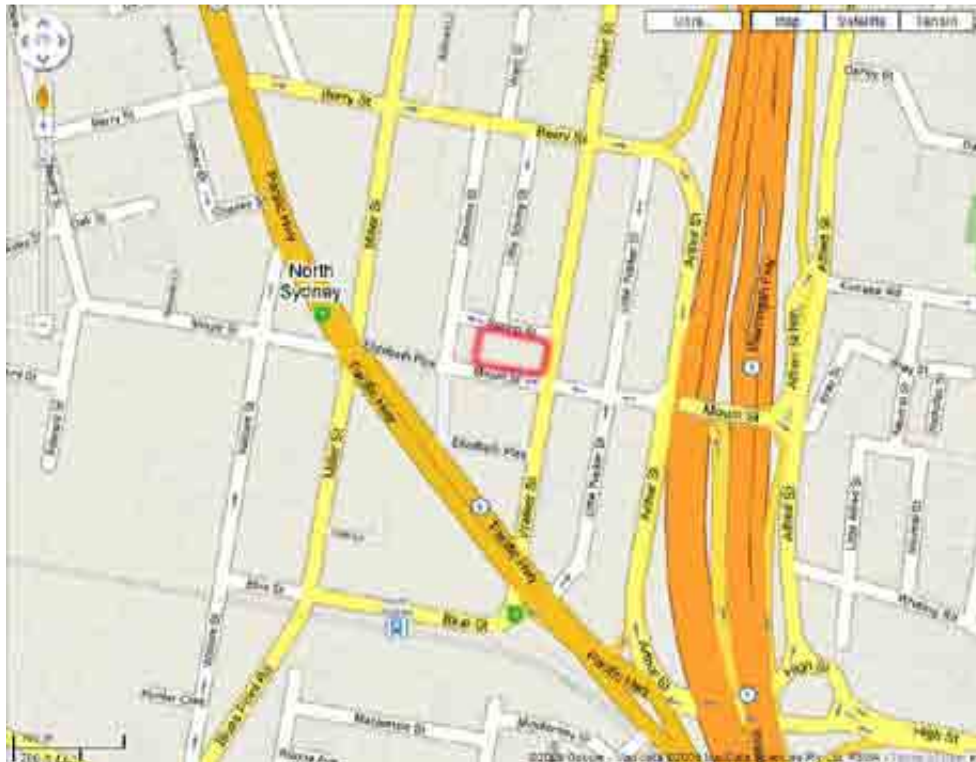


Figure 1 Location Plan 100 Mount Street North Sydney
Source Google Maps

3.0 THE PROPOSAL

The proposed development is for the demolition of existing buildings on the site of 100 Mount Street for the construction of a high rise commercial development. The proposal is documented in drawings prepared by Rice Daubney:

- 08001- DA 00 Cover Page And Drawing Register
- 08001- DA 01 Photomontage - Corner Of Mount And Walker Streets
- 08001- DA 02 Photomontage - View Up Walker Street
- 08001- DA 03 Photomontage - View From Victoria Cross
- 08001- DA 04 Photomontage - Distant Views - Pyrmont And Neutral Bay
- 08001- DA 05 Photomontage Distant Views From Neutral Bay & Warringah Expressway
- 08001- DA 06 Location And Survey Plan
- 08001- DA 07 Levels 1, 2 & 3 - Basements 3, 4 & 5 Floor Plans
- 08001- DA 08 Levels 4 & 5 - Basements 1 & 2 Floor Plans
- 08001- DA 09 Podium Introduction Page
- 08001- DA 10 Level 6 - Ground Floor Plan
- 08001- DA 11 Levels 7, 8 & 9 - Upper Retail, Roof And Void Floor Plans
- 08001- DA 12 Levels 10 & 11 - Low Plant Floor Plans
- 08001- DA 13 Tower Introduction Page
- 08001- DA 14 Levels 14, 20 & 21 - Typical Lr & Mid Plant Floor Plans
- 08001- DA 15 Levels 23, 31 & 36 - Typical Mr, Hr & Transfer Floor Plans
- 08001- DA 16 Levels 43, 44 & 45 - High Plant & Roof Plans
- 08001- DA 17 North Elevation
- 08001- DA 18 South Elevation
- 08001- DA 19 East Elevation
- 08001- DA 20 West Elevation
- 08001- DA 21 Podium Elevations
- 08001- DA 22 North/South Section - East/West Section
- 08001- DA 23 Setbacks

