

# HERITAGE IMPACT STATEMENT

338 PITT STREET,  
SYDNEY NSW 2000

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# TABLE OF CONTENTS

Executive Summary .....	i
1. Introduction .....	1
1.1. Purpose & Background .....	1
1.2. Methodology .....	2
1.3. Author Identification .....	3
1.4. Site Location .....	3
1.5. Heritage Listing .....	3
2. Site Description .....	5
2.1. Subject Property .....	5
2.2. Heritage Items in the Vicinity .....	10
2.2.1. 'Former City South Telephone Exchange including interior' (Item No. I1704) at 219–227 Castlereagh Street.....	10
2.2.2. 'Fayworth House including interior' (Item No. I1944) at 379-383 Pitt Street .....	11
2.2.3. 'Former Snow's Emporium including interiors' (Item No. I1853) at 127-131 Liverpool Street.....	11
2.2.4. Other Items in the General Vicinity .....	12
3. Historical Overview .....	13
3.1. Subject Property History .....	13
3.2. Heritage Items in the Vicinity .....	29
3.2.1. 'Former City South Telephone Exchange including interior' (Item No. I1704) at 219–227 Castlereagh Street.....	29
3.2.2. 'Fayworth House including interior' (Item No. I1944) at 379-383 Pitt Street .....	30
3.2.3. 'Former Snow's Emporium including interiors' (Item No. I1853) at 127-131 Liverpool Street.....	31
4. Significance Assessment .....	32
4.1. What is Heritage Significance? .....	32
4.2. Significance Assessment .....	32
4.3. Statement of Significance .....	38
4.3.1. Subject Property .....	38
4.3.2. Heritage Items in the Vicinity .....	38
5. The Proposal.....	39
6. Impact Assessment.....	44
6.1. Conditions of Consent D/2016/1509 .....	44
6.2. Sydney Local Environmental Plan 2012 .....	46
6.3. Sydney Development Control Plan 2012.....	48
6.4. Heritage Division Guidelines.....	52
7. Conclusion and Recommendations .....	56
Disclaimer .....	59

## FIGURES:

Figure 1 – Location map, subject property indicated in red.....	3
Figure 2 – Extract of heritage map showing local heritage items in brown, state heritage items in blue and the subject site outlined in red .....	4
Figure 3 – Aerial view of the subject property .....	5
Figure 4 – View of the former Exchange from Castlereagh Street, facing northwest .....	10
Figure 5 – View of the former Exchange and existing Telstra Exchange (left of frame), facing northwest on Castlereagh Street.....	10
Figure 6 – View of Fayworth House, facing northwest from the opposite corner of the intersection of Liverpool and Pitt Streets.....	11

Figure 7 – View of Fayworth House (left) and Study Area (right), showing interface. Looking north along Pitt Street .....	11
Figure 8 – Facing southeast from the opposite corner of the intersection of Liverpool and Pitt Streets .....	12
Figure 9 – View facing south on Pitt Street, Study Area visible at left and former Snow’s Emporium visible in centre .....	12
Figure 10 – Extract of the 1833 City Section Survey Plans with the subject site outlined in red .....	13
Figure 11 – Extract of the 1844, Francis Webb Shield’s Map of Sydney with the subject site outlined in red .....	14
Figure 12 – Extract of the 1854, Woolcott & Clarke’s Map of Sydney with the subject site outlined in red .....	14
Figure 13 – Extract of the 1880, Dove’s Plans of Sydney, Block 31_32 with the subject site outlined in red .....	15
Figure 14 – April 1902, ‘Chinese Laundry’ and/or former Willis Grocer, 241 Castlereagh Street .....	17
Figure 15 – Extract of the 1910, City of Sydney (Central) with the subject site outlined in red .....	17
Figure 16 – St Andrew’s School, located to the north of the current subject property. Note: built-up street level on eastern side of Pitt Street, 1870. ....	18
Figure 17 – St Andrew’s School, located to the north of the current subject property showing demolition works c. 1909-1913. ....	18
Figure 18 – c. 1909-1913, ‘Commercial Premises’, 340-342 Pitt Street .....	19
Figure 19 – 1911, ‘Workmen with car, ladder and stove outside C. Ramaciotti Painter and Decorator’, 338 Pitt Street. Building at 332-336 Pitt Street visible at left of frame .....	19
Figure 20 – Extract of the 1928, Fire Underwriter’s Plan, Block 168_170 with the subject property outlined in red .....	20
Figure 21 – December 1920, ‘Two business premises in process of demolition, Fred Wrigley (bootmaker/auctioneer), John Elder (plumber), 241 and 243 Castlereagh Street. ‘Danks’ signage visible on building to the rear .....	21
Figure 22 – February 1921, ‘Westcott, Hazell & Co. Ltd. premises being altered’, 245-247 Castlereagh Street .....	21
Figure 23 – c. 1925, redevelopment of the J. Danks & Sons Pty Ltd site at 324-330 Pitt Street (no longer present) .....	22
Figure 24 – August 1927, buildings at 130-134 Liverpool Street. No. 130 (extant) visible at left of frame .....	24
Figure 25 – 1920 architectural plans of 241-243 Castlereagh Street .....	25
Figure 26 – 1996 photograph of 241-243 Castlereagh Street .....	26
Figure 27 – 1958, ‘ANZ Bank near the corner of Pitt and Liverpool Streets, Sydney’, showing former North Star Hotel (left of frame) and extant terraces at 126-130 Liverpool Street (indicated) .....	27
Figure 28 – Extract of the c. 1948, City of Sydney Civic Survey, ‘City Proper’ with subject property outlined in red .....	28
Figure 29 – Extract of the c. 1956, City Building Surveyor’s Detail Sheets, Sheet 10 with subject property outlined in red .....	28
Figure 30 – The Former City South Telephone Exchange, c. 1989 .....	29
Figure 31 – Fayworth House, c. 1989 .....	30
Figure 32 – Former Snow’s Emporium, c. 1989 .....	31
Figure 33 – Extract of proposed plans – proposed Pitt Street elevation at podium level .....	40
Figure 34 – Extract of proposed plans– proposed Liverpool Street elevation at podium level .....	41
Figure 35 – Extract of proposed plans– proposed Castlereagh Street elevation at podium level .....	41
Figure 36 – Extract of proposed plans – render of the two towers .....	42
Figure 37 – Extract of proposed plans – render of the corner of Pitt and Liverpool Streets .....	42
Figure 38 – Extract of proposed plans – ground floor plan .....	43

## TABLES:

Table 1 – Heritage related SEARs .....	i
Table 2 – Subject property lots .....	1
Table 3 – Heritage related SEARs .....	2
Table 4 – Individual buildings .....	6

Table 5 – Assessment of heritage significance .....	32
Table 6 – Assessment against the D/2016/1509 Conditions of Consent .....	44
Table 7 – Sydney Local Environmental Plan 2012.....	46
Table 8 – Sydney Development Control Plan 2012 .....	48
Table 9 – Heritage Division Guidelines .....	52

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# EXECUTIVE SUMMARY

## BACKGROUND

This report supports a Stage Significant Development Application (SSDA) for the mixed use redevelopment of 338 Pitt Street, Sydney, which is submitted to the City of Sydney pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). China Centre Development Pty Ltd is the proponent of the SSDA.

The site is located at the corner of Pitt Street and Liverpool Street, within the 'Mid Town' precinct of Sydney's Central Business District (CBD). The site is approximately 150m west of Museum Station and Hyde Park, and approximately 350m from Town Hall Station. The site includes several allotments and constitutes nearly one third of the city block between Bathurst Street, Pitt Street and Liverpool Street. The site is an irregular shape and has a combined area of approximately 5,900m<sup>2</sup>.

The proposed development comprises of hotel, residential, commercial and retail uses and will include:

- demolition of all existing structures;
- excavation and site preparation, including any required remediation;
- construction and use of a mixed-use development, with an iconic 258m two-tower built form above a podium and internal courtyard;
- four (4) basement levels and a lower ground level accommodating residential, retail and hotel car parking, motorcycle parking, bicycle parking, loading dock, storage and relevant building services;
- improvements to the public domain, including landscaping, pedestrian thoroughfares/connections, and landscaping; and
- augmentation and extension of utilities and services.

A detailed description of development is provided by Ethos Urban within the EIS.

A Stage 1 Concept Development Application (D/2016/1509) was approved in March 2018 for the majority of the current subject property, for;

*"a building envelope with a height of up to 235m (RL 258.161m) or approximately 66 storeys, with indicative future land uses of retail, commercial and hotel uses in a podium and residential uses in a tower above, vehicular access and crossovers via Pitt Street and Castlereagh Street and indicative locations for east-west through site links at the northern end of the site and southern end of the site between Dungate Lane and Pitt Street."*

Following this approval, additional lots were acquired and consolidated within the subject property. This heritage impact statement has been prepared to satisfy the requirements outlined in the Secretary's Environmental Assessment Requirements (SEARs) for the subject SSDA (SSD-10362) covering the enlarged subject property. The relevant heritage related SEARs addressed in this report are outlined below.

Table 1 – Heritage related SEARs

SEAR	Report Section
<p><b><u>6. Heritage</u></b></p> <p>The EIS shall include:</p> <ul style="list-style-type: none"><li>• a Statement of Heritage Impact (SOHI), prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to:<ul style="list-style-type: none"><li>○ identify all heritage items (state and local) within and near the site, including built heritage, landscapes and archaeology, include</li></ul></li></ul>	<p>Refer to Section 1.4 of this report for detail on the heritage listings which apply to the site and Section 4.2 for an assessment of significance for the site.</p>

SEAR	Report Section
detailed mapping of these items, and an assessment of why the items and site(s) are of heritage significance	
o assess the proposal's impact on the heritage significance of heritage items or potential heritage items on, and near the development site	Refer to Section 6 for a detailed impact assessment of the proposal on vicinity heritage items.
o address the proposal's compliance with policies of relevant Conservation Management Plans for the affected sites	No Conservation Management Plans apply to the subject property.
o include a detailed visual impact assessment along with photomontages	Virtual Ideas has undertaken a private and public view impact study for the proposal, included as a separate document in the EIS.
o provide detailed mitigation measures and strategies to avoid and mitigate any adverse impacts on heritage values of the affected sites.	The potential impacts to vicinity heritage items and the measures taken to avoid or mitigate potential impacts has been included at Section 6 of this report.

## HERITAGE IMPACT ASSESSMENT

No part of the consolidated subject property is identified as a listed heritage item or as being within a heritage conservation area or special character area. However, the subject property is located within the vicinity of a number of listed heritage items, including;

- Item 1704 under Schedule 5 of the *Sydney LEP 2012*, described as *Former City South Telephone Exchange including interior* at 219–227 Castlereagh Street (locally significant heritage item adjoining the subject site to the immediate north);
- Item 1944 under Schedule 5 of the *Sydney LEP 2012*, described as “*Fayworth House*” including interior at 379–383 Pitt Street (locally significant heritage item located opposite the subject site on the western alignment of Pitt Street); and,
- Item 1853 under Schedule 5 of the *Sydney LEP 2012*, described as *Former “Snow’s Emporium” including interiors* at 127–131 Liverpool Street (locally significant heritage item located opposite the subject site on the southern alignment of Liverpool Street).

The broader locality also includes additional local and state listed heritage items. However these heritage items have no direct interface with the subject property.

Overall the proposed development will have an acceptable heritage impact and will not adversely impact on significance of heritage items in the vicinity of the subject site for the following reasons:

- The potential heritage significance of the existing improvements has been assessed in this report based on available historical records and onsite investigations. The existing improvements are not considered to meet the threshold for individual heritage listing and are therefore not required to be retained on heritage grounds. In principle support for the demolition of the existing improvements and proposed new tower and podium building envelope was granted under the Stage 1 Concept Development Application (D/2016/1509). The proposed development has been prepared in accordance within this previous approval.
- There are no physical works proposed to any of the vicinity heritage items. The majority of the other vicinity heritage items are robust masonry buildings which will retain their street presence and can withstand some density within the broader streetscape without a detrimental impact to their setting.



- The subject site is separated physically from the boundaries of listed heritage items, and therefore proposed excavation on the subject site will not have a physical impact on heritage items in the vicinity. No excavation will occur beneath common walls or boundary walls of heritage items in the vicinity. It is acknowledged that the site has already been excavated to facilitate the existing improvements and to provide basement areas.
- The proposal will have no adverse impacts on the existing significant views to and from heritage items in the vicinity, which already sit within an urbanised and highly densified environment. Heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development. Vicinity heritage items will continue to be read in their existing context and will continue to be able to be interpreted.
- The potential visual impact of the proposed massing and scale of the high-rise tower is mitigated by the proposed podium that generally complements the scale, bulk and street presence of the heritage items in the vicinity, as well as the prevailing streetscape. The podium provides an appropriate transition in scale between the proposed tower form and the lower-scaled heritage items in the vicinity. The podium has been designed in a contemporary style which complements the existing streetscape character at ground level along George Street. Materials chosen for the building are generally neutral and acceptable from a heritage perspective.
- The design has responded to the heritage character of the area and vicinity heritage items as follows:
  - The proposed scheme is clearly contemporary and has been designed to provide another landmark corner building within this intersection without detracting from the traditional proportions and detailing of the two heritage items at opposite corners. The use of vertical emphasis within clearly defined horizontal bays and adoption of neutral materials and colours such as sandstone, travertine and brass, responds to the traditional proportions and masonry of the vicinity heritage items. The new building has interpreted the splay corners of both the “Fayworth House” and Former “Snow’s Emporium” heritage items through the inclusion of a recessed curved and sandstone faced vertical element addressing the corner.
  - The base of the proposed building form along Castlereagh Street adopts a sandstone base responding to the general historic character of the Sydney CBD where buildings are typically designed with strong masonry bases. The proposed sandstone basecourse also responds to the masonry character of the adjoining heritage item at 219-223 Castlereagh Street, being the Former Sydney South Telephone Exchange building, which has a strong rendered masonry façade. It is noted that this significant building is physically separated from the subject property by a 1977 additional telephone exchange building at 225-227 Castlereagh Street, which is not identified as a building of heritage significance but is located within the broader curtilage of heritage Item 1704 (219-223 Castlereagh Street).
  - Articulation of the façade of the new development along Castlereagh Street has also responded to the fenestration and articulation of the adjoining Former Sydney South Telephone Exchange building through the inclusion of vertically proportioned façade elements and use of natural toned materials such as bronze.
- Sydney’s Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape and historic layering of the streetscape. The proposed development is of a scale which is substantially higher than the existing building on the site, but it is unlikely to have any additional heritage impacts noting that the surrounding locale already features high density development.

The proposal has an acceptable heritage impact and is recommended for approval.

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# 1. INTRODUCTION

## 1.1. PURPOSE & BACKGROUND

Urbis has been engaged by Hans Sydney Pty Limited (“Hans Sydney”) to prepare the following heritage impact statement (HIS) for the proposed redevelopment of the site known as ‘338 Pitt Street, Sydney’ (herein referred to as the subject property).

The subject property is an amalgamation of a number of properties on the Sydney city block bounded by Pitt Street, Liverpool Street and Castlereagh Street, as outlined in the table below (refer Table 2). No part of the consolidated subject property is identified as a listed heritage item or as being within a heritage conservation area or special character area. However, the subject property is located within the vicinity of a number of listed heritage items.

A Stage 1 Concept Development Application (D/2016/1509) was approved in March 2018 for the majority of the current subject property, for;

*“a building envelope with a height of up to 235m (RL 258.161m) or approximately 66 storeys, with indicative future land uses of retail, commercial and hotel uses in a podium and residential uses in a tower above, vehicular access and crossovers via Pitt Street and Castlereagh Street and indicative locations for east-west through site links at the northern end of the site and southern end of the site between Dungate Lane and Pitt Street.”*

Following this approval, additional lots were acquired and consolidated within the subject property. This heritage impact statement has been prepared to satisfy the requirements outlined in the Secretary’s Environmental Assessment Requirements (SEARs) for State Significant Development (SSD) application SSD-10362 covering the enlarged subject property.

The lots which form the subject property are outlined below.

Table 2 – Subject property lots

Address	Legal Description		Area (m²)
Sites previously included in the Stage 1 Concept Development Application			
229-239 (233) Castlereagh St / 324 – 330 Pitt Street	DP 1044304	Lot 3	2637.8
332-336 Pitt St	DP 66428	Lot 1	485.2
338-348 Pitt St	DP857070	Lot 10	1616.2
241 Castlereagh St	DP 90016	Lot 1	499.3
243-245 Castlereagh St	DP 78245	Lot 1	266.3
	DP 70702	Lot 1	
249 Castlereagh St	DP 183853	Lot B	231.5
126 Liverpool St	DP 44891	Lot A	98.9
Recent acquisitions now forming part of the subject site			
128 Liverpool St	DP 44891	Lot B	91.0
130 Liverpool St	DP 44891	Lot C	85.7

The relevant heritage related SEARs addressed in this report are outlined below.

