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SUPPLEMENTARY HERITAGE IMPACT ASSESSMENT

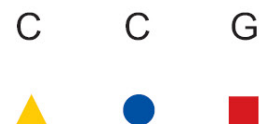
for
Fendi Fit out
153-155 George Street, Sydney



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Fendi Fit out
153-155 George Street Sydney

Job No. 13-170F
September 2015

Cover photomontage: extract from DA drawings by pmdl architects Ltd

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1 Introduction

1.1 PURPOSE OF THIS SUPPLEMENTARY HERITAGE IMPACT ASSESSMENT

This report accompanies a Section 96 application to modify the existing consent applying to the DFS Galleria refurbishment. It has been prepared to assess the physical and visual impacts of a proposed retail fit out of the heritage significance of the tenancy at 153-155 George Street, The Rocks, which is within the State heritage listed buildings at 145 to 155 George Street Sydney in the historic precinct of The Rocks.

The assessment, considerations and recommendations of this report have been undertaken by CCG Architects Pty Ltd in collaboration with Atelier Pacific and PMDL architects, in guiding the conservation approach and design of the fit out.

This assessment is confined to the interior of the ground floor shop space of 153-155 George Street and should be read in conjunction with the broader assessment of significance for the base building works written by CCG Architects Pty Ltd dated 26 November 2014 for the historical background, description of the existing buildings and fabric and assessment of significance.

1.2 AUTHORSHIP

This report has been prepared by Brian McDonald, Director and Heritage Architect of CCG Architects Pty Ltd. As part of the quality assurance program this report was reviewed by Christopher Roehrig Senior Associate and Heritage Consultant.

1.3 METHODOLOGY AND STRUCTURE

This Heritage Impact Assessment (HIA) has been prepared in accordance with the guidelines of the *Australian ICOMOS Charter for Places of Cultural Significance*, 2004, and the NSW Heritage Office Publication, *NSW Heritage Manual and the NSW Heritage Office Publication Statement of Heritage Impact*.

1.4 SITE IDENTIFICATION

The buildings at 145 – 155 George Street are located on the western side of George Street in The Rocks Precinct, Sydney. Globe Street is immediately to the north and the Cahill Expressway overpass is to the south. The development which occurred in the late 1980s is immediately to the west and behind these early twentieth century heritage buildings is separated by an atrium which is closed over by the new structures at level 4. First Fleet Park and Cadman's Cottage are on the opposite eastern side of George Street.

The retail tenancy at 153-155 George Street is for a Fendi retail outlet. There are entrances to the retail areas and the offices at ground floor level accessed from George Street through the vaulted entry space at 147 George Street and the atrium space off Globe Street behind 145 George Street.



Figure 1: Location Plan. Source: PMDL drawing DA000
 153-155 George Street is indicated by red rectangle

1.5 ABBREVIATIONS AND GLOSSARY OF CONSERVATION TERMS

The conservation terms found throughout this report are based on the terms and definitions adopted by *The Burra Charter*, *The Australia ICOMOS Charter for places of cultural significance* (Australia ICOMOS 2004). *The Burra Charter* forms the basis for cultural conservation with in Australia and is acknowledged by government heritage agencies around Australia. Terms used in this plan are defined below:

Place, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural Significance, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting use, associations, meanings, records, related places and related objects.

Fabric means all the physical material of the place including fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance (as listed below).

Maintenance means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Integrity (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: a place will have a compatible use]

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.

Interpretation means all the ways of presenting the cultural significance of a place.

1.6 REPORT LIMITATIONS

The following resources were utilised as documentary evidence for this report:

- Conservation Management Plan prepared for the Sydney Harbour Foreshore Authority by Conybeare Morrison International Pty Ltd August 2012,
- State Heritage Register database entries for 145-155 George Street, the Rocks
- Sydney Harbour Foreshore Authority Section 170 Register entry for 153-155 George Street, The Rocks
- Apperly, R, Irving, R, and Reynolds, P, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, Sydney 1989, p.138-9.
- State Heritage Register”.