4.0 HISTORY OF DEVELOPMENT OF THE SITE

4.1 Pre-European Occupation of the North Sydney Area

The north shore of Port Jackson had been known for possibly 3000 years as “Cam-mer-ray”. It was the land of the numerous Cameragal tribal groups who occupied the areas around the harbour foreshore and dense forest lands to the north following the rise in the sea levels about 6000 years ago that created the present topography.

When the European settlers arrived in 1788 the north shore lands would have contained many aboriginal dwelling caves ceremonial grounds and fishing spots and there would have been an abundance of animal life.

A painting by Thomas Watling in 1794 is probably the only recording of early aboriginal life in the North Sydney area. (see Figure 3) Following the smallpox epidemic of 1789 the numbers of Aboriginal people in the Sydney Region was drastically reduced.

Aboriginal people do not figure prominently in the later white history of North Sydney. L.F. Mann in the *Royal Australian Historical Journal* (1932) claims that until the 1850s many Aboriginal people from all over Sydney would assemble near Kuraba Road Bridge to receive the annual distribution of blankets and rations from the government on the Queens Birthday. Mann also records that in 1868 on the site of St. Johns Church at Careening Cove, the Aboriginal people performed an elaborate coroboree to mark the visit of the Duke of Edinburgh.

Aboriginal people were rarely, if ever, mentioned again in the historical records of North Sydney.

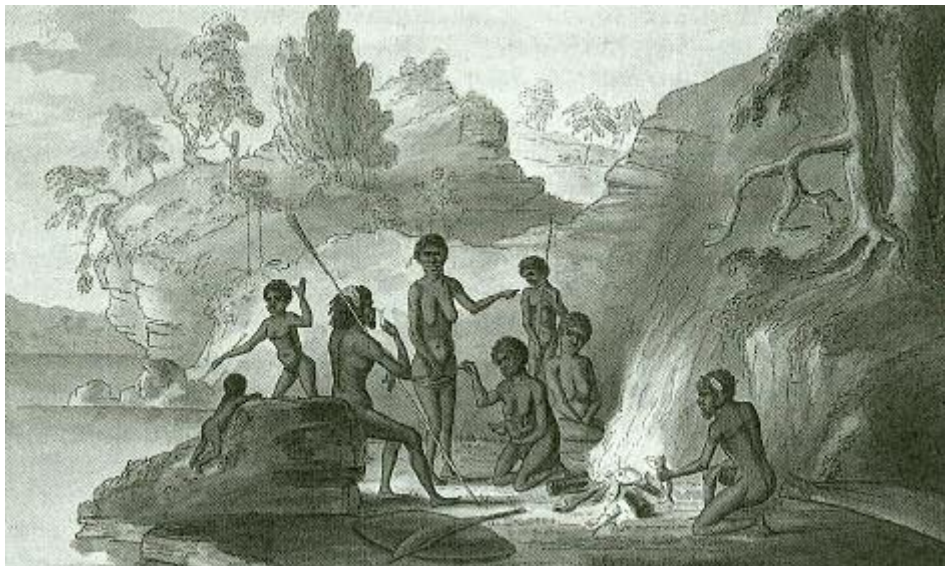


Figure 2: A group of Aboriginal people on the North Shore of Port Jackson, 1790's (Thomas Watling)

Source: cited in North Sydney 1788-1988 by Michael Jones, p5

4.2 Early Development of the North Shore

Governor Phillip explored this northern shore soon after the European settlement occurred in 1788, and Lt Henry Ball, commander of the ship "Supply" blazed a trail through the bush to Middle Harbour.

The first land grants on the northern shore were Hunters Hill in 1794 but few of these grantees farmed their land and much of the shore remained unoccupied and covered with dense scrub.

The limitations of water transport from Sydney Town to the North Shore and a lack of local industry meant that only the wealthy, retired or unemployed were able to exist on the north Shore without a great deal of time consuming travel to Sydney. No significant roads served the area and this greatly disadvantaged the development of agriculture.