Table 3 – Heritage related SEARs

SEAR	Report Section
<p><b>6. Heritage</b></p> <p>The EIS shall include:</p> <ul style="list-style-type: none"> <li>a Statement of Heritage Impact (SOHI), prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to: <ul style="list-style-type: none"> <li>identify all heritage items (state and local) within and near the site, including built heritage, landscapes and archaeology, include detailed mapping of these items, and an assessment of why the items and site(s) are of heritage significance</li> </ul> </li> </ul>	<p>Refer to Section 1.4 of this report for detail on the heritage listings which apply to the site and Section 4.2 for an assessment of significance for the site.</p>
<ul style="list-style-type: none"> <li>assess the proposal's impact on the heritage significance of heritage items or potential heritage items on, and near the development site</li> </ul>	<p>Refer to Section 6 for a detailed impact assessment of the proposal on vicinity heritage items.</p>
<ul style="list-style-type: none"> <li>address the proposal's compliance with policies of relevant Conservation Management Plans for the affected sites</li> </ul>	<p>No Conservation Management Plans apply to the subject property.</p>
<ul style="list-style-type: none"> <li>include a detailed visual impact assessment along with photomontages</li> </ul>	<p>Virtual Ideas has undertaken a private and public view impact study for the proposal, included as a separate document in the EIS.</p>
<ul style="list-style-type: none"> <li>provide detailed mitigation measures and strategies to avoid and mitigate any adverse impacts on heritage values of the affected sites.</li> </ul>	<p>The potential impacts to vicinity heritage items and the measures taken to avoid or mitigate potential impacts has been included at Section 6 of this report.</p>

## 1.2. METHODOLOGY

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

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Sydney Local Environmental Plan 2012 (Sydney LEP 2012)* and the Sydney Development Control Plan (DCP) 2012.

It is beyond the scope of this report to assess the archaeological potential of the subject property or provide an assessment of potential archaeological impact of the proposal. The following archaeological investigations and assessments have been undertaken by AMAC for the subject SSDA:

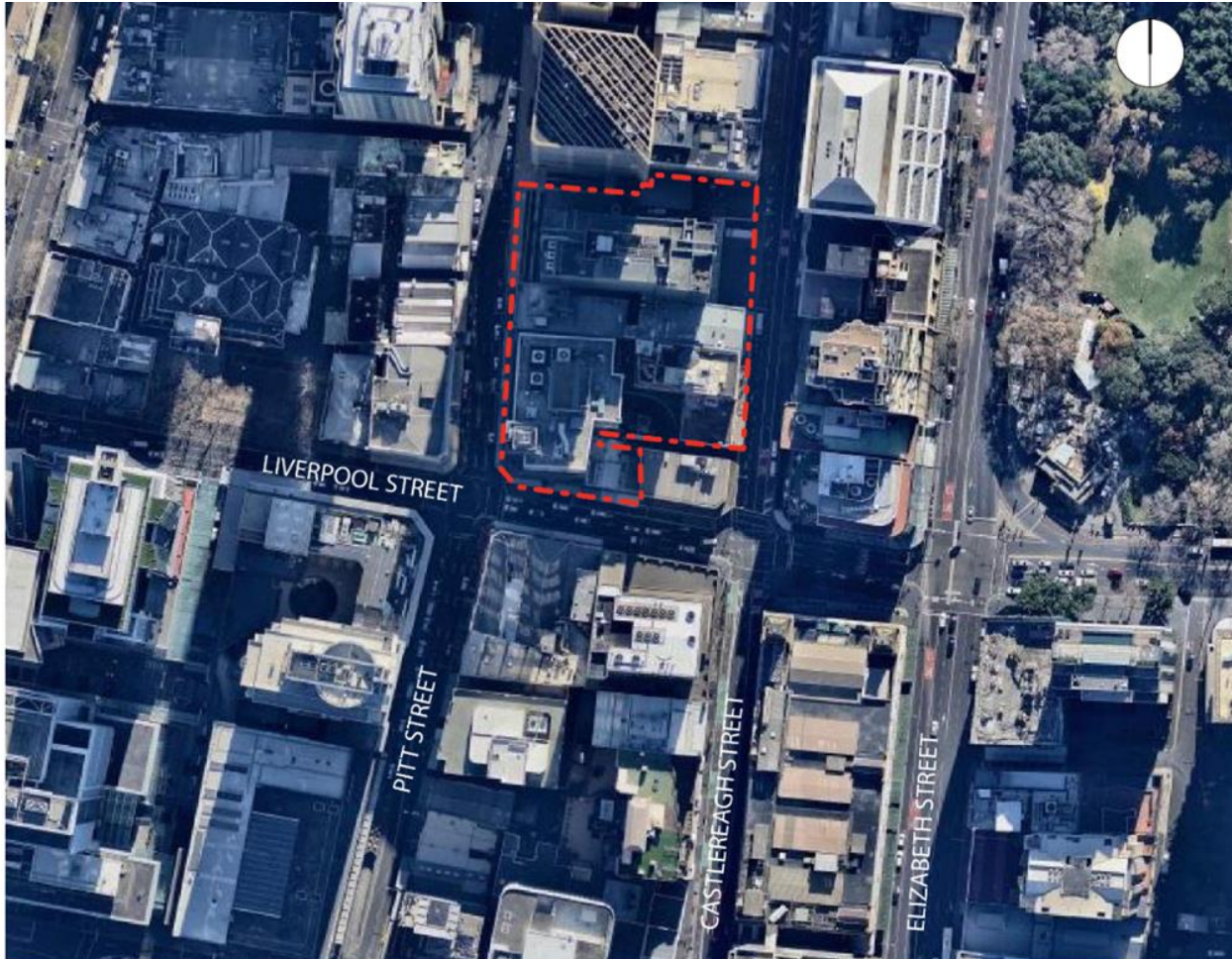
- Archaeological Assessment, Research Design & Excavation Methodology Volume 1.
- Archaeological Assessment, Research Design & Excavation Methodology Volume 2.

### 1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian (Senior Heritage Consultant). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

### 1.4. SITE LOCATION

The Study Area is located within the Sydney Central Business District (CBD), and is generally bounded by Castlereagh Street to the east, Pitt Street to the West, and Liverpool Street to the south. This is shown in the below location map.



 The Site

Figure 1 – Location map, subject property indicated in red

Source: Ethos Urban

### 1.5. HERITAGE LISTING

No part of the consolidated subject property is identified as a listed heritage item or as being within a heritage conservation area or special character area. However, the subject property is located within the vicinity of a number of listed heritage items, including;

- Item 1704 under Schedule 5 of the *Sydney LEP 2012*, described as *Former City South Telephone Exchange including interior* at 219–227 Castlereagh Street (locally significant heritage item adjoining the subject site to the immediate north);



- Item 1944 under Schedule 5 of the *Sydney LEP 2012*, described as “*Fayworth House*” including interior at 379–383 Pitt Street (locally significant heritage item located opposite the subject site on the western alignment of Pitt Street); and,
- Item 1853 under Schedule 5 of the *Sydney LEP 2012*, described as *Former “Snow’s Emporium” including interiors* at 127–131 Liverpool Street (locally significant heritage item located opposite the subject site on the southern alignment of Liverpool Street).

The broader locality also includes additional local and state listed heritage items. However these heritage items have no direct interface with the subject property.

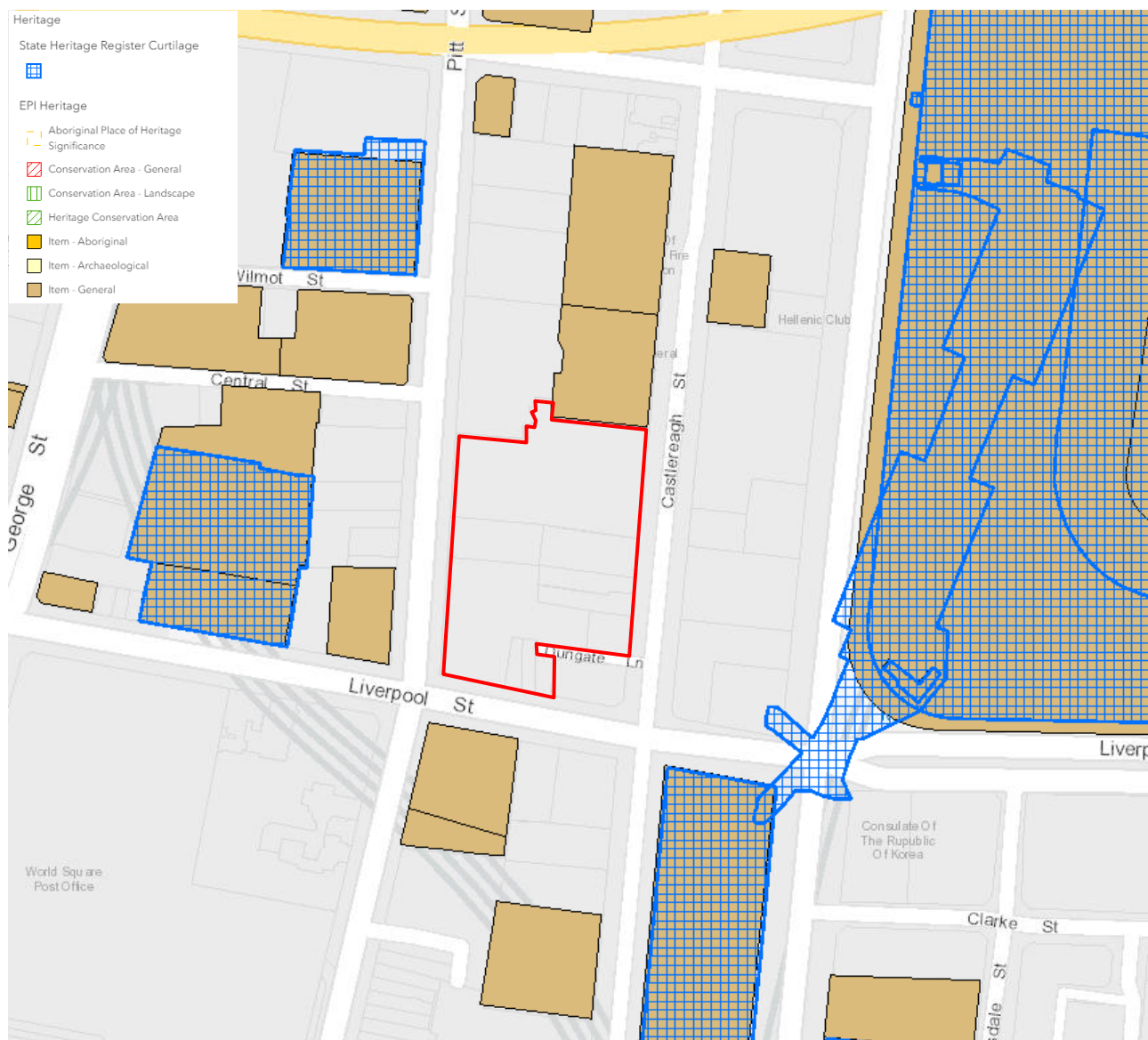


Figure 2 – Extract of heritage map showing local heritage items in brown, state heritage items in blue and the subject site outlined in red

Source: NSW Planning Portal 2019

## 2. SITE DESCRIPTION

### 2.1. SUBJECT PROPERTY

The subject property is located within the Sydney Central Business District (CBD) and is comprised of a number of individual buildings situated on both individual and combined allotments. The buildings on site vary in terms of scale, use, age and architectural style. Individual buildings are identified in the figure below and described in the table overleaf.

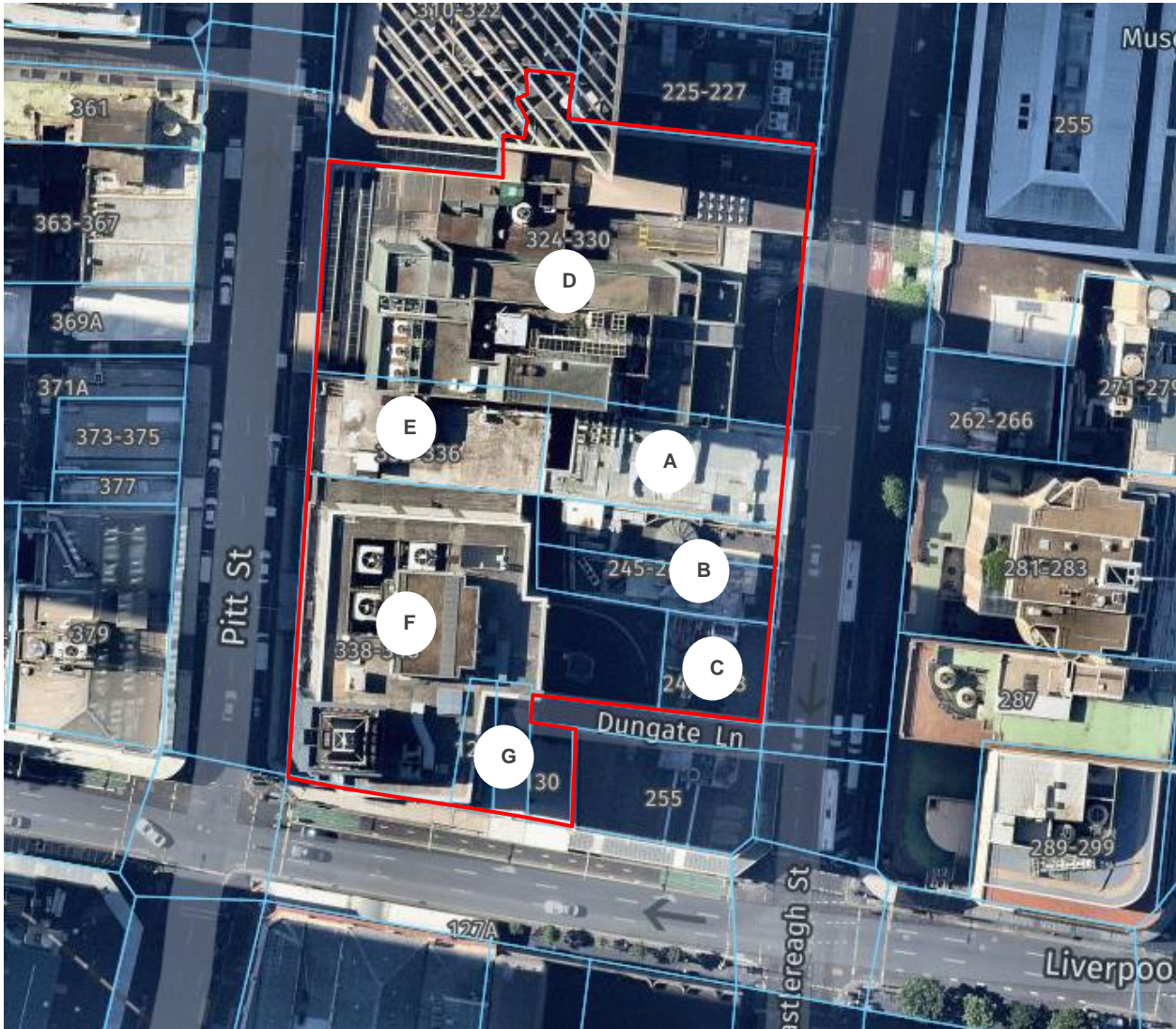








Table 4 – Individual buildings

Address & Building Name	Description & Date of Construction	Photo
A. 241-243 Castlereagh Street 'Manchester House'	Six storey commercial building. Frontage to Castlereagh Street.  c. 1920-1921 and heavily modified, particularly as part works undertaken in the 1990s	
B. 245-247 Castlereagh Street 'Sekers House' 'ANZAC House'	Six storey commercial building. Frontage to Castlereagh Street.  c. 1950s/1960s	



Address & Building Name	Description & Date of Construction	Photo
C. 249-253 Castlereagh Street 'Bognor Hotel' 'Stratton's Hotel'	Four storey commercial building, comprising the 'Stratton's Hotel' at ground level. Frontage to Castlereagh Street.  c. 1932	
D. 229-239 Castlereagh Street (aka 324-330 Pitt Street)	Contemporary multi-storey mixed use building comprising four basement levels. Frontages to Pitt and Castlereagh Streets.  2003-2005	  <p>(Pitt St frontage above &amp; Castlereagh St below)</p>

Address & Building Name	Description & Date of Construction	Photo
E. 332-336 Pitt Street	<p>Six storey commercial building. Frontage to Pitt Street.</p> <p>c. 1912 and heavily modified</p>	
F. 338-348 Pitt Street	<p>Contemporary multi-storey mixed use building comprising two basement levels, which do not extent across the entire building footprint. Frontages to Liverpool and Pitt Streets.</p> <p>c. 1996</p>	

Address & Building Name	Description & Date of Construction	Photo
G. 126-130 Liverpool Street	<p>Two storey terrace building. Forms an apparent group of three, though building envelopes and construction dates vary. Frontage to Liverpool Street.</p> <p>c. 1902-1920?</p>	



## 2.2. HERITAGE ITEMS IN THE VICINITY

The following site descriptions have been sourced from the state heritage inventory (SHI) citations for the locally listed items in the vicinity of the subject property.