Further research is outside the scope of this report.

This report does not address the general planning or environmental management considerations, which are addressed in a statement of environmental effects by JBA Urban Development Services, and only addresses the relevant heritage planning provisions.

2 Brief Description of 153-155 George Street



This building, constructed in 1908 in the Federation Free Style, is located at the southern end of the group. It demonstrates the following features typical of this style:

- the use of asymmetry and informal massing;
- an informal arrangement of fenestration,
- a tower with a pyramidal roof to create a prominent skyline feature,
- an eclectic combination of elements and details drawn or adapted from Classical, Art Nouveau and Queen Anne styles,
- use of brickwork and render for the two principal facade materials with contrasting colour and textures, diminished by painting the brickwork ;
- windows of different shapes and sizes, generally double-hung with glazing bars in the upper sash only.

The George Street facade of the building is splayed at the junction of the five storey tower element and main three storey part of the building following the alignment of the street. The different paint colours on each plane of the facade, distinguishes the forms, reading almost as two different buildings.

The awning, constructed in 1992, is not the same as the awing to the other buildings in the group. It has turned timber posts with decorative metal brackets.

This building also has intricate varied parapets as seen against the skyline. There is evidence of Art Nouveau inspiration in the plaster detailing over the recessed balconies and on the parapets.

3 Heritage Status and Legislative Framework

The statutory and policy framework against which the impacts on the significance of 153-155 George Street will be evaluated requires reference to the following:

- Environmental Planning and Assessment Act, 1979
- The Sydney Harbour Foreshore Authority Planning Scheme The Rocks Management Plan
- NSW Heritage Act 1977
- The Conservation Management Plan 145 – 155 George Street Sydney by Conybeare Morrison August 2012.

Environmental Planning and Assessment Act 1979 (EP&A Act)

Some planning responsibilities have been transferred from the Sydney Harbour Foreshore Authority to the City of Sydney by the NSW Department of Planning. The transfer of authority includes determinations for development with a capital investment value of under \$10 million at Sydney Harbour foreshore sites including within The Rocks. The Sydney Cove Redevelopment Authority Scheme for The Rocks is the relevant environmental planning instrument.

The minister is the consent authority for Proposals deemed 'development' under *State Environmental Planning Policy (State and Regional) 2011* with a capital investment value over \$10 million. Development assessment is undertaken by the Department of Planning

In the case of the DFS Galleria refurbishment and upgrade project the capital investment value is in excess of \$10 million and the approvals process comes under *State Environmental Planning Policy (State and Regional) 2011*. The current application is for a modification of the existing consent pursuant to Section 96 of the EPA Act 1979 for the fit out of 153-155 George Street at ground floor level.

NSW Heritage Act 1977

Heritage Council approval is required to alter an item listed on the NSW State Heritage Register, or to disturb or excavate land when there is reasonable knowledge or likelihood of significant relics being disturbed. A separate submission has been made to the Heritage Division of the Office of Environment and Heritage for granting of exemption from the requirement for Section 60 consent pursuant to section 57(2) of the NSW Heritage Act - Standard Exemptions 7 and 8.

State Environmental Planning Policy (State and Regional) 2011 takes precedence over the *NSW Heritage Act, 1977*, although it is usual for applications to be referred to the NSW Heritage Council for comment.

The potential impacts of the proposed development have been assessed against the relevant policies of the CMP at Section 6.2 of this statement.

4 Heritage Significance of 153-155 George Street

The following is an extract from the statement of significance in the Conservation Management Plan 145 – 155 George Street Sydney by Conybeare Morrison August 2012.