4.3 Establishing the Town of St Leonards

The land granted in the St Leonards area in the early 1800's included 80 acres to William Blue covering most of the present day McMahons Point up to Lavender Street, 120 acres to Robert Ryan covering most of the present day Milsons Point and Kirribilli, 50 acres to James Milson also covering much of Kirribilli and 700 acres to Alfred Thrupp covering most of the present day Mosman, Neutral Bay and Cremorne. The proposed township of St Leonards surveyed by Major Thomas Mitchell in 1838 took in the area north of Lavender Street in a narrow corridor between Miller and Walker Streets extending north to Ernest Street and contained about 150 small allotments. The subject site of this report is located within Milson's Grant

From the 1860s with improved transport the area began to grow and develop. 1861 saw the introduction of a regular ferry service between Dawes Point and Blues Point and a road built from Milsons Point to the main road leading to the township of St Leonards. The train service which had been established between Hornsby and St Leonards was extended to Milsons Point in 1893.

Subdivision began in earnest in the 1860s, especially in areas close to public transport. By the 1880s small housing subdivisions covered most of the North Sydney area with large areas being purchased by developers, who erected small rental cottages for the working class.

North Sydney attracted professionals wanting to move away from the densely populated inner suburbs. The commercial centre of north Sydney grew initially as a shopping centre and soon became second only to the city

By 1890, the amalgamation of three councils; St Leonards, East St Leonards and the Borough of Victoria combined amicably to form the municipality of North Sydney.