### 2.2.1. 'Former City South Telephone Exchange including interior' (Item No. I1704) at 219–227 Castlereagh Street

*The Telephone Exchange Building was designed in the Inter-War Commercial Palazzo style. The six storey building addresses Castlereagh Street with its deeply moulded, symmetrical stucco facade with large metal framed windows. Following classical convention, the facade is defined by a base, middle and top sections. The lower two levels form a base heavily expressed in the 'stone' jointing (similar to Beaux Art Style). The mid-section is defined by six rectangular pilasters expressing a variation on the classical idiom. The upper section crowns the facade with a heavy cornice.*

*The facade exhibits strong decorative elements such as the stylised frieze at the second floor. The interior finishes have been substantially altered on the upper levels with plasterboard stud walls and suspended ceilings obscuring the original concrete encased structural frame and high ceilings. In contrast, the lower ground level is a double volume height and the original electrical generator and miscellaneous industrial fixtures remain.*

*The façade and form of the 1925 City South Telephone Exchange are generally intact. The front masonry facade with stucco finish is strongly articulated with pronounced horizontal banding. The attached columns and window openings express simplified classical idioms characteristic of the Commercial Palazzo style.*



Figure 4 – View of the former Exchange from Castlereagh Street, facing northwest



Figure 5 – View of the former Exchange and existing Telstra Exchange (left of frame), facing northwest on Castlereagh Street

### 2.2.2. 'Fayworth House including interior' (Item No. I1944) at 379-383 Pitt Street

*The seven storey building is a well-defined example of the Chicago-esque style. The lower two levels have an ironbark column and beam structure while the upper five levels utilise a steel and concrete structure. It has a stucco finish with simple horizontal banding to much of the facade and it is difficult to distinguish the two construction phases.*

*It is rectangular in its arrangement with the vertical structural members treated as pilasters. The horizontal spandrel panels are flush and clearly express the floor divisions. Fayworth House articulates the corner site with a chamfered facade that houses the original 1924 Fay company clock. Modern glazed shopfronts define street level with a metal awning running above.*

*Federation style leadlight windows are positioned just above the awning with timber framed windows incorporating geometric patterned leadlight to the first floor level above. The original internal finishes have been substantially altered following successive refits of Fayworth House however the original timber structure (lower two levels) and steel structure (upper five levels) remain intact along with limited timber joinery to the second level clock cupboard.*

*The facade and external form of Fayworth House have remained reasonably unaltered since the 1924 additions. The window joinery has been well preserved with the leadlight glazing to the ground level (1913 period) and first level. The 1924 landmark clock has been retained on the corner facade.*



Figure 6 – View of Fayworth House, facing northwest from the opposite corner of the intersection of Liverpool and Pitt Streets

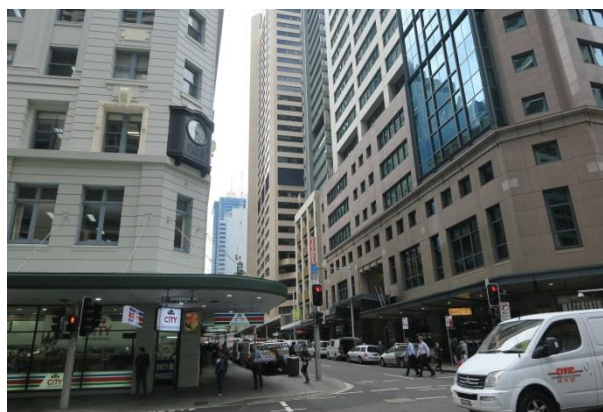


Figure 7 – View of Fayworth House (left) and Study Area (right), showing interface. Looking north along Pitt Street

### 2.2.3. 'Former Snow's Emporium including interiors' (Item No. I1853) at 127-131 Liverpool Street

*The Coles Fossey building, known as the 'Former Snow's Emporium', is located on a prominent corner site. The facade is symmetrical to Liverpool Street with the 2 end bays providing solid ends punctuated with single double hung windows. The 4 central bays feature column to column glazing with spandrel panels topped by semicircular arched windows at the attic window. The piers are framed and articulated with barley twist decorative framing with cartouches at the 2<sup>nd</sup> floor.*

*The 5<sup>th</sup> floor windows have medallion at the sill level. The south bay of the Pitt Street facade is wider and incorporates 4 windows. The building is topped by a projecting cornice and a rusticated attic level. The 1<sup>st</sup> floor windows are Palladian with ionic columns while elaborate cartouches occur over the windows in the end bays. A band of rustication occurs above the awning. The awning and shopfront were modified in the 1980's. Internally the plan has 2 linear light wells in the south east corner adjacent to the service areas and stairs. In general the building is intact externally and in reasonable condition.*



Figure 8 – Facing southeast from the opposite corner of the intersection of Liverpool and Pitt Streets



Figure 9 – View facing south on Pitt Street, Study Area visible at left and former Snow's Emporium visible in centre

## 2.2.4. Other Items in the General Vicinity

The subject property is also located in the vicinity of the following heritage items:

- Former “Mark Foy’s Emporium” including interiors and forecourt, 143–147 Liverpool Street, Item ID I1854;
- Former “Worker’s Building” including interiors and lightwell, 238–240 Castlereagh Street, Listing ID I1705;
- Former Lismore Hotel façade, 343–357 Pitt Street, Item ID I1942; and
- Former “Sydney Water” building (339–341 Pitt Street) including interiors and lightwell, 115–119 Bathurst Street, Listing ID I1672.

It is noted, however, that while these items are located in the general vicinity of the subject property, they do not directly interface with any of the streetscape boundaries of the subject property. As such, they are not considered in this report to the same level of detail as the heritage items identified above, which interface directly with the subject property.



## 3. HISTORICAL OVERVIEW

### 3.1. SUBJECT PROPERTY HISTORY

The subject property encompasses multiple land grants that were established in the early 1830s. This is shown in

, below, and includes land owned by:

- |                       |                     |
|-----------------------|---------------------|
| • John Smith;         | • Peter Plomer;     |
| • Thomas Bowers;      | • William Coates;   |
| • George Taylor;      | • Joseph Pritchard; |
| • George Wilson;      | • Andrew Ball; and  |
| • Margaret Hitchcock; | • William Bruce.    |

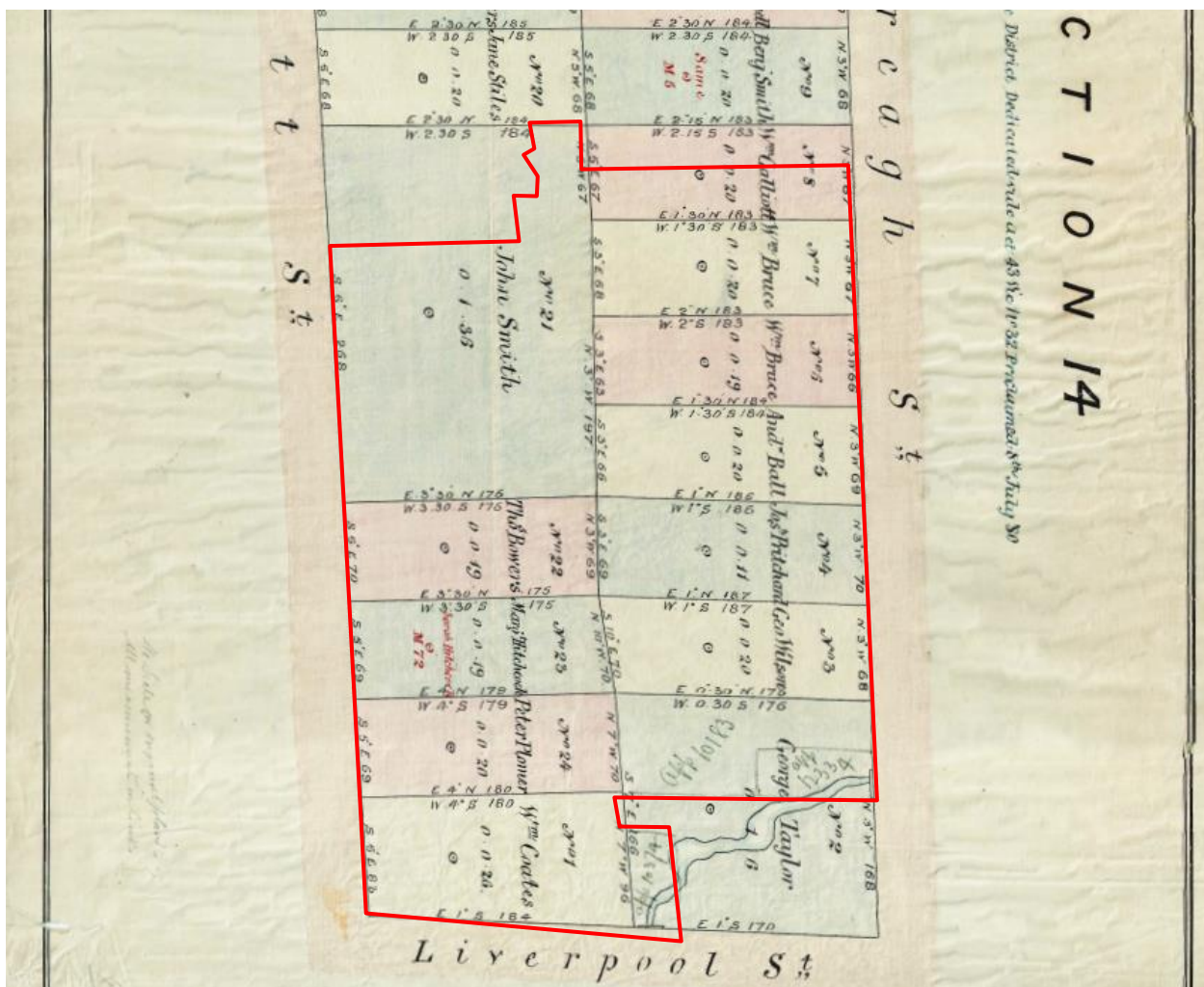


Figure 10 – Extract of the 1833 City Section Survey Plans with the subject site outlined in red

Source: *Historical Atlas of Sydney, City of Sydney – Survey Plans, 1833*

Early mapping, dating from the mid-1840s, shows that the majority of the subject property had yet to be developed by that time; only two small scale buildings are shown as being present in the 1844 Francis Webb Shield's Map of Sydney (Figure 11).

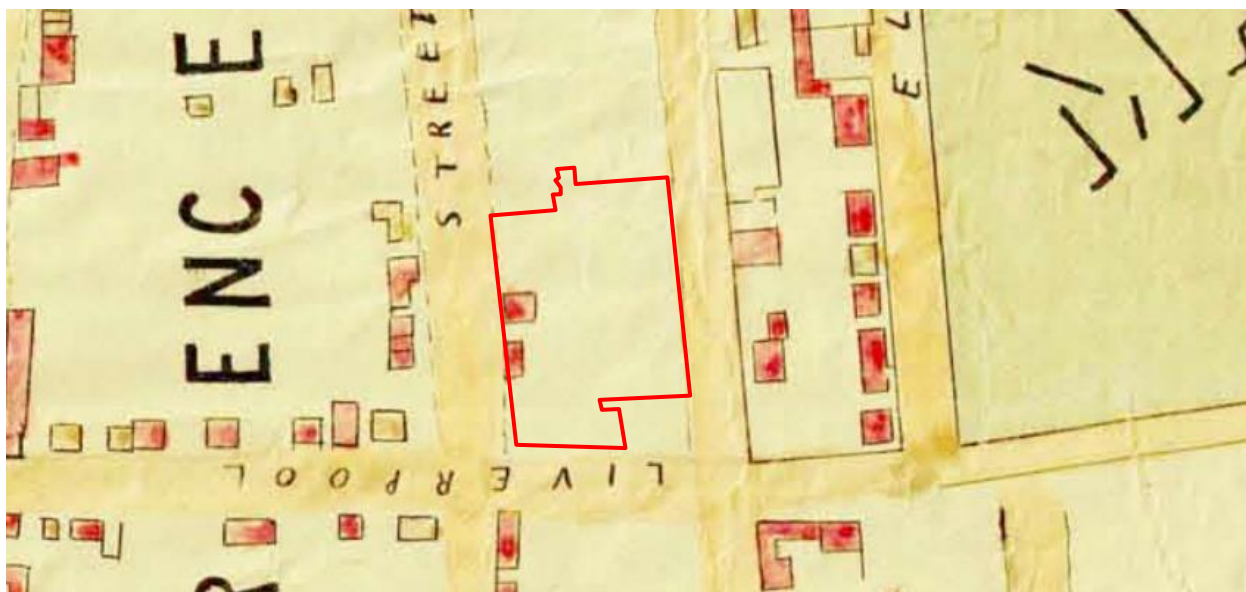


Figure 11 – Extract of the 1844, Francis Webb Shield's Map of Sydney with the subject site outlined in red

Source: *Historical Atlas of Sydney, City of Sydney (Sheilds), 1845: Single sheet*

Within the following decade the multiple land grants within the subject property were variously subdivided, and the all of the smaller lots developed on. At this time, development within the subject property comprised a mixture of smaller scale commercial businesses, including the Dungate Inn on the corner of Liverpool and Castlereagh Streets, which was established as early as c. 1837 (though not reflected in the indicative 1844 map, above) and which traded until c. 1910.



Figure 12 – Extract of the 1854, Woolcott & Clarke's Map of Sydney with the subject site outlined in red

Source: *Historical Atlas of Sydney, City of Sydney, 1854: Single sheet*



By 1880 the extent of development had increased, though the general configuration of development appears to be generally consistent with that shown in the 1854 mapping (Figure 13). The majority of buildings present at this time, being primarily commercial properties, were of brick or stone construction. However, a number of smaller scale workshops and sheds present in association with the more substantial masonry buildings are identified as having been of iron/wood construction.