153-155 George Street, the former New York Hotel was constructed in 1908 for Tooth & Co Ltd, and has historic significance at a local level for its associations with its use as a hotel from 1873 to 1960: The Nil Desperandum Hotel (1873-1880) and the New York Hotels (1882-1907 and 1908-1960). Physical evidence of its function as a hotel has been lost except for a cellar that may remain under the ground floor slab.

The East Elevation of the former New York Hotel has aesthetic significance at a local level associated with being a representative example of a Federation Free Style commercial building designed in the first decade of the twentieth century and which contributes to the aesthetic and historic diversity of the George Street streetscape.

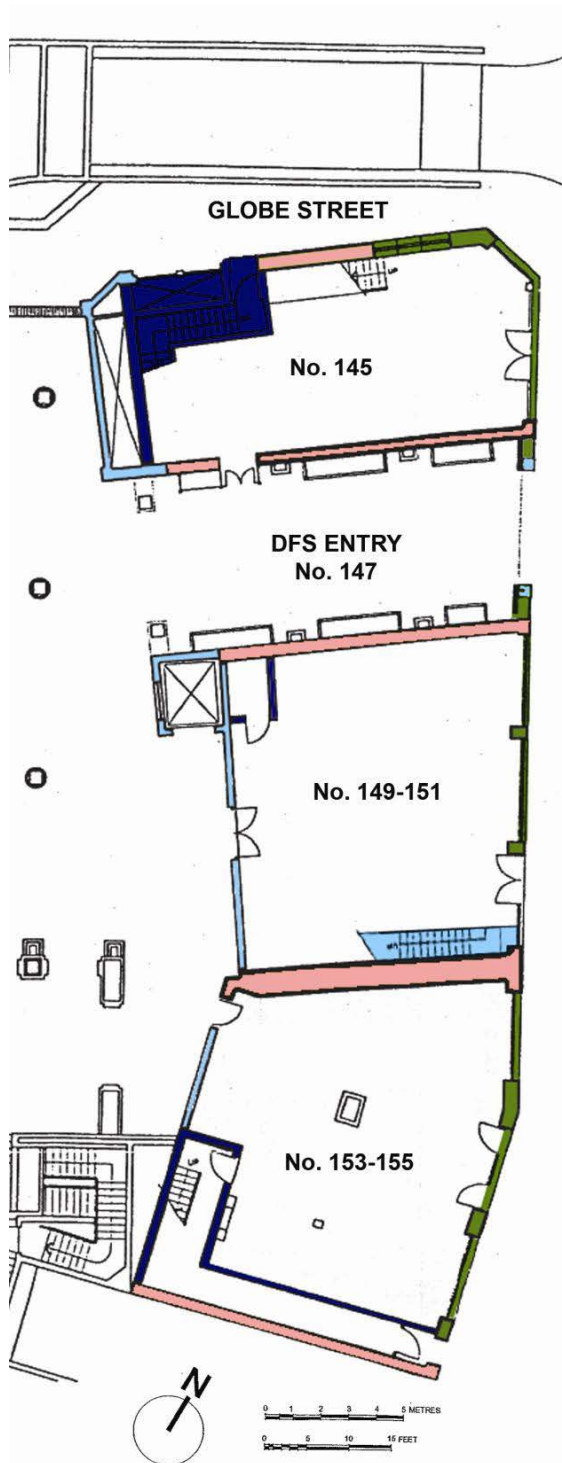
The following overall assessment of the levels of heritage significance of built elements of 145 – 155 George Street has been relied upon for the assessment of impacts on 153-155 George Street. The elemental significance drawings prepared by Conybeare Morrison¹ have been included below to assist readers of this statement to understand the references to levels of significance in the impact assessment. The writer of this statement has examined these drawings and concurs with the findings of Conybeare Morrison.

¹ Conservation management plan – Conybeare Morrison, August 2012.



Eastern Facade

Northern Facade



Ground Floor Plan

5 Description of Proposed Development

The proposed fit out works involve no activities that would adversely affect the State heritage listed building. No works are proposed at this stage that would affect the exteriors or the shopfronts.

