

HERITAGE IMPACT STATEMENT

APPENDIX R





Sydney Metro City & Southwest

Pitt Street South Over Station

Development:

Heritage Impact Statement

Applicable to:	Sydney Metro City & Southwest
Author:	Urbis Pty Ltd
Owner	Sydney Metro
Status:	Final
Version:	2
Date of issue:	August 2018
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Executive Summary

This report supports concept State Significant Development Application (SSD) 8876 to be submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and in response to the Secretary's Environmental Assessment Requirements dated 30 November 2017 (as set out in section 1.1).

The subject site does not comprise listed heritage items nor is it in a heritage conservation area. However, the subject site is located within proximity to (and immediately adjoins) local heritage items as set out in section 4.1, most notably the Edinburgh Castle Hotel at 294 Pitt Street and the Metropolitan Fire Brigade building at 211–217 Castlereagh Street. The site is also in proximity to the State Heritage listed 'Former Sydney Water building at 115–119 Bathurst Street, SHR Listing Number 01645, LEP Item No. 1672.

Sydney Metro is seeking to secure concept approval for a tower above the southern portal of Pitt Street Station, otherwise known as the over station development (OSD). The concept SSD Application seeks consent for a building envelope, maximum building height, pedestrian and vehicular access, circulation arrangements and associated car parking as well as the strategies and design parameters for the future detailed design of development.

It is proposed to construct a building on the subject site, over the already approved proposed development being the demolition of the existing structures and construction of a metro station and facilities. This HIS has been undertaken to assess the potential impact of the proposed OSD works on the adjoining and proximate heritage items.

This concept SSD Application relates to the over station component of the site only, and accordingly this assessment excludes the station component below. The project will leverage the important urban renewal and development opportunities provided by the CSSI Approval through the application of transit oriented development principles that support government objectives to achieve a more sustainable and efficient use of land and to meet Sydney's housing and employment targets.

It is acknowledged that the proposal will result in a large increase in the scale of development at the site and in proximity to heritage items (most notably the Edinburgh Castle Hotel, which the site surrounds). However, it is considered that the highly developed and commercial character of the area allows for and encourages development of a greater scale than that which currently exists. The area also sits within an altered CBD context, which includes high rise development and juxtapositions of scale. The proposal mitigates impacts of scale through the provision of a modulated podium and setbacks, responding to the built form context. The indicative concept considers the proximate heritage item in terms of form and materiality, and provides for a more pedestrian scale which allows the heritage item to retain its visual prominence even in the context of the variance in the scale of development.

Overall it is considered that the proposal will have no significant impact on the proximate heritage items. The proposal is supported subject to recommendations as set out in section 7.

1. Introduction

1.1. Introduction and Brief

This report supports a concept State Significant Development Application (SSD) 8876 to be submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and in response to the Secretary's Environmental Assessment Requirements dated 30 November 2017 with regard to heritage, which state:

7. Heritage

The EIS shall:

- *include a heritage impact statement (HIS) to address the extent of impact on any heritage items in the vicinity, including any built and landscape items, conservation areas, views and settings. In particular, the impact of the proposal on the following heritage items should be assessed:*
 - *The State listed (former) Sydney Water Building including interiors and lightwell (SHR 016545)*
 - *The locally listed Metropolitan fire brigade building including interior and central yard and Edinburgh Castle Hotel including interior.*

Sydney Metro is seeking to secure approval for a concept SSD Application for a tower above the southern portal of Pitt Street Metro Station (Pitt Street South or PSS), otherwise known as the over station development (OSD).

Urbis has been engaged by Sydney Metro to prepare the following Heritage Impact Statement which forms part of the EIS for the proposal.

The subject site does not comprise listed heritage items nor is it in a heritage conservation area. However, the subject site is located within proximity to (and immediately adjoins) local heritage items as set out in section 4.1, most notably the Edinburgh Castle Hotel at 294 Pitt Street and the Metropolitan Fire Brigade building at 211–217 Castlereagh Street.

It is proposed to construct a building on the subject site, above the already approved development being the demolition of the existing structures and construction of a new metro station and facilities. This HIS has been undertaken to assess the potential impact of the proposed works on the adjoining and proximate heritage items.

1.2. Background

The New South Wales (NSW) Government is implementing Sydney's Rail Future, a plan to transform and modernise Sydney's rail network so that it can grow with the city's population and meet the needs of customers in the future. Sydney Metro is a new standalone rail network identified in Sydney's Rail Future.