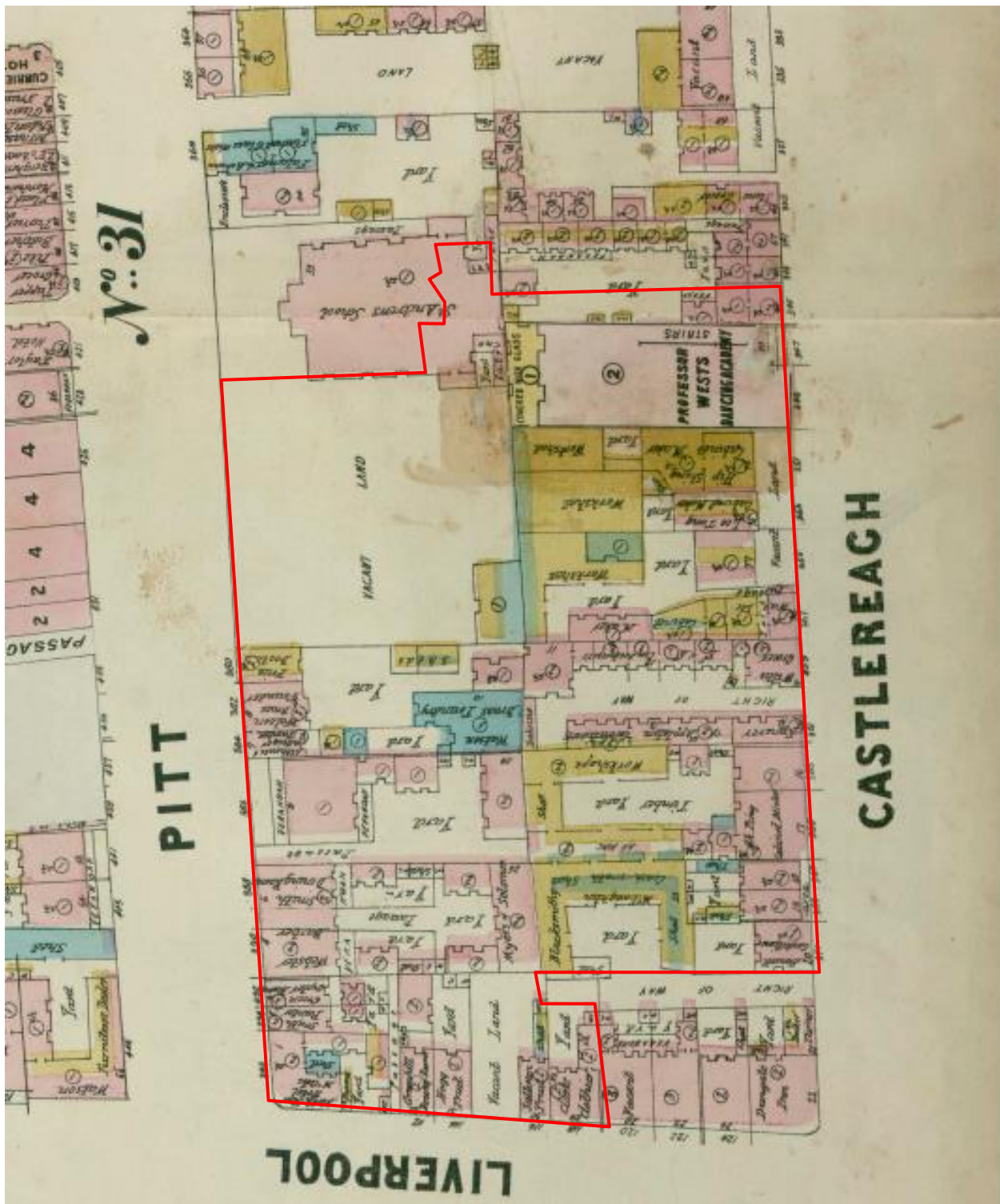


Figure 13 – Extract of the 1880, Dove's Plans of Sydney, Block 31\_32 with the subject site outlined in red

Source: *Historical Atlas of Sydney, Plans of Sydney (Doves), 1880: Map 12 – Blocks 31, 32*

Identified occupants of the subject property at this time include;

- St Andrew's School (grounds and school building in part);
- Professor West's Dancing Academy;
- Price Boots;
- Watson Brass Foundry;
- Webster Barber;
- Myers & Solomon;
- Smith Dining Rooms;
- North Star Hotel;
- Smith Painter;
- Green Oyster Rooms;
- Hogg Fruit;
- Sullivan Fruit;
- Greenhill Dining Rooms;
- Clarke Clothier;
- Hansell Confectioner;
- A.H. Ping Cabinet Maker;
- McLaughlin Coach Smith and Blacksmithy;
- Hip Shing Cabinet Maker;
- Lee Tong Cabinet Maker;
- Willis Grocer;
- Appleton Confectioners; and
- Althouse & Geiger Painters

The general commercial/light industrial use and physical configuration of the subject property remained largely consistent over the following decades, with limited changes to both. The following photographs and mapping are illustrative of this and provide evidence of the kinds of buildings that were present within the subject property over time.

Figure 14 – April 1902, 'Chinese Laundry' and/or former Willis Grocer, 241 Castlereagh Street



Source: City of Sydney Archives, File 000/000125, CRS 51, Demolition Books, 1900-1949, Citation NSCA CRS 51/125

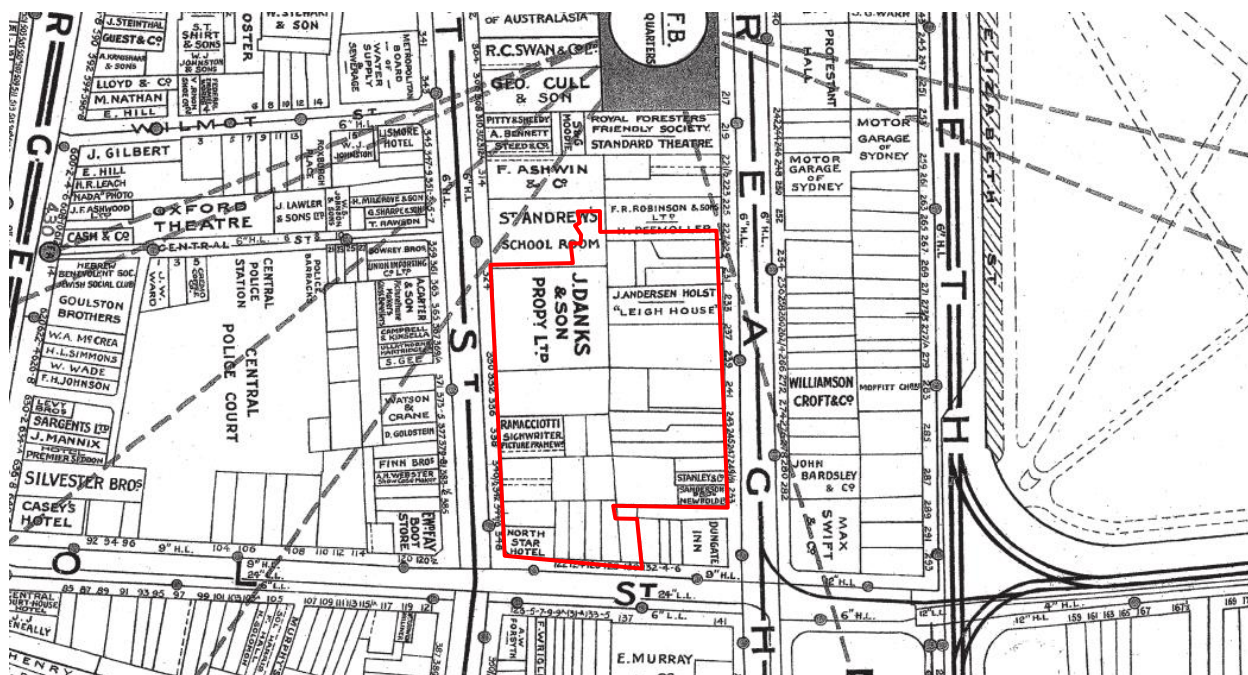


Figure 15 – Extract of the 1910, City of Sydney (Central) with the subject site outlined in red

Source: Historical Atlas of Sydney, Central City of Sydney, 1910: Single sheet





Figure 16 – St Andrew's School, located to the north of the current subject property. Note: built-up street level on eastern side of Pitt Street, 1870.

Source: State Library of NSW, Call No. SPF/446, Digital Order No. a089446



Figure 17 – St Andrew's School, located to the north of the current subject property showing demolition works c. 1909-1913.

Source: City of Sydney Archives, File 000/000706, Demolition Books, 1900-1949, c. 1909-13; Citation NSCA CRS 51/481



Figure 18 – c. 1909-1913, 'Commercial Premises', 340-342 Pitt Street

Source: City of Sydney Archives, File 000/000496, *Demolition Books, 1900-1949, c. 1909-13*, Citation NSCA CRS 51/278



Figure 19 – 1911, 'Workmen with car, ladder and stove outside C. Ramaciotti Painter and Decorator', 338 Pitt Street. Building at 332-336 Pitt Street visible at left of frame

Source: City of Sydney Archives, File 005/005096, *Demolition Books, 1900-1949, Citation NSCA CRS 51/4876*



Between 1900 and 1949, a large number of buildings within the Sydney CBD were demolished, and new building stock introduced. The same program of redevelopment was undertaken within the subject property, with a number of earlier buildings demolished to make way for new, larger scale buildings on consolidated allotments throughout the early 1910s and into the early 1920s. The change in building stock, configuration and size is evidenced in the Fire Underwriter's Plan of 1928.

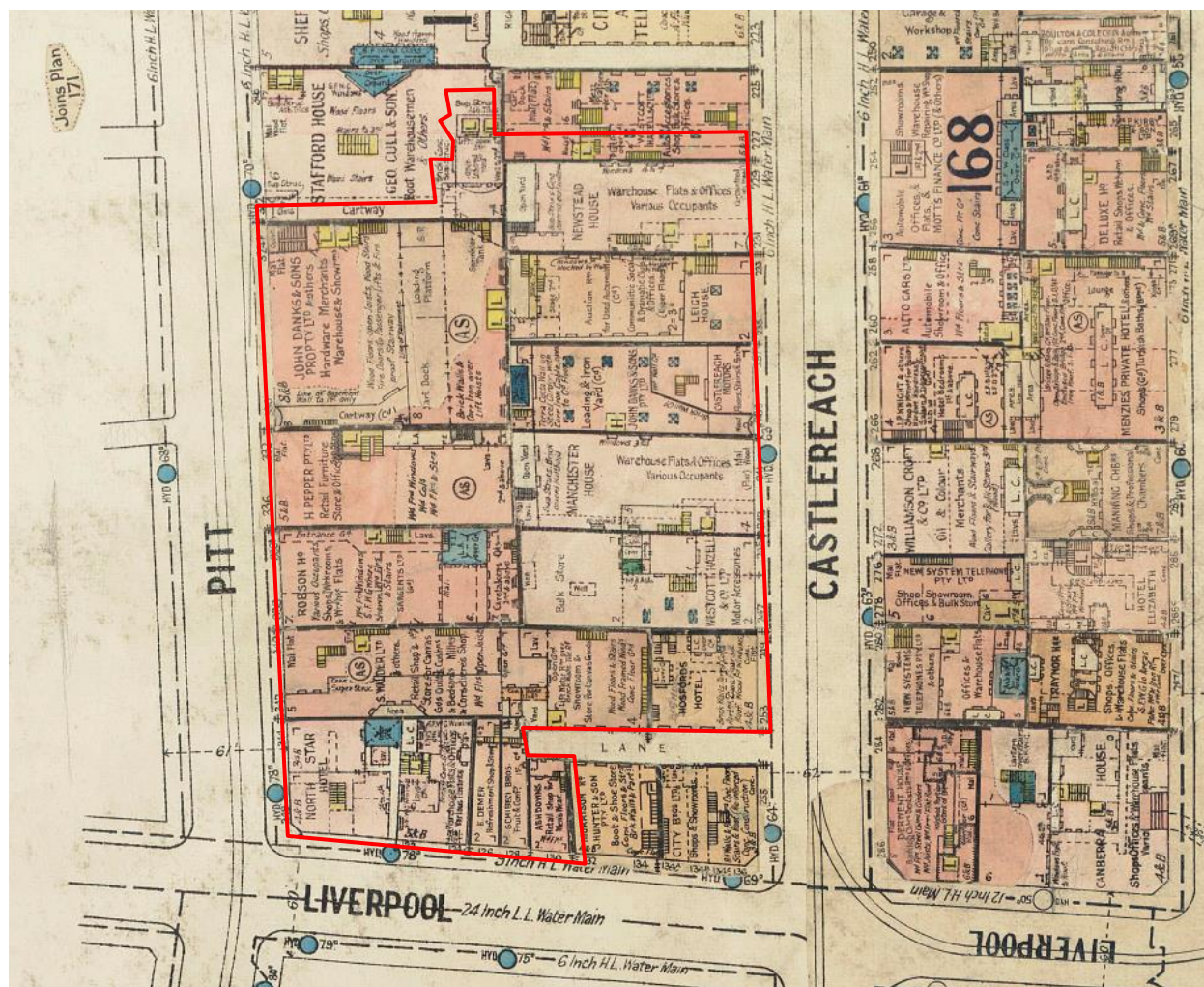


Figure 20 – Extract of the 1928, Fire Underwriter's Plan, Block 168\_170 with the subject property outlined in red

Source: *Historical Atlas of Sydney, Plans of Sydney (Fire Underwriters), 1917-1939*



Figure 21 – December 1920, 'Two business premises in process of demolition, Fred Wrigley (bootmaker/auctioneer), John Elder (plumber), 241 and 243 Castlereagh Street. 'Danks' signage visible on building to the rear

Source: City of Sydney Archives, File 001/001110, Demolition Books, 1900-1949, Citation NSCA CRS 51/886



Figure 22 – February 1921, 'Westcott, Hazell & Co. Ltd. premises being altered', 245-247 Castlereagh Street

Source: City of Sydney Archives, File 001/001122, Demolition Books, 1900-1949, Citation NSCA CRS 51/898



## 249-253 Castlereagh Street

The above photographs demonstrate the building stock present on site c. 1900-1920s, and the process of their demolition. Figure 21, above, shows the Westcott & Hazell premises, located at 245-247 Castlereagh Street, which were used for the sale of motor accessory supplies. To the left of frame (south) is the Oakland Cars showroom, which was in business until c. 1928; from c. 1928 to 1929, the building is recorded as having been used for the purpose of wireless radio sales.

It is unclear as to exactly when the building shown in the above photo was demolished to make way for the current building, being the 'Stratton's Hotel', though the historical record suggests this occurred sometime between 1928 and 1932. Sands Directory listings for the site do not appear in the years 1930 or 1931, possibly suggesting that this was a period of change. The next listing for the site, present in 1932, identifies it as the 'Bognor Hotel'. A newspaper advertisement seeking permanent tenants for the Hotel was then published in November of that year.<sup>1</sup>

This is supported by an advertisement dated 1927, for the sale of a three storey brick building at the site;<sup>2</sup> the building currently present comprises a total of four storeys and a basement, as shown in the Fire Underwriter's Plan of 1928.

## 229-239 Castlereagh Street/324-330 Pitt Street

Figure 23 – c. 1925, redevelopment of the J. Danks & Sons Pty Ltd site at 324-330 Pitt Street (no longer present)



Source: State Library of NSW, Call No. ON 30/Box 6-7, Digital Order No. a6464009



Source: State Library of NSW, Call No. ON 30/Box 6-7, Digital Order No. a6464008, 24/02/1925



Source: State Library of NSW, Call No. ON 30/Box 6-7, Digital Order No. a6464010, 25/03/1925



Source: State Library of NSW, Call No. ON 30/Box 6-7, Digital Order No. a6464001

<sup>1</sup> 1932 'Advertising', The Sydney Morning Herald (NSW: 1842 - 1954), 19 August, p. 16. , viewed 23 Sep 2016, <http://nla.gov.au/nla.news-article16916701>.

<sup>2</sup> 1927 '£38,750 REFUSED', Evening News (Sydney, NSW: 1869 - 1931), 9 September, p. 10. , viewed 23 Sep 2016, <http://nla.gov.au/nla.news-article121684962>.



The above photographs demonstrate works undertaken to the J. Danks & Sons Pty Ltd site c. 1925, originally present at 324-330 Pitt Street. The building previously present at 332-336 Pitt Street is also visible at right of frame. The building at 324-330 Pitt Street was later demolished, with the building currently present at this site having been constructed c. 2003-2005. The building at No. 332-336 Pitt Street appears to have been retained, albeit extremely heavily modified.

## 126 Liverpool Street

Subdivided Allotment 4 appeared to contain a rectangular shaped building fronting Liverpool Street and partially overlapped onto subdivided Allotment 3 at the time of its 1875 sale. Its construction date not entirely clear from historic records, by 1880 this building had been demolished, the allotment remaining vacant until the construction of a two-storey brick shopfront and dwelling in c.1891. The 1890 Metropolitan detail series plan still shows the allotment as vacant land, however the 1891 rates record lists a two storey brick shopfronts and dwellings fronting Liverpool Street, first visually seen on a 1902 plan.

A 1920s version of the Fire Underwriter's plan shows that a rear brick addition and shed had been added to 126 Liverpool Street. A later version of the Fire Underwriters plan, though broadly dated between 1917-1939, indicates that the rear addition and shed had been removed and the whole building footprint was extended to the rear boundary of the allotment. This extension was also two storeys, the original external wall of the c.1891 building removed to extend the floorplan of each level. No other development phases have occurred to this allotment since the early 20th century, the extant two storey brick building at 126 Liverpool Street still standing.<sup>3</sup>

## 128 Liverpool Street

Subdivided Allotment 5 contained a late 1820s or 1830s brick building with a mid-19th century T-shaped rear outbuilding at the time of its 1875 subdivision and sale.<sup>267</sup> Both versions of the 1880 doves plan show that the T-shaped outbuilding had been demolished and replaced by a long rectangular timber shed (with iron roof) and brick water closet along the eastern boundary of the allotment. As John Heaven owned three of the allotments fronting Liverpool Street (current 126-130 Liverpool Street), it appears that around the time that John Heaven constructed the adjacent two storey building in c.1891 (Allotment 4 DP147), he had the front façades of both existing buildings at 128 and 130 Liverpool Street rebuilt to match. That the existing buildings were also retained is further supported by the fact that their dimensions and shape all vary on plan, they do not form uniform terraces. An 1895 sale of John Heaven's deceased estate collectively described the three dwellings:

*"Three shops, nos. 126, 128 and 130 Liverpool Street. They are brick on stone and brick foundations, and contain one apartment, 4 apartments and cellar, and 6 apartments severally."*

The newspaper article does not offer a specific description of each dwelling, nor does it delineate which building contained a cellar level. Furthermore, neither the rates assessment books nor historic plans indicate a cellar level among any of the dwellings.