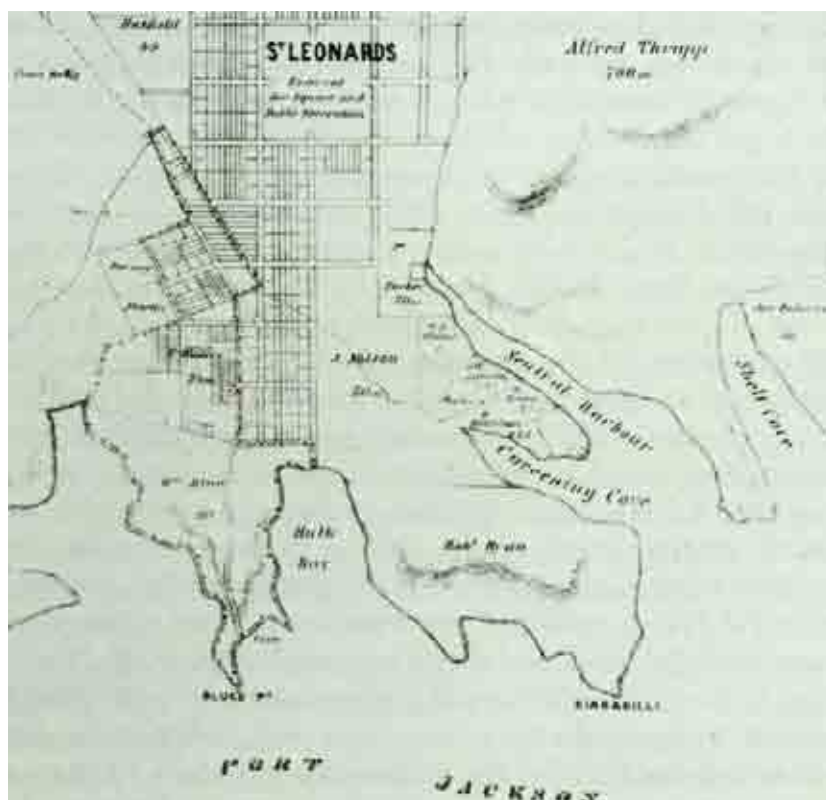


Figure 3: Early Land Grants St Leonards

Source: Jones M. North Sydney 1788 -1988, p16

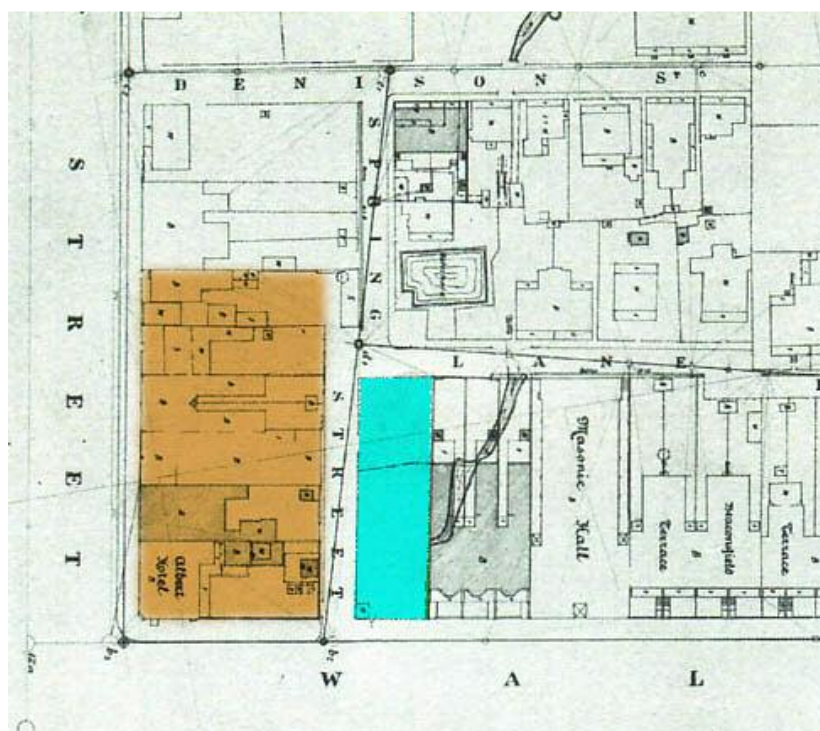


Figure 4.c.1892 Sydney Water PWD 671. 100 Mount Street shaded orange. Site of adjacent fire station undeveloped and shown in blue.

In the 1890s, the subject site for the proposed development at 100 Mount Street was occupied by what appear to be houses with the Albert Hotel on the

corner of Walker and Mount Streets (See Fig.5) (A tavern called the 'Albert Tavern' now operates at 100 Mount Street in more recent premises.) Along Walker Street there was a row of terraces and a Masonic Hall. The site of the former North Sydney Fire Station was a vacant block at this time.

4.4 The Development of North Sydney

The 1930s brought enormous change to the North Sydney area with the construction of the Harbour Bridge. Not only did the sudden ease of access to the city change the area's focus but also required the demolition of 800 homes to make way for the massive approaches to the new bridge, which divided the municipality. The ferries declined in importance after the opening of the bridge and North Sydney's focus shifted away from the waterfront, though there was still a considerable amount of industry located on the harbour well into the 1970s.

The completion of the MLC Building was an important milestone in the growth of North Sydney. Prior to its construction, the 9 lots on which it is situated were occupied by two and three storey masonry and timber buildings housing various enterprises. The development of the MLC building was aided by factors which included the underdeveloped status of the locality, its closeness to the Sydney CBD and good transportation links. It was a major decision to move out of the Sydney CBD and construct what was in 1957 the largest building in Australia. It became a catalyst for North Sydney's subsequent development (see Appendix 1 – The Development of North Sydney 1932-1957).

In the 1960s, the construction of the Warringah Freeway meant the loss of another 593 homes. At the same time the city council decided to remove the 45.7m height restriction on buildings and so plans were put in process to rebuild North Sydney as a commercial centre and high rise development accelerated in the 1970s. This part of Mount Street including the subject site was part of this subsequent redevelopment and the existing buildings were constructed during this period.

The Harbour Bridge had given people and industry the opportunity to develop the cheaper, less crowded suburbs further north. By the end of the twentieth century the commercial sector dominated the residential sector. North Sydney has always been relatively densely populated, urban, modelled much more on Sydney City rather than the mainly suburban low density North Shore away from the water.

5.0 ON-SITE, ADJOINING AND ADJACENT HERITAGE ITEMS

The Director-General of the Department of Planning requires that impacts upon on-site, adjoining and adjacent heritage items be assessed. Of the relevant environmental planning instruments, policies and development control plans, the North Sydney Local Environment Plan 2001 identifies heritage items in the area. Heritage items within the LEP are shown below.