Sydney Metro is Australia's biggest public transport project, consisting of Sydney Metro Northwest, which is due for completion in 2019 and Sydney Metro City & Southwest, which is due for completion in 2024. Sydney Metro West is expected to be operational in the late 2020s.

The Sydney Metro City and Southwest comprises two core components:

- Chatswood to Sydenham – new 15.5 kilometre twin tunnels from Chatswood, under Sydney Harbour and through the Sydney Central Business District to Sydenham.
- Sydenham to Bankstown – proposed upgrade and conversion of the existing 13.5km railway from Sydenham to Bankstown Stations, up to metro rail standards.

Pitt Street is one of seven new metro stations approved as part of the Chatswood to Sydenham component of the Sydney Metro project, which is classified as Critical State Significant Infrastructure (CSSI). Specifically, this proposal relates to the southern station portal which forms part of Pitt Street Station, with a separate OSD process being undertaken regarding the Pitt Street North site.

The CSSI Approval (SSI 15_7400) was granted by the Minister for Planning on 9 January 2017, and includes approval for the construction of below and above ground structural and other components (including space provisioning) for future OSD, although the fitout and use of such areas are noted as requiring separate development approvals under the relevant provision of the EP&A Act.

1.3. Site Location

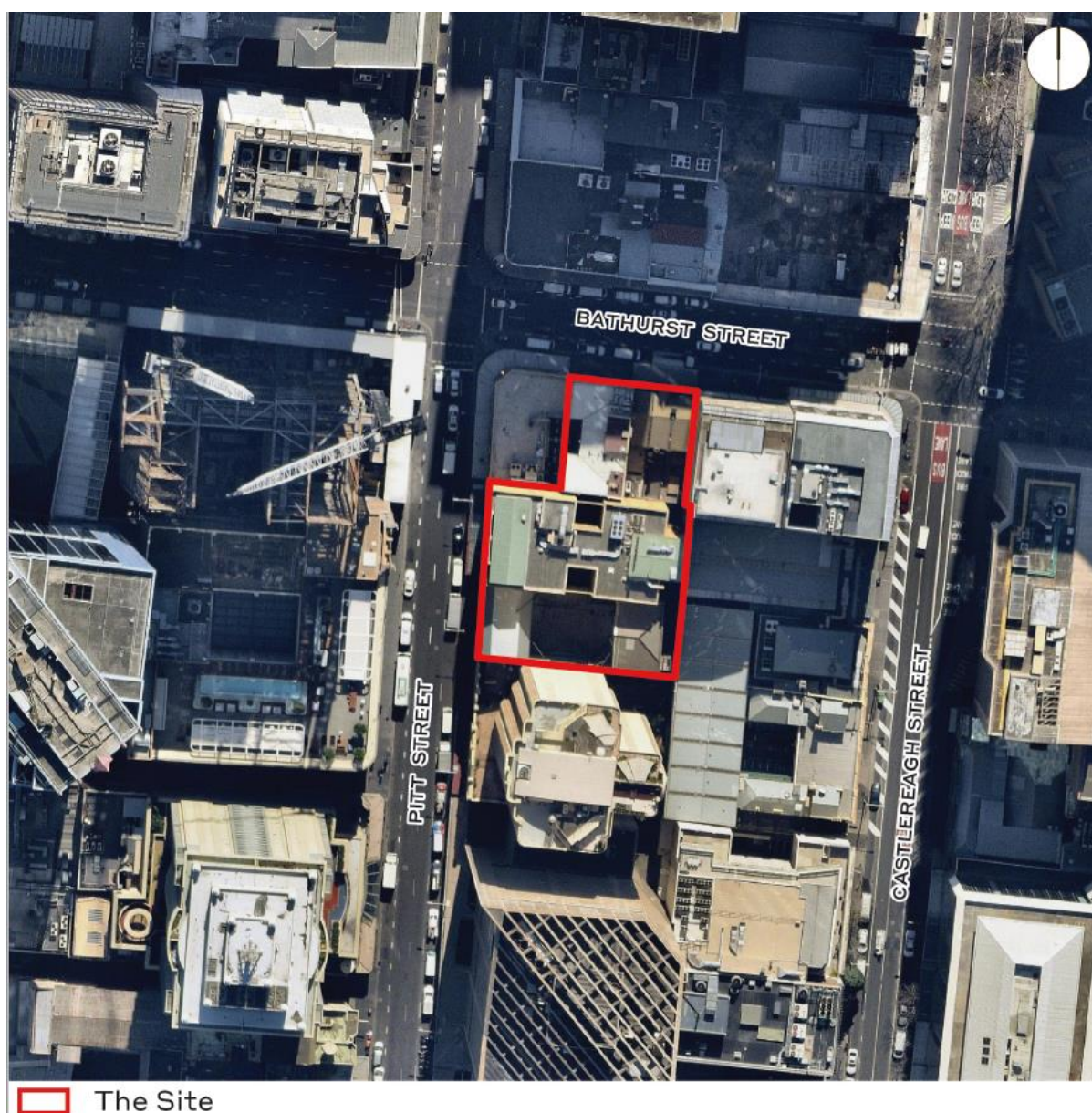
The subject site is located at the corner of Pitt and Bathurst Streets in the Sydney Central Business District (CBD). The site is irregular in shape, has a total area of approximately 1,708m² and has street frontages of approximately 32m to Pitt Street and 24m to Bathurst Street. The site comprises four (4) individual adjoining lots, being;