The 1890 metropolitan detail series plan shows that the rear 1880s shed had been removed though the brick water closet remained. A c.1902 plan indicates that the 1880s water closet had been removed from the rear yard, replaced by a double privy shared by occupants of 126 and 128 Liverpool Street. Identical to modifications at 126 Liverpool Street, a 1920s version of the Fire Underwriter's plan shows that a rear brick addition and shed had been added to the main structure. Similarly again mirroring number 126, a later version of the Fire Underwriters plan, though broadly dated between 1917-1939, indicates that the rear addition and shed had been removed and the whole building footprint was extended to the rear boundary of the allotment. No other development phases have occurred to this allotment since the early 20th century, the extant two storey brick building at 128 Liverpool Street still standing.<sup>4</sup>

## 130 Liverpool Street

Plans dating to the 1820s and 1830s show that a creek line ran directly through the western edge of original allotment 2 (current 130 Liverpool Street). It appears that the creek had been infilled by the 1840s, likely under Thomas Smith's ownership, as the first rates record for Sydney and dating to 1845 notes the presence of a two-storey brick house (Building 99). A schematic plan dated to 1854 shows a square shaped building on the allotment. The description of the building on rate records during the 1840s to 1860s varies between house, shop and pawn office. It is likely that it was functioning as both a commercial premises and residential dwelling at least during Alfred Smith's ownership as newspaper articles note his pawn office and residential

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<sup>3</sup> AMAC 2019, Assessment, Research Design and Excavation Methodology – 338 Pitt Street, Sydney, p.89

<sup>4</sup> AMAC 2019, Assessment, Research Design and Excavation Methodology – 338 Pitt Street, Sydney, p.89

home address on the Liverpool Street allotment. The 1865 trigonometrical survey showed the squared shaped brick building fronting Liverpool Street as well as a rectangular shaped brick rear building along the eastern boundary of the allotment, most likely forming a kitchen mentioned in the 1861 rates. A brick water closet also sat at the end of the rear rectangular building. A sale advertisement in August 1874 described the allotment:

*“All that allotment of land, having 18 feet frontage to Liverpool-Street, with a depth of about 50 feet, upon which are erected the premises, No. 118, Liverpool Street, substantially built of brick on stone foundations, and containing shop, 4 rooms, and kitchen; yard water laid on &c, at the rear...”*

The 1880 doves plans shows that the allotment contained the same configuration of buildings seen in the 1865 plan. The 1890 metropolitan series plan suggests that a smaller rectangular shaped building or extension along the western boundary of the allotment though not represented in the 1902 plan. It is interpreted that the front façade of the mid-19th century building was rebuilt in c.1891 to provide unity between the three buildings at 126-130 Liverpool Street, all owned by John Heaven.

The c.1917-1938 Fire Underwriters plan shows that an extensive rear extension had occurred, resulting in the building footprint now encompassed the entire allotment. No other development phases have occurred to this allotment since the early 20th century, the extant two storey brick building at 130 Liverpool Street still standing today.<sup>5</sup>



Figure 24 – August 1927, buildings at 130-134 Liverpool Street. No. 130 (extant) visible at left of frame

Source: City of Sydney Archives, File 001/001577, Demolition Books, 1900-1949, Citation NSCA CRS 51/1353

<sup>5</sup> AMAC 2019, Assessment, Research Design and Excavation Methodology – 338 Pitt Street, Sydney, p.94

## 241-243 Castlereagh Street

Based on historical architectural plans, it appears that the building at No. 241-243 Castlereagh Street was originally constructed c. 1920 for S & R Walder, with provision for vertical additions made in these original plans (Figure 25). It was referred to in the historical record as 'Manchester House' as early as 1921, with this name being maintained into the 1990s. The use of this name is shown in the Fire Underwriter's Map of 1928, below. Historical research shows that the building has been subject to multiple iterations of modifications, particularly being internal works associated with establishing/modifying office and commercial spaces.

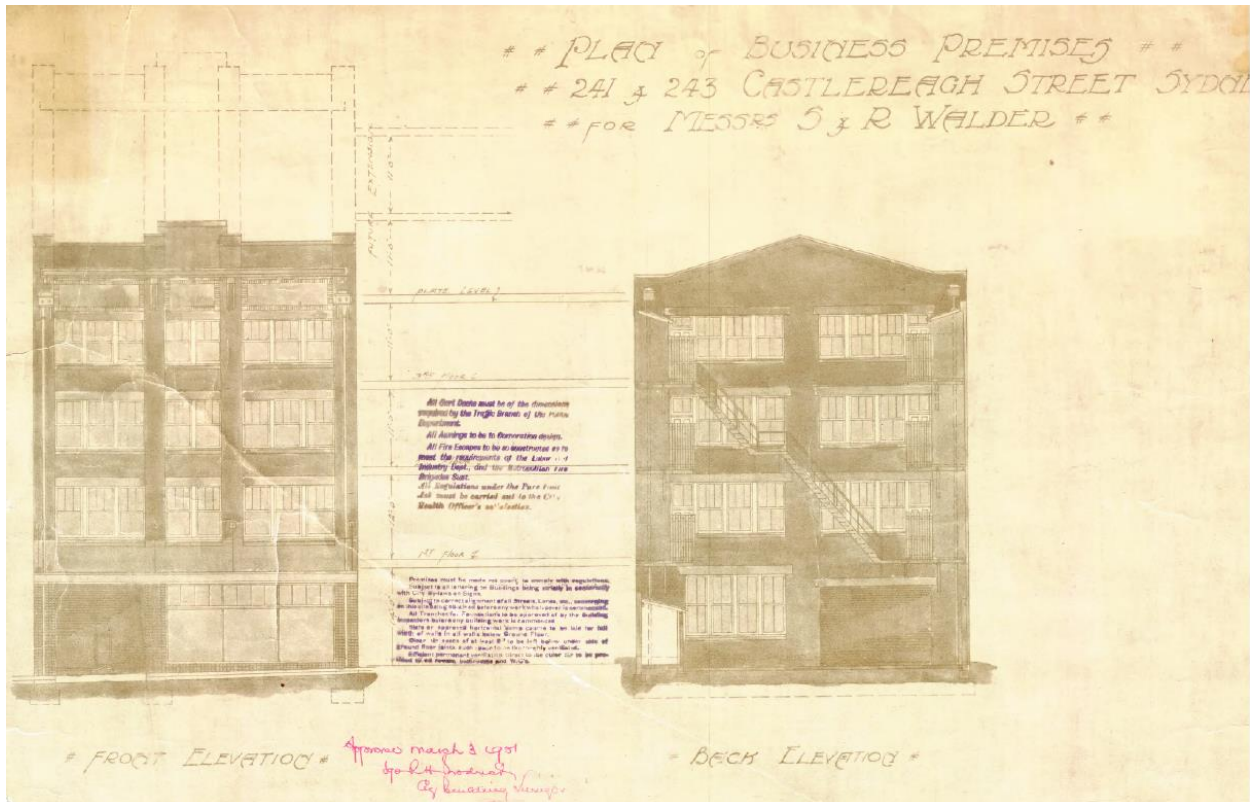


Figure 25 – 1920 architectural plans of 241-243 Castlereagh Street

Source: Unknown, provided by Touchstone Partners Pty Ltd

Further to this, an application was made in 1981 for the refurbishment of the *entire building* by Peter Rommel & Associates though it is not known if this application was carried out. A photograph from 1996 shows the building largely in its original configuration at that time, with the vertical additions now present (two levels) having yet to be constructed (Figure 26). Substantial remodelling works, including the vertical addition and works to the front and side façades, therefore occurred sometime after 1996, and the building appears to have been maintained in its refurbished condition since.

A comparison between the current appearance of the building, the 1996 photograph and the original 1920 plans supports the above historical timeline, though it is clear that the building has been heavily modified.



Figure 26 – 1996 photograph of 241-243 Castlereagh Street

Source: City of Sydney Archives, File 077/077745

### 332-336 Pitt Street

Based on a review of the historical record, the building at 332-336 Pitt Street appears to have been originally constructed c. 1912, and later heavily modified into its existing configuration. The building has been subject to number of DAs for internal modifications in line with changing tenancies and commercial uses.

Though the above assumption is not definitive, it is noted that there is no record of the building having been demolished post-1928 (where a building of its same proportions is shown in the relevant Fire Underwriter's Plan), and the photographs provided at Figure 23 demonstrate the similarities between the building present at that time and the current building in terms of proportions and fenestration. It is clear that the building, dating to 1912, has been substantially modified and has had additional storeys added.

This is similarly the case for No. 241-243 Castlereagh Street (older building remodelled), for which original plans are available.

### 245-247 Castlereagh Street

As noted above, the buildings previously present at 245-247 Castlereagh Street comprised the Westcott & Hazell premises, which were used for the sale of motor accessory supplies; these earlier buildings were demolished c. 1920. The historical record is not definitive, but strongly suggests that the building currently present on site was constructed sometime in the 1950s/1960s. Multiple DAs for internal modifications to the property were lodged from the late 1950s and into the 1960s.

This is in accordance with a visual inspection of the building, the style of which suggests at a construction date within the aforementioned range.





Figure 27 – 1958, 'ANZ Bank near the corner of Pitt and Liverpool Streets, Sydney', showing former North Star Hotel (left of frame) and extant terraces at 126-130 Liverpool Street (indicated)

Source: State Library of NSW – Australian Photographic Agency - 05449

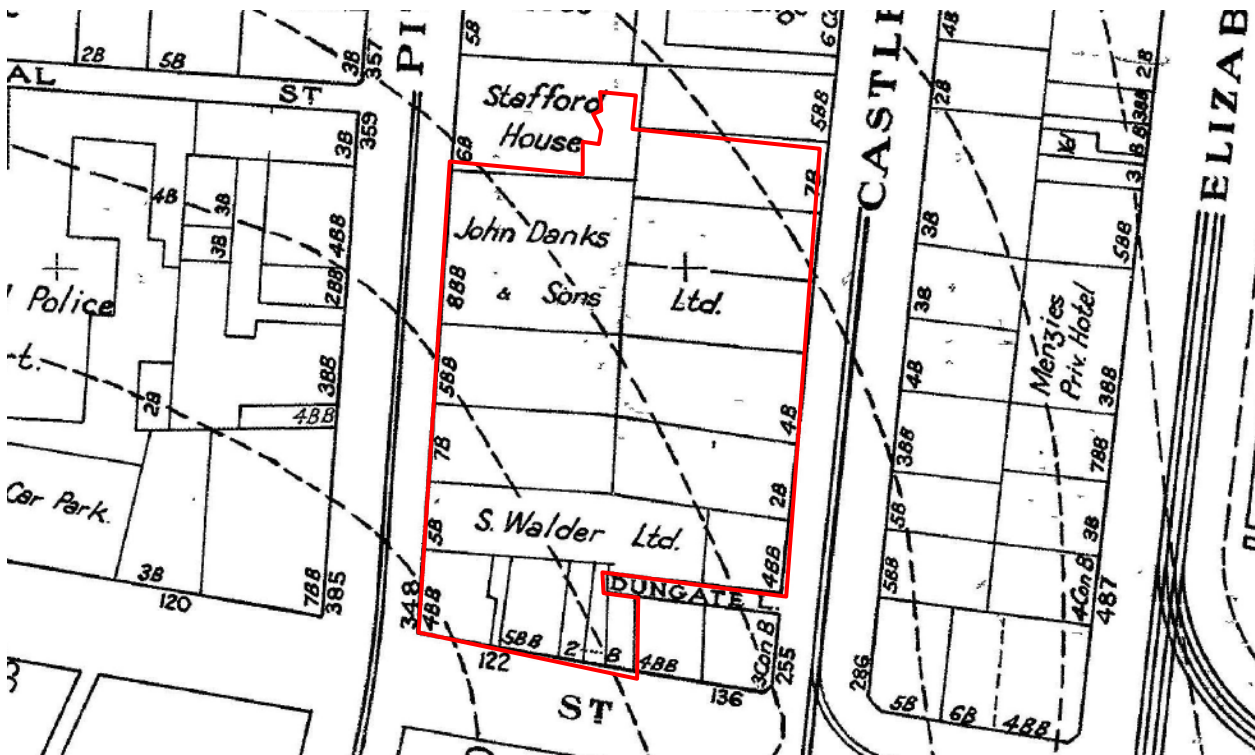


Figure 28 – Extract of the c. 1948, City of Sydney Civic Survey, 'City Proper' with subject property outlined in red  
Source: *Historical Atlas of Sydney, City of Sydney – Civic Survey, 1938-1950: Map 7 – City Proper*

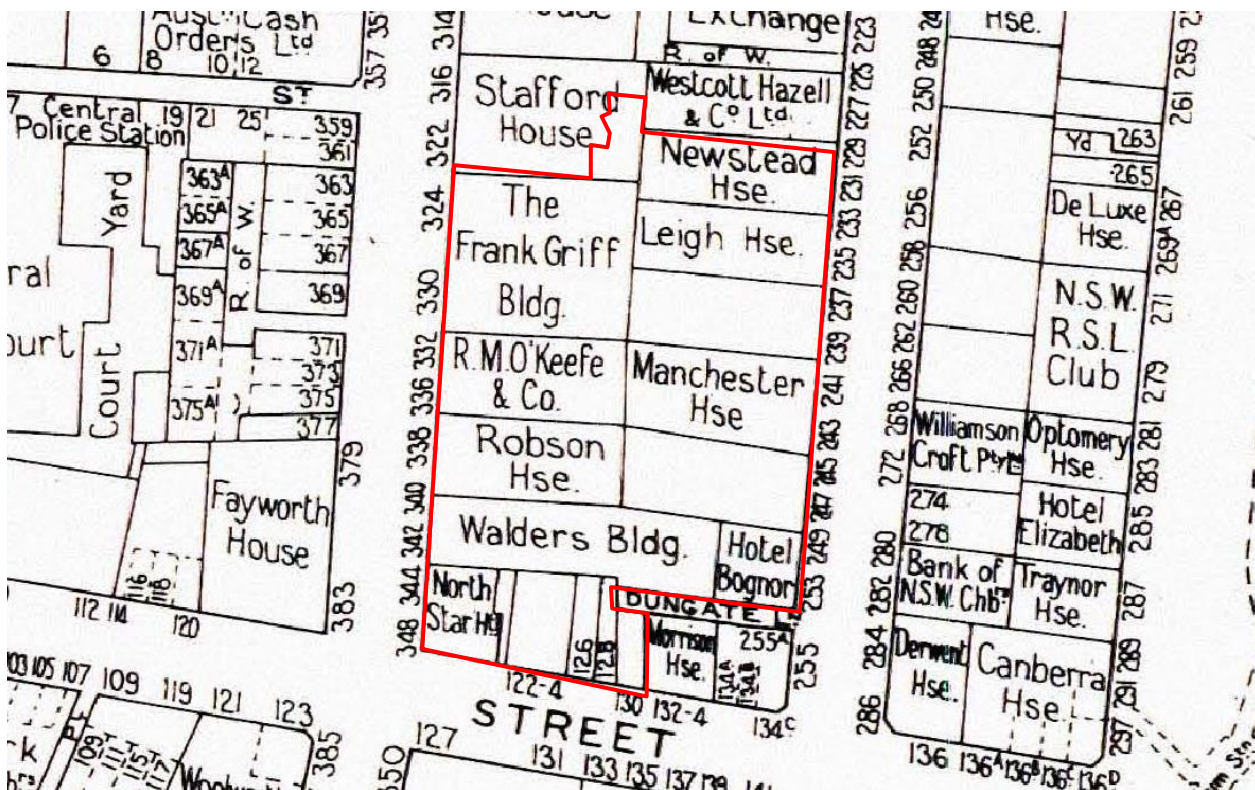


Figure 29 – Extract of the c. 1956, City Building Surveyor's Detail Sheets, Sheet 10 with subject property outlined in red

Source: *Historical Atlas of Sydney, City of Sydney – Building Surveyor's Detail Sheets, 1949-1972: Sheet 10 – Central*

## 3.2. HERITAGE ITEMS IN THE VICINITY

The following historical overviews have been sourced from the state heritage inventory (SHI) citations for the locally listed items in the vicinity of the subject property.