The drawings prepared by Atelier Pacific issued 6 September 2015 describe the fit out of the ground floor interior at 153-155 George Street, The Rocks for the refurbishment of the Fendi retail space. The drawings reviewed are:

1176-011, 051 - 054, 081, 101, 102, 111, 121, 201, 401, 402, 411 -414, 421, 461, 471, 501, 502, 511, 521, 541, 901 – 904.

This drawing set provides detailed information of the plan layout, street and rear elevation to the internal atrium of DFS Galleria, cross sections, reflected ceiling plans, electrical and mechanical services, lighting, the internal partitions, furniture and display fitments and materials and colours.

The works proposed are described below with reference to levels of significance of affected fabric and spaces as rated in the conservation management plan:

- Reconfiguration of the portion of the shop that extends into the south east corner of the atrium space at ground floor level. The existing fabric here is rated as having little significance;
- Creation of an enclosed back of house area on the southern side of the shop space, set back from the George Street shopfront window. The elements affected are the concrete floor - rated as neutral and the south wall - rated as intrusive;
- Installation of a platform lift for disabled persons access and new handrails at the existing internal stairs - rated as neutral;
- Installation of largely free standing display fitments with minimal fixings to floor and wall surfaces. A plywood face framed back up wall is to be erected adjacent to the north "party wall". This construction will be self-supporting and will not rely on the "party wall" for structural fixings. The floor is rated neutral; south walls are rated intrusive and the north "party wall" is original - rated as exceptional significance;
- New suspended ceiling replacing in place of the removed suspended ceiling – no impact on significant fabric. The floor above is concrete dating from the mid 1990s.
- New floor finishes, wall finishes and lighting, which only affect later phase non-significant fabric.
- New electrical and air conditioning services confined to hidden cavities in the new wall and ceiling construction;
- Vinyl adhesive signs and yellow film to the inside faces of highlight glazing of the existing shopfront windows. These signs are assessed as being in accordance with The SHFA signs policies and signs design guidelines.
- Backlit FENDI sign on the east facing wall of the back of house area set 1000mm from the back of the shopfront windows facing George Street. Illuminated signs are not permitted by the SHFA signs policies and signs

design guidelines. However the actual surface of the sign is not proposed to be illuminated; the lighting will be behind the sign and seen on the wall and will produce a subtle effect.

6 Assessment of Impacts on Significance

6.1 IMPACTS GENERALLY

All of the works are consistent with the findings of the heritage impact statement dated 28 November 2014, which is referred to above. A relevant consideration is that all of the proposed works fall within the scope of the Standard Exemptions 7 and 8 pursuant to Section 57(2) of the NSW Heritage Act 1977. A separate submission has been made to the Heritage Division of the Office of Environment and Heritage for granting of the standard exemptions. It is understood that the heritage provisions of Sydney Local Environmental Plan 2012 are matters for consideration in assessing the impacts on heritage significance of this Section 96 Application, in which case Sub clause 5.10(3)(a) would be relevant, quoted below:

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area,*

Minor activities with little or no adverse impact on heritage significance.

The works are confined to the internal space and do not physically impact on the only components that are significant: the north dividing wall (original and rated exceptional significance) and the shop front windows facing George Street (not original and rated moderate significance). Fabric that is physically affected by fixings or covered by new finishes and fitments comprises: the south wall and fire stair (rated intrusive); the concrete floor and steps and soffit of concrete slab above (rated neutral) and; the rear wall facing into the atrium (rated as little significance). All of the fit out work is reversible.

Impacts on non-significant fabric.

As described above the changes proposed are not only of no adverse impact on the significance of the place but also affect fabric that is graded as either intrusive, neutral or of low significance.