- Lot 1 in Deposited Plan 60293 (127 – 129 Bathurst Street);
- Lot 1 in Deposited Plan 59101 (131 – 135 Bathurst Street);
- Lot 1 in Deposited Plan 436359 (296 – 300 Pitt Street); and
- Lot 1 in Deposited Plan 62668 (302 Pitt Street).

The site excludes the heritage listed Edinburgh Castle Hotel on the corner of the site, being Lot 1 DP516988.



Figure 1 – Locality map
Source: SIX Maps 2018



1.4. 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).

The proposal has been assessed with reference to relevant controls and provisions contained within the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

1.5. Author Identification

The following report has been prepared by Ashleigh Roddan (Heritage Consultant) and Fiona Binns (Associate Director, Urbis Pty Ltd). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. Site Description

Demolition of the subject site built stock is approved under the CSSI Approval. The subject site is located at the corner of Pitt and Bathurst Streets in the Sydney Central Business District (CBD). The site comprises four (4) individual adjoining lots, being;

- Lot 1 in Deposited Plan 60293 (127 – 129 Bathurst Street);
- Lot 1 in Deposited Plan 59101 (131 – 135 Bathurst Street);
- Lot 1 in Deposited Plan 436359 (296 – 300 Pitt Street); and
- Lot 1 in Deposited Plan 62668 (302 Pitt Street).

The consolidated site forms an 'L' shaped landholding, and occupies the majority of the corner of Pitt and Bathurst Streets, except for the Edinburgh Castle Hotel which occupies the corner lot and is isolated by the subject site adjoining it along its eastern and southern boundaries. The site has a combined area of 1,708m².

The site comprises four (4) individual attached buildings of varying ages, styles and uses.

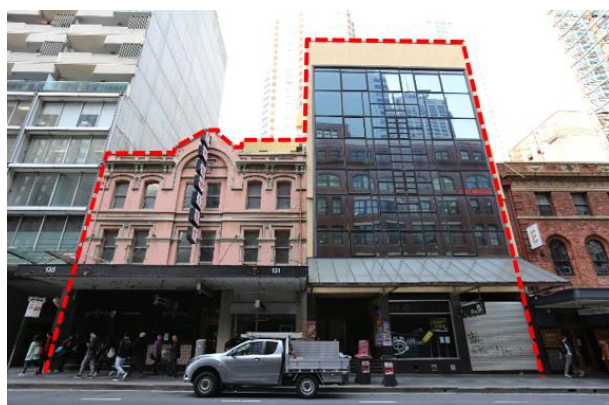


Figure 3 – View of two adjoining buildings along the southern alignment of Bathurst Street, which form part of the subject site
Source: Urbis



Figure 4 – View of two adjoining buildings along the eastern alignment of Pitt Street, which form part of the subject site
Source: Urbis

The site is located one block to the west of Hyde Park, and is within close proximity of Town Hall and Museum Stations. The area surrounding the site comprises a mix of commercial and residential high density buildings, with finer grain buildings disbursed throughout. The general context of the site is one of a prominent location in Central Sydney, as well as the proximity of the site to nearby transport and entertainment precincts.

The concept SSD Application, prepared on behalf of the Sydney Metro, relates to the collective development of the subject allotments, above the approved CSSI station element. The concept SSD Application intends to allow for redevelopment of the site to deliver a single fully integrated station and OSD solution. The project will leverage the important urban renewal and development opportunities provided by the CSSI Approval through the application of transit oriented development principles that support government objectives to

achieve a more sustainable and efficient use of land and to meet Sydney's housing and employment targets.