### 3.2.1. 'Former City South Telephone Exchange including interior' (Item No. I1704) at 219–227 Castlereagh Street

The City South Telephone Exchange was one of three purpose-built telephone exchanges with City East and City North, designed as part of the replacement of the ageing City Exchange in Sydney following the end of World War I. These automatic telephone exchanges were built to service the growing demand for telephonic services after World War One.

The City South Telephone Exchange was designed by the Commonwealth Architect J S Murdoch, and work on the site commenced in 1923. The completed building housed offices as well as the telephone systems. The building was described as expressing a quiet dignity and scientific purposefulness. Subsequent modifications have obscured the original internal layout.



Figure 30 – The Former City South Telephone Exchange, c. 1989

Source: City of Sydney Archive Pix, File 054/054998



In order to meet the demand as a result of the growth of the city and to respond to changes in technology the City South, East and North telephone exchanges, were largely replaced by new telephone exchanges in new buildings in the 1970s. The City North Telephone Exchange building at No 13 Castlereagh Street was demolished and replaced by a new exchange building whilst in the case of both City East and City North, large concrete buildings housing new telephone exchanges were erected on adjoining sites to the existing buildings which were retained and continued to be used by Telstra until quite recently.

In 2003, a development application was approved (DA 2003 / 0073) for the addition of three floors, designed by Angelo Candalepas and Associates. It is currently used as the site of the Bank of Sydney.

### **3.2.2. 'Fayworth House including interior' (Item No. I1944) at 379-383 Pitt Street**

Fayworth House is a purpose built retail and office building for E Fay Ltd. Designed in two parts, the lower two storeys and basement level were built in 1913 and the upper five storeys in 1924. Morrow and Dupree were the architects for the later section. In 1929-30 and again in 1930 the shopfronts were altered at 379 Pitt Street. A kiosk was created at the same address in 1937. In 1940 H. Seagraves made alterations to the entrance at 381 Pitt Street.



Figure 31 – Fayworth House, c. 1989

Source: City of Sydney Archive Pix, File 055/055046

Relatively minor changes were made to the building throughout the 1940s and most of the 1950s until 1958-59 when H P Oscar was commissioned to remodel and alter the shop. Similar work was conducted in 1961. Partitions and stud walls were introduced in 1965 and 1969 and a major programme of alterations was



initiated later that year. More partitions were added between 1970 and 1975. The building has been newly refurbished, remedying some of the less sympathetic works of the 1960s.

### 3.2.3. 'Former Snow's Emporium including interiors' (Item No. I1853) at 127-131 Liverpool Street

In March 1912 Sydney Snow Ltd, drapers, opened a new retail store on part of this site. The Sydney Morning Herald announced that the new store was to be "dedicated to the ladies of Sydney". It was a three-storey brick building with a basement, designed by the well-known Sydney architectural partnership of Morrow and De Putron.



Figure 32 – Former Snow's Emporium, c. 1989

Source: City of Sydney Archive Pix, File 055/055043

The store was immediately successful, employing over 300 staff, many of them female. By April 1913 the company was considering extensions to the building and had asked architects Morrow and De Putron to prepare plans for an additional two stories to the building. Its proprietor Sydney Snow was born in Ballarat in 1887 and worked there in his father's drapery emporium John Snow & Co. He founded the Sydney business with his father's help and went on to develop other commercial and business interests. In January 1914 Snow's Sydney emporium was completely gutted by fire. In April 1914 architects Morrow and De Putron submitted plans to Sydney City Council for a reinstatement of the building, including additional storeys and extensions.

The new building was to be six storeys and to extend to 354 and 356 Pitt Street. It was completed by September 1915. Snow's store formed an integral part of Sydney's southern retail precinct, one of inter-war Sydney's major retail areas, dominated by Anthony Hordern's Palace Emporium and Mark Foy's Piazza Building. Diagonally opposite Snow's, on the north-west corner of Liverpool and Pitt Streets, was Edward Fay Ltd's main store. Fayworth House by the same architect which has a very similar cornice and chamfered corner treatment to that designed for Snow's building by the same architects.

In 1923, as excavation work began on the city underground railway, the store close to the planned Museum Station, including Hordern's, Mark Foy's, Snow's, formed an association called "Block 14" to promote their precinct, claiming it as a "city in itself".

## 4. SIGNIFICANCE ASSESSMENT

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

### 4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guides.

Table 5 – Assessment of heritage significance

Criteria	Significant Assessment
<b>A – Historical Significance</b>  <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The buildings encompassed within the subject property represent a variety of periods, styles, sizes, and uses. None are heritage listed, and none have previously been identified as being of heritage significance.</p> <p>The historical overview provided in this report supports this for the following reasons:</p> <ul style="list-style-type: none"><li>• Buildings on site that are older than 50 years of age are relatively poor examples of the architectural styles with which they are only loosely associated.</li><li>• Nos. 126-130 Liverpool Street, for example, is a typical terrace building of the period (constructed c. 1902-1920), that is of a relatively simple and utilitarian design that has been modified over time; in its simplicity and altered state, it does not represent well the period from which it derives (Federation).</li><li>• This is similarly the case for Stratton's Hotel, which has similarly been altered over time. Though constructed within the inter-war period, the building itself is not particularly demonstrative of this period, or of any events or activities of note that occurred within it.</li><li>• Other buildings on site that are older than 50 years have been so extensively modified that their original design intent is no longer discernible without reference to the historical record. These buildings, constructed c. 1910-1920s, are no</li></ul>

Criteria	Significant Assessment
	<p>longer demonstrative of the inter-war period, and are not associated with any events or activities of note that occurred within the historic phase.</p> <ul style="list-style-type: none"> <li>Newer buildings on site (constructed c. 1990s onwards) do not have any identified associations with any historical events, activities or phases.</li> </ul> <p>All of the buildings present on site have been constructed as relatively typical, utilitarian and highly common commercial buildings and are of varying scales, designs and ages. None of the buildings present on site have been identified to meet the criteria of historical significance, either individually or collectively. None show any particular evidence of any significant human activities or events, and none have any identified strong associations with the historical phase from which they are derived.</p> <p>More intact building stock that better represents respective historical phases is present elsewhere within the CBD.</p> <p>The subject property is not considered to meet the requisite threshold for individual heritage listing under this criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>shows evidence of a significant human activity <input type="checkbox"/></li> <li>is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/></li> <li>provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>As noted above, none of the buildings on site have any identified associations with the life or works of a person, or group of persons considered to be of importance in the local area's cultural or natural history.</p> <p>None of the buildings represent important work by any notable architects or buildings. All are relatively utilitarian in their design and use, having housed a number of varying tenants since their construction.</p> <p>There is no evidence in the historical record to suggest that any previous owners or occupiers of the buildings are figures considered to be of historical importance, and none of the buildings provide any evidence of any</p>

Criteria	Significant Assessment
	<p>ongoing associations with any groups or individuals of known importance.</p> <p>The subject property is not considered to meet the requisite threshold for individual heritage listing under this criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human occupation <input type="checkbox"/></li> <li>▪ is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/></li> <li>▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>As noted above, buildings present at the subject property does not demonstrate aesthetic characteristics and/or a high degree of creative or technical achievement.</p> <p>The buildings are only loosely representative of the historical phases from which they are derived and are relatively utilitarian in their design. None exhibit any particularly aesthetically distinctive design qualities and none have identified landmark qualities.</p> <p>Newer buildings on site, though of a significant scale, are relatively common within the Sydney CBD and are not particularly distinctive within the context in which they are situated.</p> <p>None have been identified as being major works by any important architects, and all of the buildings over 50 years of age have been modified to varying degrees, some to the extent that their original design intent is no longer identifiable.</p> <p>The subject property is not considered to meet the requisite threshold for individual heritage listing under this criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input checked="" type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input checked="" type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input checked="" type="checkbox"/></li> </ul>



Criteria	Significant Assessment
<ul style="list-style-type: none"> <li>has landmark qualities <input type="checkbox"/></li> <li>exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<b>D – Social Significance</b>  <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	<p>None of the buildings on site have any identified strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</p> <p>As noted, they are relatively typical and utilitarian commercial buildings; they are not esteemed by the local community and are valued only for their amenity/established use.</p> <p>The buildings are generally retained only in preference to a suitable alternative, and their loss would not result in a sense of loss in the local community.</p> <p>The subject property is not considered to meet the requisite threshold for individual heritage listing under this criterion.</p>
<b>Guidelines for Inclusion</b> <ul style="list-style-type: none"> <li>is important for its associations with an identifiable group <input type="checkbox"/></li> <li>is important to a community's sense of place <input type="checkbox"/></li> </ul>	<b>Guidelines for Exclusion</b> <ul style="list-style-type: none"> <li>is only important to the community for amenity reasons <input checked="" type="checkbox"/></li> <li>is retained only in preference to a proposed alternative <input checked="" type="checkbox"/></li> </ul>
<b>E – Research Potential</b>  <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	<p>For the reasons discussed above, the buildings are not considered to have any particular architectural research potential.</p> <p>However, the absence of basements across large portions of the subject property, as well as the known presence of buildings that pre-date those on-site (from c. 1840s onwards) suggests that the site may have potential to contain historical archaeological remains and material from earlier historical phases.</p> <p>A detailed assessment of the subject property's archaeological potential is outside of the scope of this assessment and is being assessed by another consultant in a separate report.</p>
<b>Guidelines for Inclusion</b> <ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> </ul>	<b>Guidelines for Exclusion</b> <ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> </ul>

Criteria	Significant Assessment
<ul style="list-style-type: none"> <li>is an important benchmark or reference site or type <input type="checkbox"/></li> <li>provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>has little archaeological or research potential <input type="checkbox"/></li> <li>only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<b>F – Rarity</b> <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	For the reasons discussed above, the subject property is not considered to meet the requisite threshold for individual heritage listing under this criterion.
<b>Guidelines for Inclusion</b> <ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>is the only example of its type <input type="checkbox"/></li> <li>demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<b>Guidelines for Exclusion</b> <ul style="list-style-type: none"> <li>is not rare <input checked="" type="checkbox"/></li> <li>is numerous but under threat <input type="checkbox"/></li> </ul>
<b>G – Representative</b> <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> <ul style="list-style-type: none"> <li>cultural or natural places; or</li> <li>cultural or natural environments.</li> </ul>	None of the buildings are particularly good or fine examples of any clearly identifiable architectural styles. The integrity of the buildings on site has generally been severely compromised. Newer buildings are representative of more contemporary architecture but are not considered to be particularly fine or notable examples of any particular style of significance.  The subject property is not considered to meet the requisite threshold for individual heritage listing under this criterion.
<b>Guidelines for Inclusion</b> <ul style="list-style-type: none"> <li>is a fine example of its type <input type="checkbox"/></li> <li>has the principal characteristics of an important class or group of items <input type="checkbox"/></li> </ul>	<b>Guidelines for Exclusion</b> <ul style="list-style-type: none"> <li>is a poor example of its type <input checked="" type="checkbox"/></li> <li>does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/></li> <li>does not represent well the characteristics that make up a significant variation of a type <input checked="" type="checkbox"/></li> </ul>

Criteria	Significant Assessment
<ul style="list-style-type: none"> <li>▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input data-bbox="730 300 759 327" type="checkbox"/></li> <li>▪ is a significant variation to a class of items <input data-bbox="730 356 759 383" type="checkbox"/></li> <li>▪ is part of a group which collectively illustrates a representative type <input data-bbox="730 454 759 481" type="checkbox"/></li> <li>▪ is outstanding because of its setting, condition or size <input data-bbox="730 553 759 580" type="checkbox"/></li> <li>▪ is outstanding because of its integrity or the esteem in which it is held <input data-bbox="730 651 759 678" type="checkbox"/></li> </ul>	

## 4.3. STATEMENT OF SIGNIFICANCE

### 4.3.1. Subject Property

As identified in the above table, the buildings within the subject property are not assessed to be of heritage significance, either individually or collectively, when assessed against the criteria for Assessing Heritage Significance as set out by the Heritage Council of NSW.

### 4.3.2. Heritage Items in the Vicinity

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

#### 4.3.2.1. 'Former City South Telephone Exchange including interior' (Item No. I1704) at 219–227 Castlereagh Street

*The City South Telephone Exchange building records the growing importance and widespread use of telephonic communications in the early years of the twentieth century. It is collectively important as part of the city network and individually important as a contributor to the historic townscape of this part of the CBD. There may also be significance in the existing generator housed in the building. Generally, it reflects an important period of development during the 1920s.*

*The building is representative of the adaptation of the classical idiom to house 'modern' functions, which probably accounts for the heaviness of the somewhat Italianate two storey base, relative to the more conventional proportions of the upper part of the building. It demonstrates the 'universality' of the 1920s Palazzo style and its suitability for relatively large scale buildings. Other examples of this phenomenon include the Palazzo style flats common in Kings Cross. The configuration of the building's floors is somewhat specialised due to the double level volume and spatial quality of the lower ground floor level.*

#### 4.3.2.2. 'Fayworth House including interior' (Item No. I1944) at 379-383 Pitt Street

*Fayworth House is part of an ongoing tradition of centralising commercial, financial and professional dealings within the CBD having particular associations with a well-known Australian retailing firm. The choice of site reflects the importance of this portion of the CBD as retail precinct in the 1920s-30s, and retail growth after World War I.*

*It is a good example of the Chicago-esque style, uncommon in Sydney's CBD, with limited use of classical ornamentation. It has landmark presence on a prominent corner site in the southern CBD townscape. The two stages of construction mark the transition from a timber column and beam structure with load bearing masonry walls on the lower two floors, to the post-World War II steel framed upper section.*

#### 4.3.2.3. 'Former Snow's Emporium including interiors' (Item No. I1853) at 127-131 Liverpool Street

*The Coles Fossey building, formerly Snows, is a six storey building of Federation Free Classical Style located on a prominent corner site. The building, in association with Fayworth House and the former Mark Foy building, is historically significant for its ability to demonstrate the inter-war significance of the Liverpool Street-Pitt Street area as one of Sydney's major retail precincts.*

*The building is an example of a highly intact original commercial exterior of quality design particularly noted for its use of decorative framing. The building is significant for its contribution as a landmark corner building to the Liverpool and Pitt Street streetscapes. The building's association with Sydney Snow is socially significant for its ability to recall the important employment opportunities that drapery stores like Snow's offered for young women.*



## 5. THE PROPOSAL

The proposed development comprises of hotel, residential, commercial and retail uses and will include;

- demolition of all existing structures;
- excavation and site preparation, including any required remediation;
- construction and use of a mixed-use development, with an iconic 258m two-tower built form above a podium and internal courtyard;
- four (4) basement levels and a lower ground level accommodating residential, retail and hotel car parking, motorcycle parking, bicycle parking, loading dock, storage and relevant building services;
- improvements to the public domain, including landscaping, pedestrian thoroughfares/connections, and landscaping; and
- augmentation and extension of utilities and services.

A detailed description of development is provided by Ethos Urban within the EIS.

We have been provided with the following plans dated 24 January 2020 prepared by FJMT Studio for the proposal.