6.2 COMPLIANCE WITH CONSERVATION MANAGEMENT PLAN POLICIES

6.2.1 POLICY 3

Decision making is to be based on an understanding of the heritage significance of the item, to retain and enhance the values as identified in the Statement of significance.

The design process has been guided from the concept stage to the present by the advice of Brian McDonald, an experienced heritage architect and the writer of this statement. The heritage architect will be retained to continue to guide the project as it affects 153-155 George Street through the construction documentation and building contract stages.

6.2.2 POLICY 9

All conservation work, including adaptive reuse of the item, shall be undertaken by suitably qualified personnel and carried out using skilled tradesmen experienced with heritage buildings.

Where works are to be undertaken that physically affect or are in close proximity to significant fabric and finishes the construction contract will require compliance with this policy.

6.2.3 POLICY 10

All contractors or trades shall be inducted on to the site, informing them of the significance of the building and the care in which its fabric needs to be treated.

This policy will be implemented in the construction contract conditions, which will provide for heritage induction of contractors and tradespersons.

6.2.4 POLICY 11

Only heritage experienced, specialist trades are to be used for any work carried out on significant fabric of the buildings.

This policy will also be implemented in the construction contract conditions, which will provide for contractors to submit the qualifications and experience of tradespersons who will be working on any activities that might physically affect significant fabric or finishes.

6.2.5 POLICY 12

All Statutory approvals shall be obtained before works are carried out.

The appropriate statutory approvals are being sought through the application process for the Section 96 modification application.

6.2.6 POLICY 14

Continue the current use of 145-155 George Street for street level retail with commercial offices at upper levels.

The current uses will continue.

6.2.7 POLICY 15

Future compatible uses should be of low impact and maintain public access at street level, as well as the current access from the Atrium space into the rear of the retail spaces.

It is not proposed to alter the existing use or the exterior of 153-155 George Street.

6.2.8 POLICY 25

Retain the historic setting of the item in relation to George and Globe Streets, including the visual curtilage towards Circular Quay.

The fit out of 153-155 George Street is entirely internal and will have no effect on the visual curtilage of the State heritage listed building or the significance of the precinct.

6.2.9 POLICY 31

Demolition of fabric of Exceptional and High significance cannot be supported. The original four lot subdivision should be retained and where appropriate

Fabric and finishes of exceptional and high significance will not be affected by the proposed works.

No changes are proposed that would alter the ability to comprehend the historic four lot subdivision pattern.

6.2.10 POLICY 32

The intact George Street and Globe Street elevations are to be retained and conserved as primary significant elements of the buildings.

No works are proposed that affect the intact George Street elevation.

6.2.11 POLICY 35

Retail and commercial fit outs should avoid intervention to significant fabric and be designed as a new layer within the building. Such fit outs should be readily reversible.

This policy is satisfied with regard to refurbishment within the ground and first floor spaces in 153-155 George Street.

6.2.12 POLICY 38

New work should be identifiable as a new layer within the building while responding sympathetically to the architectural form, layout and detailing of the space.

This approach has been adopted for the contemporary design of items within the ground floor space.

6.2.13 POLICY 39

Period detailing should only be used to reconstruct removed or damaged elements and should be based on physical or documentary evidence

Reconstruction of heritage features is not within the scope of works. The detailing of walls, linings and display fitments is in a contemporary idiom within a space that has been substantially altered by successive retail fit outs over a long period of time.

6.2.14 POLICY 40

Subdivision of internal spaces is to be avoided beyond that associated with the reconstruction of original common walls.

Subdivision of internal spaces is ameliorated by confining the enclosure of space to the back of house room against the south wall. While the store is configured as two interlinked spaces by display fitments encapsulating the column in the centre of the floor into back to back display units at a right angle to the north wall the spatial quality will remain reasonably open.

6.2.15 POLICY 41

Retain the identified significant elements and fabric in accordance with their identified level of significance.

The proposed works do not involve any changes to, or impacts on, identified significant elements and fabric of the buildings.