Figure 5 – View of the subject site, facing south-east, showing the buildings on the subject site shaded red, and the adjoining Edinburgh Castle Hotel on the corner of Pitt and Bathurst Streets (which does not form part of the subject site)
Source: Urbis

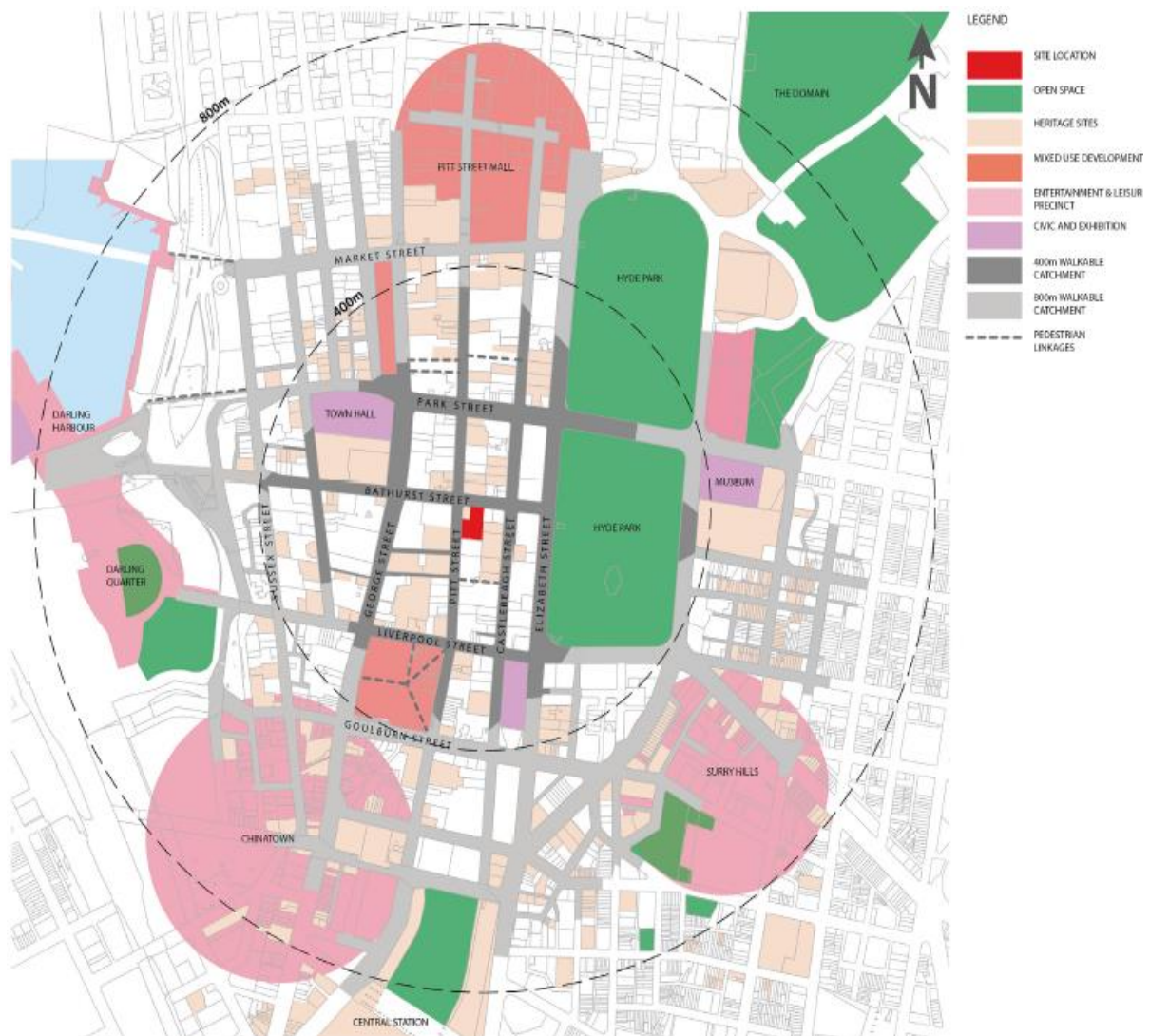


Figure 6 – Site context map
Source: GHD Woodhead

2.1. 127-129 Bathurst Street Description

The building at 127 – 129 Bathurst Street is a five-storey concrete commercial office building. At the ground floor level is a recessed entrance bay with adjoining glass shopfront windows, and a roller access door. A skillion glass clad awning extends over the pedestrian footpath. The upper levels of the principal façade have full height glass windows. It is not definitive in the historical research (refer to section 3.2 below) however this building may constitute a substantial refurbishment of an earlier 1905 building or may have been redeveloped in the mid-20th century.