### 2000 General Arrangement Plans

2000	Basement 5 -Residential Parking	01
2001	Basement 4 -Residential Parking	06
2002	Basement 3 - Residential Parking+Plant	06
2003	Basement 2 - Hotel Parking+Residential Parking+Plant	06
2004	Basement 1 - Loading Dock+Telstra Parking+Hotel BOH+Plant	06
2005	Mezzanine - Residential Storage & Bike park	06
2006	Lower Ground Plan-Hotel Drop off+Retail Parking+Plant	06
2007	Ground Floor - Hotel Lobby+Residential Lobby+Retail	06
2008	Level 1 - Retail	06
2009	Level 2 - Hotel Function and BOH+Retail+Plant	06
2010	Level 3 - Hotel Function and BOH+Retail+Plant (Double height)	06
2011	Level 4 - Hotel+Retail rooftop bar+Residential Amenity and Rooftop garden+Plant	06
2012	Level 5 - Hotel+Residential Amenity (Double height)	06
2013	Level 06-07 - Hotel+Residential	07
2014	Level 08 - Hotel+Hotel Rooftop Spa + Residential	07
2015	Level 09-16 - Hotel+Typical Residential low rise 1 in North Tower	07
2016	Level 17 -Typical Residential low rise 1 in North Tower+ Hotel presidential suit	04
2017	Level 18 Residential	06
2018	Level 19-30 Typical Residential low rise 1	07
2019	Level 31 - Plant	07
2020	Level 32 - Sky Bridge - F&B	07
2021	Level 33 - Sky Bridge - Residential	07
2022	Level 34 - Sky Bridge - Hotel Amenity+Residential Amenity	07
2023	Level 35 - Sky Bridge - Residential	07
2024	Level 36 - Sky Bridge - Residential Amenity+Roof	07
2025	Level 37 - Residential	07
2026	Level 38 - Riser transfer	07
2027	Level 39-55 Typical Low Rise 2	07
2028	Residential set back 56	07
2029	Level 57 - Plant	07
2030	Level 58-71 Typical High Rise	07
2031	Level 72-75 Typical Penthouse Levels	07
2032	Level 76 - Penthouse	07
2033	Level 77 - Duplex Penthouse	07
2034	Level 78 - Duplex Penthouse	07
2035	Level 79 and 80 - Plant	07
2036	Roof	06
<b>3000 General Elevation</b>		
3000	East Elevation - Castlereagh Street	07
3001	South Elevation - Liverpool Street	07
3002	West Elevation - Pitt Street	07
3003	North Elevation	07

3100 Podium Elevation			
3101	East Podium Elevation - Castlereagh Street		04
3102	West Podium Elevation - Pitt Street		04
3103	South Podium Elevation - Liverpool Street		04
4000 General Sections			
4000	Section- North Tower		07
4200 1:200 Sections			
4200	Podium Section - East West A		04
4201	Podium Section - East West B		04
4202	Podium Section - East West C		04
4203	Podium Section - North South A		04
4204	Podium Section - North South B		04
4205	Podium Section - North South C		04

Extract of the proposal have been included hereunder for reference and have been relied on in this impact assessment.

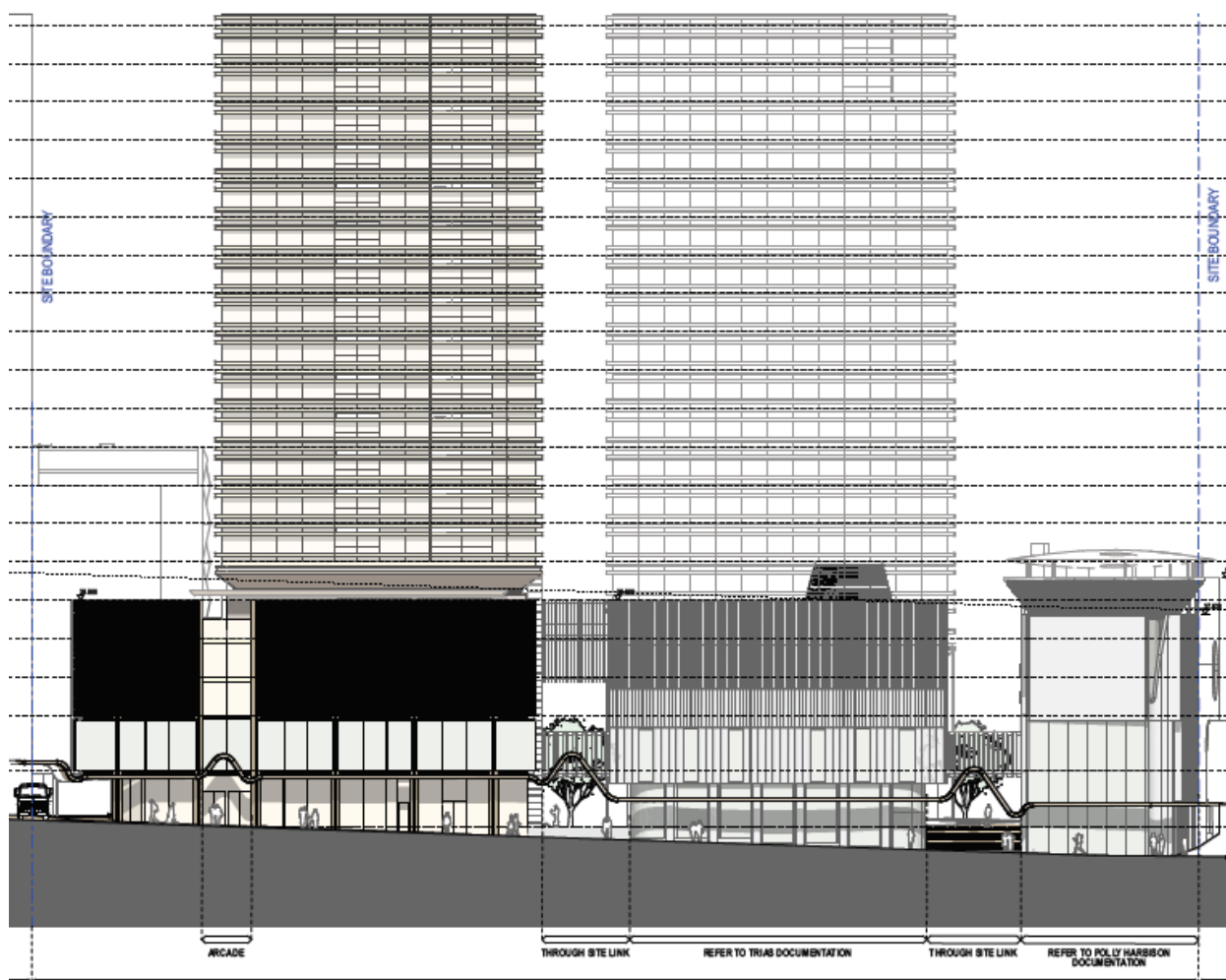


Figure 33 – Extract of proposed plans – proposed Pitt Street elevation at podium level

Source: *fjmt studio*, 2019

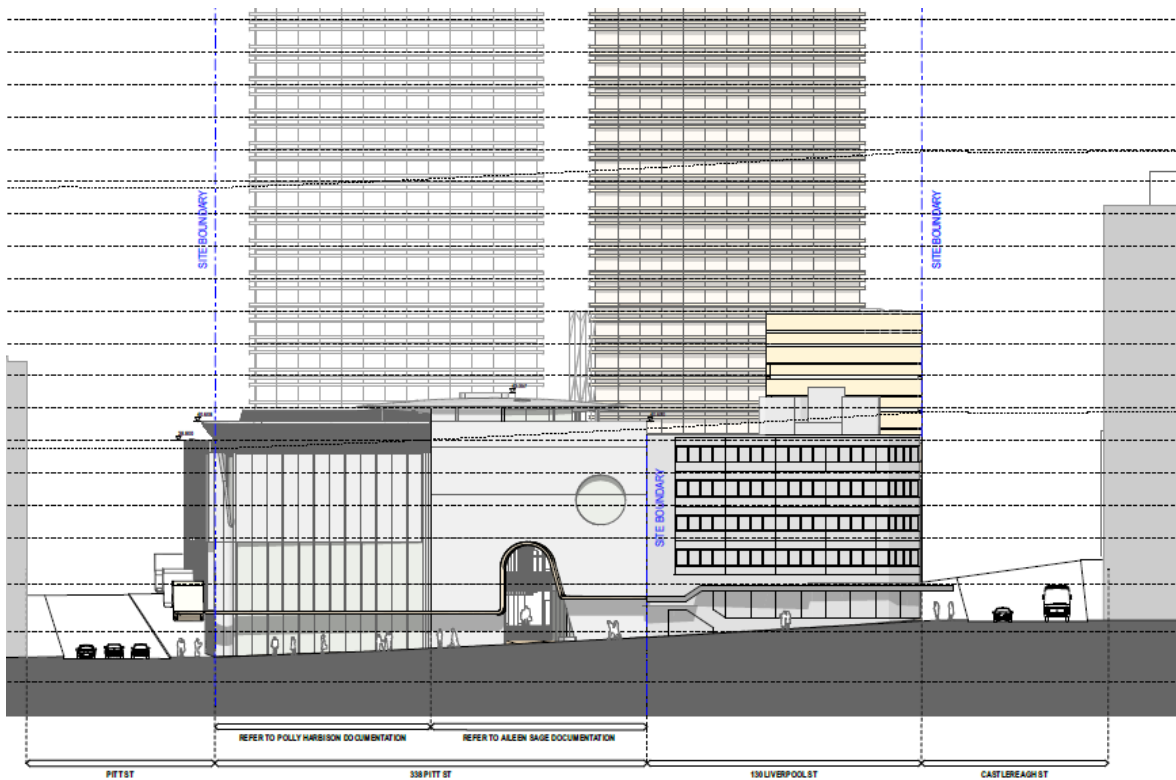


Figure 34 – Extract of proposed plans– proposed Liverpool Street elevation at podium level

Source: fjmt studio, 2019



Figure 35 – Extract of proposed plans– proposed Castlereagh Street elevation at podium level

Source: fjmt studio, 2019

## Towers



CLEAR GLAZING



BRONZE ALUMINIUM  
SUNSHADING + AWNINGS



Figure 36 – Extract of proposed plans – render of the two towers

Source: *fjmt studio*, 2019

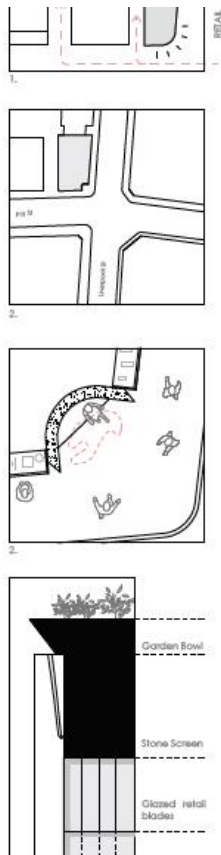


Figure 37 – Extract of proposed plans – render of the corner of Pitt and Liverpool Streets

Source: *Polly Harbison*, 2019





Figure 38 – Extract of proposed plans – ground floor plan

Source: *fjmt studio*, 2019

## 6. IMPACT ASSESSMENT

A Stage 1 Concept Development Application (D/2016/1509) was approved in March 2018 for the majority of the current subject property (excluding 128 and 130 Liverpool Street) for;

*“a building envelope with a height of up to 235m (RL 258.161m) or approximately 66 storeys, with indicative future land uses of retail, commercial and hotel uses in a podium and residential uses in a tower above, vehicular access and crossovers via Pitt Street and Castlereagh Street and indicative locations for east-west through site links at the northern end of the site and southern end of the site between Dungate Lane and Pitt Street.”*

The approval for the concept envelope, as shown below, includes approval for the implied demolition of the existing structures across the property, and development of new building form within the approved envelope. The implied demolition of the existing structures and redevelopment of the site have already been assessed for their potential heritage impact as part of D/2016/1509.

The conditions of consent for D/2016/1509 outlined particular requirements for the subject detailed design proposal related to heritage. These have been identified and assessed at Section 6.1 below.

### 6.1. CONDITIONS OF CONSENT D/2016/1509

The proposed works are addressed in the table below in relation to the relevant heritage related conditions of consent from the previous concept envelope approval (D/2016/1509).

Table 6 – Assessment against the D/2016/1509 Conditions of Consent

Condition of Consent	Discussion
<p>(11) DETAILED DESIGN</p> <p>(g) the podium is to:</p> <p>(i) be finely designed and of masonry character with the façade composition responding to the adjacent heritage item at 219–227 Castlereagh Street and to the predominant historic department store typology of the area. This typology is characterised by facades with strong visual depth, a high degree of architectural modelling and articulation, a complex hierarchy of vertical and horizontal proportions and changes in architectural treatment with height and level;</p>	<p>The detailed design for the redevelopment of the subject property has had specific regard to the requirements outlined in the conditions of consent for the concept envelope approval. The design has responded to the heritage character of the area and vicinity heritage items as follows:</p> <ul style="list-style-type: none"> <li>• The base of the proposed building form along Castlereagh Street adopts a sandstone base responding to the general historic character of the Sydney CBD where buildings are typically designed with strong masonry bases.</li> <li>• The proposed sandstone basecourse also responds to the masonry character of the adjoining heritage item at 219-223 Castlereagh Street, being the Former Sydney South Telephone Exchange building, which has a strong rendered masonry façade. It is noted that this significant building is physically separated from the subject property by a 1977 additional telephone exchange building at 225-227 Castlereagh Street, which is not identified as a building of heritage significance but is located within the broader curtilage of heritage Item 1704 (219-223 Castlereagh Street).</li> <li>• Articulation of the façade of the new development along Castlereagh Street has also responded to the fenestration and articulation of the adjoining Former Sydney South Telephone Exchange building through the inclusion of vertically proportioned façade elements and use of natural toned materials such as bronze.</li> <li>• All street frontages of the redevelopment will be activated through the integration of ground and first floor retail, responding to the traditional retail and department store typology within the immediate</li> </ul>

Condition of Consent	Discussion
	<p>vicinity. Retail areas will also be accessible from internal courtyards within the site.</p> <ul style="list-style-type: none"> <li>The overall design of the podium form to all street frontages has been designed to have articulation and depth which responds to the detailed traditional building forms surrounding the site and integrates a variety of horizontal and vertical forms which delineate the levels and bays of the building.</li> </ul>
(ii) reflect the historic subdivision pattern of the area;	<p>The historic street subdivision pattern for the subject property has changed over time and is currently not demonstrative of a subdivision pattern of historic significance. The proposed redevelopment of the subject property will consolidate the site and the existing and historic subdivision patterns will not be discernible. This is not considered to be a negative heritage outcome as interpretation of the existing (heavily altered) subdivision pattern would not provide information of consequence. Site consolidation for the proposal achieves a holistic outcome for the development and allows for the new built form to respond to streetscape to maximise activation. No alteration of the subdivision pattern for surrounding properties or heritage items will be undertaken.</p>
(iii) incorporate high quality materials that provide a compatible response to surrounding development;	<p>The design has incorporated high quality contemporary materials which respond to the masonry dominant historical character of the area and surrounding heritage items. As discussed previously, use of sandstone to the podium basecourse responds to the historic character of the Sydney CBD. Other materials include glazing, bronze mesh screens, bronze glazing and brass screens. These elements are naturally toned responding to the masonry elements in the vicinity of the site.</p>

## 6.2. SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the Sydney LEP 2012.

Table 7 – Sydney Local Environmental Plan 2012

Clause	Discussion
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance ...</p>	<p>The proposal is located in the vicinity of a number of heritage items. Accordingly, consent is required for the proposed works and the proposal must ensure that it does not result in adverse heritage outcomes for the place.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p>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).</p>	<p>A detailed impact assessment is included in Section 6 of this report.</p>
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of</p>	<p>This heritage impact statement has been prepared to assess the potential heritage impact of the proposal and to assist the consent authority in their assessment. This heritage impact statement satisfies this requirement.</p>




Clause	Discussion
<p>the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	
<p><b>(6) Heritage conservation management plans</b></p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>No Conservation Management Plans apply to the subject property.</p>
<p><b>(7) Archaeological sites</b></p> <p>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 Heritage Act 1977 applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>It is beyond the scope of this report to assess the archaeological potential of the subject property or provide an assessment of potential archaeological impact of the proposal. The following archaeological investigations and assessments have been undertaken by AMAC for the subject SSDA:</p> <ul style="list-style-type: none"> <li>• Archaeological Assessment, Research Design &amp; Excavation Methodology Volume 1.</li> <li>• Archaeological Assessment, Research Design &amp; Excavation Methodology Volume 2.</li> </ul>

## 6.3. SYDNEY DEVELOPMENT CONTROL PLAN 2012

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 8 – Sydney Development Control Plan 2012