6.2.16 POLICY 52

External signage and lighting should be consistent with The Rocks Lighting Policy 2009 and The Rocks Signage Policy and Technical Manual 2009.

- The only sign proposed in the application that would have a visual presence is a backlit FENDI sign on the east facing wall of the back of house area set 1000mm from the back of the shopfront windows facing George Street. Illuminated signs are not permitted by the SHFA signs policies and signs design guidelines.
- This specific type of sign does not appear to be anticipated by *The Rocks Signage Policy and Technical Manual 2009*. While the design does involve illumination, the actual surface of the sign is not proposed to be illuminated. The lighting will be behind the sign and seen on the wall and will produce a subtle effect.

6.3 EVALUATION AGAINST THE GUIDELINES OF THE NSW HERITAGE DIVISION OF THE OFFICE OF ENVIRONMENT AND HERITAGE

The following set of criteria published by the NSW Heritage Council for the assessment of heritage impact of alterations and additions to a heritage item, which includes minor partial demolition, change of use, minor additions, and new development to a heritage item, is assessed as follows:

NSW Heritage Office Requirements	Comment
Minor partial demolition (including internal elements) <i>The relevant 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact' guidelines relating to minor partial demolition are:</i> <ul style="list-style-type: none"> • <i>Is the demolition essential for the heritage item to function?</i> • <i>Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</i> 	<p>The proposed works only physically affect fabric that is from the 1980s phase of construction and either not rated as significant or rated as little significance.</p> <p>Impacts on these elements in no way detracts from the significance of 153-155 George Street.</p>

<ul style="list-style-type: none"> • Is the resolution to partially demolish sympathetic to the heritage significance of the item? 	
<p>Minor additions</p> <p>The relevant 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact' guidelines relating to minor additions are:</p> <ul style="list-style-type: none"> • How is the impact of the addition on the heritage significance of the item to be minimised? • Can the additional area be located within an existing structure? If not why not? • Will the additions visually dominate the heritage item? • Is the addition sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? • Are the additions sympathetic to the heritage item? In what way (e.g: form, proportions, design)? 	<p>The Fendi fit out works are contained within an existing internal space where original fabric has been completely removed leaving only the masonry north side wall and, 1980s shopfront windows. The western portion of the proposed shop area extends into the existing Atrium space displacing fabric that dates from the 1980s. To the south of the shop space is an existing brick enclosed fire stair and fire escape passage to George Street also dating from the changes in the 1980s. Impacts are minimised by ensuring that in the very limited situations where new works come into contact with the significant north wall minimal fixings are required to and the new work can be made easily reversible.</p> <p>The works are internal and are located above an existing ground floor concrete slab. Therefore there is no prospect of disturbance of archaeological resources.</p>

7 Measures taken to Mitigate Impacts

The design process has been subject of consultation between Atelier Pacific Ltd, architects for Fendi, and PMDL, the architects for the overall project, and the heritage architect, the author of this statement. This collaboration has been very productive in terms of finding design solutions that balance the needs of the client with protection of the highly significant heritage values of the State heritage items on the site.

The important outcomes of these collaborative processes are:

- Avoidance of impacts on spaces and fabric of exceptional and high significance and, for the most part, of moderate significance;
- Restriction of changes where physical and/or visual impacts might occur to parts of the building where change has already occurred and fabric and spatial qualities are of low significance, no significance or are intrusive;
- Minor adjustments to the spacing of display fitments from the inside face of the shopfront windows facing George Street;
- Setting back the east wall of the back of house area from the shopfront window.
- Minimisation of fixings to the surface of the original northern "party wall".

8 Bibliography

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State Agency Heritage Guide – Management of Heritage Assets by NSW Government Agencies.

The Sydney Harbour Foreshore Authority Planning Scheme

The NSW State Heritage Register database

WEBSITES

www.heritage.nsw.gov.au, State Heritage Inventory