On Site means on the Lot subject to the project application (PA)

Adjoining means sharing a lot boundary with the lot and contiguous with the lot

Adjacent means separated from the PA lot by a roadway/open space or similar that is adjacent but discontinuous with the PA lot.

	Heritage Items
On-Site	<ul style="list-style-type: none">• There are no heritage items on-site.
Adjoining	<ul style="list-style-type: none">• There are no adjoining heritage items.
Adjacent	<ul style="list-style-type: none">• Former Fire Station, 86 Walker Street, North Sydney is adjacent to the 100 Mount Street site. The former station is located on the northern side of Spring Street which forms a boundary to the development site.• A column believed to be from the former General Post Office at George Street, Sydney has been relocated to the Mount Street Plaza west of 100 Mount Street from its original site on George Street via two other locations.

Additional nearby heritage items that could be considered in the vicinity are:

- MLC Centre, 105-153 Miller Street, North Sydney is to the west.
- Former Bank of NSW, 51 Mount Street, North Sydney.
- Victorian shopfront terrace, 187 Miller Street, North Sydney.

The densely developed CBD of North Sydney is already heavily shaded. Additional shadows that would be cast by the proposal in relation to heritage items or conservation areas are confined to:

- The sandstone column in Mount Street Plaza and the northern side of the former Bank of NSW, 51 Mount Street, North Sydney in the morning; and
- The street in front of the former fire station in the afternoon.

None of these additional areas of shade significantly impact upon the heritage values of the items.