Clause	Discussion
<b>SECTION 3 GENERAL PROVISIONS</b> <b>3.9 HERITAGE</b>	
<b>3.9.1 Heritage Impact Statements</b>  (2) The consent authority may not grant consent to a development application that proposes substantial demolition or major alterations to a building older than 50 years until it has considered a heritage impact statement, so as to enable it to fully consider the heritage significance of a building and the impact that the proposed development has on the building and its setting.	<p>The subject site contains a number of buildings which are over 50 years old.</p> <p>It is reiterated that a Stage 1 Concept Development Application (D/2016/1509) was approved in March 2018 for the majority of the current subject property (excluding 128 and 130 Liverpool Street) for;</p> <p><i>“a building envelope with a height of up to 235m (RL 258.161m) or approximately 66 storeys, with indicative future land uses of retail, commercial and hotel uses in a podium and residential uses in a tower above, vehicular access and crossovers via Pitt Street and Castlereagh Street and indicative locations for east-west through site links at the northern end of the site and southern end of the site between Dungate Lane and Pitt Street.”</i></p> <p>Therefore, the approval for the concept envelope includes approval for the implied demolition of the existing structures across the property including those structures that are older than 50 years. The implied demolition of the existing structures and redevelopment of the site have already been assessed for their potential heritage impact as part of D/2016/1509.</p> <p>The additional properties included in this application which were not assessed in the previous approval (D/2016/1509) include 128 and 130 Liverpool Street. Both of these properties form part of a group of three typical retail terraces which have been highly altered over time. The buildings are not considered to have historical or aesthetic significance and are not required to be retained on heritage grounds. Their demolition will not result in an adverse heritage outcome.</p>
(7) When giving consent to the full or partial demolition of a heritage item, a building in a heritage conservation area, or a building older than 50 years, Council may require photographic recording of the building as a condition of consent.	<p>A photographic archival recording is not considered necessary, however may be undertaken if required.</p>
<b>3.9.13 Excavation in the vicinity of heritage items and in heritage conservation areas</b>  (1) Excavation beneath, or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a	<p>The subject site is significantly separated physically from the boundaries of listed heritage items, and therefore any proposed excavation on the subject site will not have any physical impact on heritage items in the vicinity. No excavation will occur beneath common walls or boundary walls of heritage items in the vicinity. It is acknowledged that the site has already been excavated to facilitate the existing buildings and to provide basement areas.</p>

Clause	Discussion
<p>Geotechnical Engineering report and a Structural Engineering report.</p> <p>(2) Excavation will not be permitted if:</p> <p>(a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and</p> <p>(b) it will occur under or forward of the front facade.</p>	
<p><b>3.9.5 Heritage items</b></p> <p>(3) Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:</p> <p>(a) building envelope;</p> <p>(b) proportions;</p> <p>(c) materials, colours and finishes; and</p> <p>(d) building and street alignment.</p>	<p>The vicinity heritage items are substantial individual buildings which sit within their own settings. The proposed built form for the podium building at the corner of Liverpool Street and Pitt Street has been designed by Polly Harbison separate to the predominate FJMT scheme.</p> <p>The proposed scheme is clearly contemporary and has been designed to provide another landmark corner building within this intersection without detracting from the traditional proportions and detailing of the two heritage items at opposite corners. The use of vertical emphasis within clearly defined horizontal bays and adoption of neutral materials and colours such as sandstone, travertine and brass, responds to the traditional proportions and masonry of the vicinity heritage items. The new building has interpreted the splay corners of both the <i>“Fayworth House”</i> and <i>Former “Snow’s Emporium”</i> heritage items through the inclusion of a recessed curved and sandstone faced vertical element addressing the corner.</p> <p>Overall the proposed new building form directly opposite the two main vicinity heritage items has been carefully resolved to avoid any potential visual impacts to the heritage items, and is considered to have no adverse heritage impact.</p> 

Clause	Discussion
	<p>The remainder of the proposed development is a large contemporary mixed use development. The design of the building has been broken up into bays using various façade treatments and a combination of natural and contemporary materials. The design provides for the development of two high rise towers above a large podium form extending across the site. There are no identified adverse heritage impacts to any of the vicinity heritage items as a result of the proposal.</p>
<p>(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:</p> <p>(a) providing an adequate area around the building to allow interpretation of the heritage item;</p> <p>(b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</p> <p>(c) protecting, where possible and allowing the interpretation of archaeological features; and</p> <p>(d) Retaining and respecting significant views to and from the heritage item.</p>	<p>(a) Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape. The proposed tower is considerably higher than the existing building, but it is unlikely to have any additional heritage impacts on vicinity heritage items noting that the surrounding locale already features many existing tall buildings and contemporary development.</p> <p>Those heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development. Even the lower scale heritage items will retain their own streetscape presence through the retention of all existing ground plane setbacks and through the provision of an appropriately scaled podium for the subject proposal.</p> <p>(b) There are no physical works proposed to any of the vicinity heritage items. There are no impacts to any significant fabric or elements within the curtilage of the items in the vicinity of the site.</p> <p>(c) Although several phases of development have been established on the site (as outlined in detail in Section 3 of this report), the site is highly disturbed and partly contains basement excavation. It is beyond the scope of this report to assess the archaeological potential of the subject property or provide an assessment of potential archaeological impact of the proposal. The following archaeological investigations and assessments have been undertaken by AMAC for the subject SSDA:</p> <ul style="list-style-type: none"> <li>• Archaeological Assessment, Research Design &amp; Excavation Methodology Volume 1.</li> <li>• Archaeological Assessment, Research Design &amp; Excavation Methodology Volume 2.</li> </ul> <p>(d) The proposal will have no adverse impacts on the existing significant views to and from heritage items in the vicinity, which are already sitting within an urbanised and highly densified environment. Those heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development. Vicinity heritage items will continue to be read in their existing context and will continue to be able to be interpreted.</p>
<b>4.2 RESIDENTIAL FLAT, NON-RESIDENTIAL AND MIXED USE DEVELOPMENTS</b>	



Clause	Discussion
<p><b>4.2.1 Building height</b></p> <p><i>4.2.1.1 Height in storeys and street frontage height in storeys</i></p> <p>(2) The maximum may only be achieved where it can be demonstrated that the proposed development:</p> <p>(a) reinforces the neighbourhood character;</p> <p>(b) is consistent with the scale and form of surrounding buildings in heritage conservation areas; and</p> <p>(c) does not detract from the character and significance of the existing building.</p>	<p>The potential impact of the proposed massing and scale of the high-rise tower is mitigated by the proposed podium that generally complements the scale, bulk and street presence of the heritage items in the vicinity. The podium provides an appropriate transition in scale between the proposed tower form and the lower-scaled heritage items in the vicinity. Further, the proposed scale of the tower has already been approved in the previous concept envelope approval.</p>
<b>SECTION 5 SPECIFIC AREAS</b>	
<p><b>5.1.6 Building exteriors</b></p> <p>(1) Adjoining buildings, particularly heritage buildings must be considered in the design of new buildings in terms of:</p> <p>(a) street alignment;</p> <p>(b) street frontage heights;</p> <p>(c) setbacks above street frontage heights; and</p> <p>(d) facade proportions including horizontal or vertical emphasis and enclosed corners at street intersections.</p> <p>(2) Building exteriors are to be designed so that:</p> <p>(a) the predominant masonry character and articulation of Central Sydney is reinforced, particularly at the lower levels of buildings; and</p> <p>(b) the materials used, including glass, are predominantly light in colour to reflect better quality light into the streets and respond to characteristic light colours of Central Sydney.</p>	<p>The proposal is consistent with the approved concept envelope under D/2016/1509. The articulated built form under the proposal is generally consistent with the setback of the adjoining Former Sydney South Telephone Exchange heritage item to then north on Castlereagh Street. The proposed height of the proposed podium form facing Castlereagh Street is lower than the height of the adjoining heritage item. The overall design of the podium form to all street frontages has been designed to have articulation and depth which responds to the detailed traditional building forms surrounding the site and integrates a variety of horizontal and vertical forms which delineate the levels and bays of the building.</p> <p>The base of the proposed building form along Castlereagh Street adopts a sandstone base responding to the general historic character of the Sydney CBD where buildings are typically designed with strong masonry bases.</p> <p>The proposed sandstone basecourse also responds to the masonry character of the adjoining heritage item at 219-223 Castlereagh Street, being the Former Sydney South Telephone Exchange building, which has a strong rendered masonry façade. It is noted that this significant building is physically separated from the subject property by a 1977 additional telephone exchange building at 225-227 Castlereagh Street, which is not identified as a building of heritage significance but is located within the broader curtilage of heritage Item 1704 (219-223 Castlereagh Street).</p>

## 6.4. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 9 – Heritage Division Guidelines

Question	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>Overall the proposed development will have an acceptable heritage impact and will not adversely impact on significance of heritage items in the vicinity of the subject site for the following reasons:</p> <ul style="list-style-type: none"> <li>• The potential heritage significance of the existing improvements has been assessed in this report based on available historical records and onsite investigations. The existing improvements are not considered to meet the threshold for individual heritage listing and are therefore not required to be retained on heritage grounds. In principle support for the demolition of the existing improvements and proposed new tower and podium building envelope was granted under the Stage 1 Concept Development Application (D/2016/1509). The proposed development has been prepared in accordance within this previous approval.</li> <li>• There are no physical works proposed to any of the vicinity heritage items. The majority of the other vicinity heritage items are robust masonry buildings which will retain their street presence and can withstand some density within the broader streetscape without a detrimental impact to their setting.</li> <li>• The subject site is separated physically from the boundaries of listed heritage items, and therefore proposed excavation on the subject site will not have a physical impact on heritage items in the vicinity. No excavation will occur beneath common walls or boundary walls of heritage items in the vicinity. It is acknowledged that the site has already been excavated to facilitate the existing improvements and to provide basement areas.</li> <li>• The proposal will have no adverse impacts on the existing significant views to and from heritage items in the vicinity, which already sit within an urbanised and highly densified environment. Heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development. Vicinity heritage items will continue to be read in their existing context and will continue to be able to be interpreted.</li> <li>• The potential visual impact of the proposed massing and scale of the high-rise tower is mitigated by the proposed podium that generally complements the scale, bulk and street presence of the heritage items in the vicinity, as well as the prevailing streetscape. The podium provides an appropriate transition in scale between the proposed tower form and the lower-scaled heritage items in the vicinity. The podium has been designed in a contemporary style which complements the existing streetscape character at ground level along</li> </ul>

Question	Discussion
	<p>George Street. Materials chosen for the building are generally neutral and acceptable from a heritage perspective.</p> <ul style="list-style-type: none"> <li>• The design has responded to the heritage character of the area and vicinity heritage items as follows: <ul style="list-style-type: none"> <li>– The proposed scheme is clearly contemporary and has been designed to provide another landmark corner building within this intersection without detracting from the traditional proportions and detailing of the two heritage items at opposite corners. The use of vertical emphasis within clearly defined horizontal bays and adoption of neutral materials and colours such as sandstone, travertine and brass, responds to the traditional proportions and masonry of the vicinity heritage items. The new building has interpreted the splay corners of both the “Fayworth House” and Former “Snow’s Emporium” heritage items through the inclusion of a recessed curved and sandstone faced vertical element addressing the corner.</li> <li>– The base of the proposed building form along Castlereagh Street adopts a sandstone base responding to the general historic character of the Sydney CBD where buildings are typically designed with strong masonry bases. The proposed sandstone basecourse also responds to the masonry character of the adjoining heritage item at 219-223 Castlereagh Street, being the Former Sydney South Telephone Exchange building, which has a strong rendered masonry façade. It is noted that this significant building is physically separated from the subject property by a 1977 additional telephone exchange building at 225-227 Castlereagh Street, which is not identified as a building of heritage significance but is located within the broader curtilage of heritage Item 1704 (219-223 Castlereagh Street).</li> <li>– Articulation of the façade of the new development along Castlereagh Street has also responded to the fenestration and articulation of the adjoining Former Sydney South Telephone Exchange building through the inclusion of vertically proportioned façade elements and use of natural toned materials such as bronze.</li> </ul> </li> <li>• Sydney’s Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape and historic layering of the streetscape. The proposed development is of a scale which is substantially higher than the existing building on the site, but it is unlikely to have any additional heritage impacts noting that the surrounding locale already features high density development.</li> </ul>

Question	Discussion
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>There are no detrimental impacts on heritage significance as a result of the proposal. The proposal's response to heritage items in the vicinity has been detailed in the assessment above.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>None applicable. In principle support for the overall building envelope and demolition of the existing improvements has been granted under the previous Stage 1 Concept Development Application (D/2016/1509).</p>
<p><b>Demolition of a building or structure</b></p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>It is reiterated that a Stage 1 Concept Development Application (D/2016/1509) was approved in March 2018 for the majority of the current subject property (excluding 128 and 130 Liverpool Street) for;</p> <p><i>"a building envelope with a height of up to 235m (RL 258.161m) or approximately 66 storeys, with indicative future land uses of retail, commercial and hotel uses in a podium and residential uses in a tower above, vehicular access and crossovers via Pitt Street and Castlereagh Street and indicative locations for east-west through site links at the northern end of the site and southern end of the site between Dungate Lane and Pitt Street."</i></p> <p>Therefore, the approval for the concept envelope includes approval for the implied demolition of the existing structures across the property including those structures that are older than 50 years. The implied demolition of the existing structures and redevelopment of the site have already been assessed for their potential heritage impact as part of D/2016/1509.</p> <p>The additional properties included in this application which were not assessed in the previous approval (D/2016/1509) include 128 and 130 Liverpool Street. Both of these properties form part of a group of three typical retail terraces which have been highly altered over time. The buildings are not considered to have historical or aesthetic significance and are not required to be retained on heritage grounds. Their demolition will not result in an adverse heritage outcome.</p>
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p>	<p>This has been assessed in detail above.</p>



Question	Discussion
<p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	

## 7. CONCLUSION AND RECOMMENDATIONS

Overall the proposed development will have an acceptable heritage impact and will not adversely impact on significance of heritage items in the vicinity of the subject site for the following reasons:

- The potential heritage significance of the existing improvements has been assessed in this report based on available historical records and onsite investigations. The existing improvements are not considered to meet the threshold for individual heritage listing and are therefore not required to be retained on heritage grounds. In principle support for the demolition of the existing improvements and proposed new tower and podium building envelope was granted under the Stage 1 Concept Development Application (D/2016/1509). The proposed development has been prepared in accordance within this previous approval.
- There are no physical works proposed to any of the vicinity heritage items. The majority of the other vicinity heritage items are robust masonry buildings which will retain their street presence and can withstand some density within the broader streetscape without a detrimental impact to their setting.
- The subject site is separated physically from the boundaries of listed heritage items, and therefore proposed excavation on the subject site will not have a physical impact on heritage items in the vicinity. No excavation will occur beneath common walls or boundary walls of heritage items in the vicinity. It is acknowledged that the site has already been excavated to facilitate the existing improvements and to provide basement areas.
- The proposal will have no adverse impacts on the existing significant views to and from heritage items in the vicinity, which already sit within an urbanised and highly densified environment. Heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development. Vicinity heritage items will continue to be read in their existing context and will continue to be able to be interpreted.
- The potential visual impact of the proposed massing and scale of the high-rise tower is mitigated by the proposed podium that generally complements the scale, bulk and street presence of the heritage items in the vicinity, as well as the prevailing streetscape. The podium provides an appropriate transition in scale between the proposed tower form and the lower-scaled heritage items in the vicinity. The podium has been designed in a contemporary style which complements the existing streetscape character at ground level along George Street. Materials chosen for the building are generally neutral and acceptable from a heritage perspective.
- The design has responded to the heritage character of the area and vicinity heritage items as follows:
  - The proposed scheme is clearly contemporary and has been designed to provide another landmark corner building within this intersection without detracting from the traditional proportions and detailing of the two heritage items at opposite corners. The use of vertical emphasis within clearly defined horizontal bays and adoption of neutral materials and colours such as sandstone, travertine and brass, responds to the traditional proportions and masonry of the vicinity heritage items. The new building has interpreted the splay corners of both the “Fayworth House” and Former “Snow’s Emporium” heritage items through the inclusion of a recessed curved and sandstone faced vertical element addressing the corner.
  - The base of the proposed building form along Castlereagh Street adopts a sandstone base responding to the general historic character of the Sydney CBD where buildings are typically designed with strong masonry bases. The proposed sandstone basecourse also responds to the masonry character of the adjoining heritage item at 219-223 Castlereagh Street, being the Former Sydney South Telephone Exchange building, which has a strong rendered masonry façade. It is noted that this significant building is physically separated from the subject property by a 1977 additional telephone exchange building at 225-227 Castlereagh Street, which is not identified as a building of heritage significance but is located within the broader curtilage of heritage Item 1704 (219-223 Castlereagh Street).
  - Articulation of the façade of the new development along Castlereagh Street has also responded to the fenestration and articulation of the adjoining Former Sydney South Telephone Exchange building through the inclusion of vertically proportioned façade elements and use of natural toned materials such as bronze.

- Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape and historic layering of the streetscape. The proposed development is of a scale which is substantially higher than the existing building on the site, but it is unlikely to have any additional heritage impacts noting that the surrounding locale already features high density development.

The proposal has an acceptable heritage impact and is recommended for approval.

## 8. BIBLIOGRAPHY AND REFERENCES

### 8.1. BIBLIOGRAPHY

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