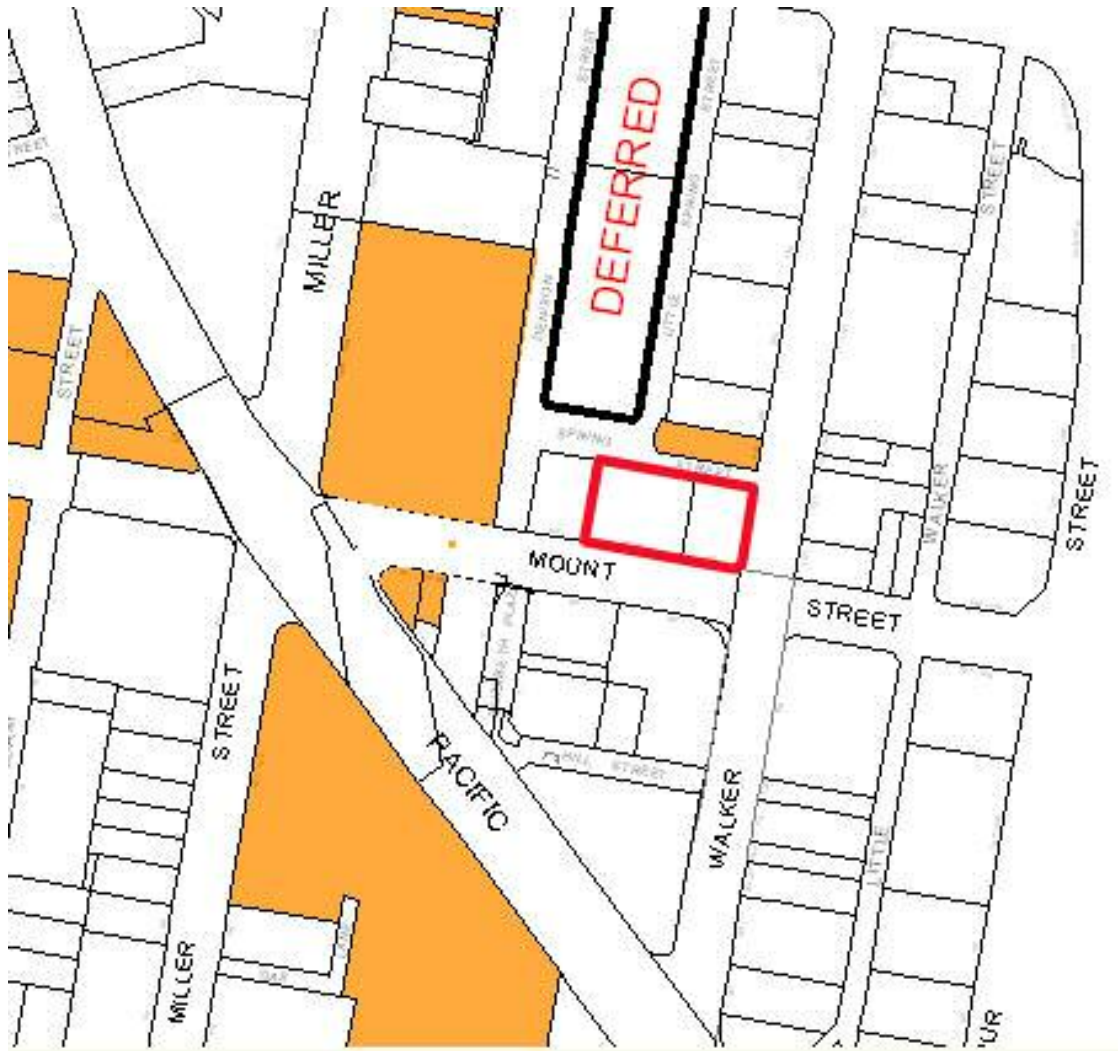


Figure 5: Site plan indicating heritage items near the proposed development shown in orange and the site shown bounded in red.

Source: North Sydney LEP 2001 Heritage Map

5.1 Adjacent Heritage Item – Former North Sydney Fire Station

The former North Sydney Fire Station has characteristics of the Victorian Italianate style, built in 1895 and operational as a Fire Station until 1945, when services were rationalised. It subsequently was refurbished and used as a restaurant in the late 20th Century and retains little original fabric other than the façade and exterior walls.

For Statement of Heritage Significance (see Appendix 2).



Figure 6: North Sydney Fire Station (former) prior to refurbishment c. 1970



Figure 7: North Sydney Fire Station (former) after refurbishment as a restaurant c. 1970



Figure 8: Former North Sydney Fire Station, View from south on Walker Street



Figure 9: Former North Sydney Fire Station, View from north on Walker Street

Heritage Impact Assessment

The commercial tower proposed in the project application includes a podium with void separating the podium from the tower proper. The podium level is consistent with the height of the former fire station. The ability of the public to appreciate the heritage listed building from Walker Street is retained as the scale and current context at street level is consistent with the scale of the existing adjoining building. The new development will not adversely affect the appreciation of the heritage significance of the former North Sydney Fire Station from Walker Street.

The east elevation of the podium shown on DA20 shows plane trees along Walker Street. The existing plane tree directly in front of the fire appliance

entry intrudes upon the significance of the former fire station. The replacement of this tree (in the location shown in DA20) would have a beneficial impact upon the significance of this heritage item.

5.2 Adjacent Heritage Item – Column of the former General Post Office

The former General Post Office on George Street near Hunter Street in Sydney was demolished in 1862 and its six sandstone columns were dispersed around Sydney. The Tuscan order column in the middle of the Mount Street Plaza is held to be one of those columns re-erected. It was first relocated to the grounds of Crows Nest House where it marked a nautical mile from Fort Denison before being relocated to Bradfield Park adjacent to the Harbour Bridge. In the course of construction of the Sydney Harbour Tunnel, the column was again relocated to its present site. A similar column is sited adjacent to the HMAS Sydney mast at Bradley Head one nautical mile from Fort Denison.

The column is set on a plinth or pedestal. It has a base including a torus and scotia. Joseph Fowles' engraving of the original 'chaste and severe' edifice and his text describe the columns as Doric order and do not have bases. Mason's engraving similarly shows more closely a Doric column without base. Regardless of the columns provenance, it is a heritage item and significant feature of the Mount Street Plaza. It has, however, been taken out of its original context, has a history of mobility and is now placed in a changing context of high rise buildings within the North Sydney CBD the context of which was established before the column's re-erection.



Figure 10: Former GPO (George Street) showing original installation of column before the demolition of the building in 1862. Sydney in 1848, Joseph Fowles. Note: Column describes as Doric by Fowles.