Figure 7 – Location map

Source: Urbis

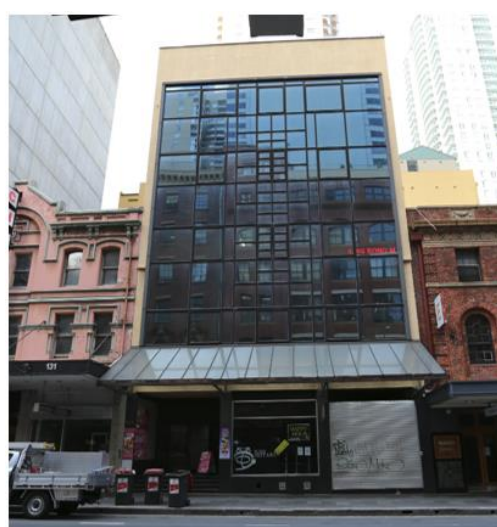


Figure 8 – Photograph of building at 127 – 129 Bathurst Street (Lot 1 in Deposited Plan 60293)

Source: Urbis

2.2. 131-135 Bathurst Street Description

The building at 131 – 135 Bathurst Street is a three-storey late-Victorian commercial building (constructed c.1882). The ground floor level has modified shopfronts and currently comprises a café and office space. A cantilevered iron awning with pressed metal soffit extends over the pedestrian footpath. The principal Bathurst-Street façade at the two upper levels has a rendered and painted façade, with decorative plaster window hoods, corncicing and parapeted gable.



Figure 9 – Location map

Source: Urbis



Figure 10 – Photograph of building at 131 – 135 Bathurst Street (Lot 1 in Deposited Plan 59101)

Source: Urbis

2.3. 296-300 Pitt Street Description

The building at 296 – 300 Pitt Street comprises a multi-storey building currently operating as the Metro Hotel. The building, originally known as Pacific House, was constructed in 1930 by McConnell Building Co. Ltd., and designed by D.T. Morrow and Gordon Architects in the Art Deco style. The building currently has a rendered and painted exterior; however it was originally constructed with brickwork and terracotta panels. The building is steel framed (supplied by the Sydney Steel Co.) and has concrete floors. The building contains a basement, ground floor and seven (7) upper floors.¹



Figure 11 – Location map

Source: Urbis



Figure 12 – Photograph of building at 296 – 300 Pitt Street (Lot 1 in Deposited Plan 436359)

Source: Urbis

¹ 1930 'BUILDING AND CONSTRUCTION', The Sydney Morning Herald (NSW: 1842 - 1954), 5 August, p. 7., viewed 25 Aug 2017, <http://nla.gov.au/nla.news-article16666156>

2.4. 302 Pitt Street Description

The building at 302 Pitt Street comprises a multi-storey office building. The building, originally known as Druids House, was constructed in 1928 and contains a ground floor and five (5) upper levels. It is a masonry construction with painted and rendered façade, comprising three bays, separated by pilasters.



Figure 13 – Location map

Source: Urbis



Figure 14 – Photograph of building at 302 Pitt Street (Lot 1 in Deposited Plan 62668)

Source: Urbis

3. Historical Overview

3.1. Area History

Pitt Street has been called the oldest surviving street name in Australia. Originally called Pitt Row, it has outlasted High Street (now George), Camden Street (now Castlereagh) and other early street names of the colony. There are two prominent theories on how Pitt Street got its name, either after the British Prime Minister of the time, William Pitt or the more likely and somewhat more salacious, named after the excavated pits on the Tank Stream where the street terminated. The latter is more likely given that the names of the other streets of the time were based on their location or use.² Drawings from 1795 show cottages along Pitt Street with gardens extending down to the Tank Stream.



Figure 15 – 1795 Drawing showing Pitt Row (now Street)

Source: *Pitts Row*, David Collins, *An Account of NSW*. State Library of NSW

If Pitt Street had existed when the First Fleet arrived, it would have terminated near Bridge Street, the shore line at the time. The Central Business District section of Pitt Street is approximately 2.5 kilometres long. The street stretches from Railway Square through Haymarket and past the historic Capital Theatre. Here Pitt Street commences its slow rise

² City of Sydney Council– History of Street Names

up Brickfield Hill and through what was once the department store and home furnishing store heartland of Sydney.³

3.2. Subject Site History

By 1833, Pitt Street and Bathurst Street were fully laid out with allotments created. The subject site at this time covered the lots owned by Rob Wardell, J. Smith and part of the lot owned by Reuben Harman.

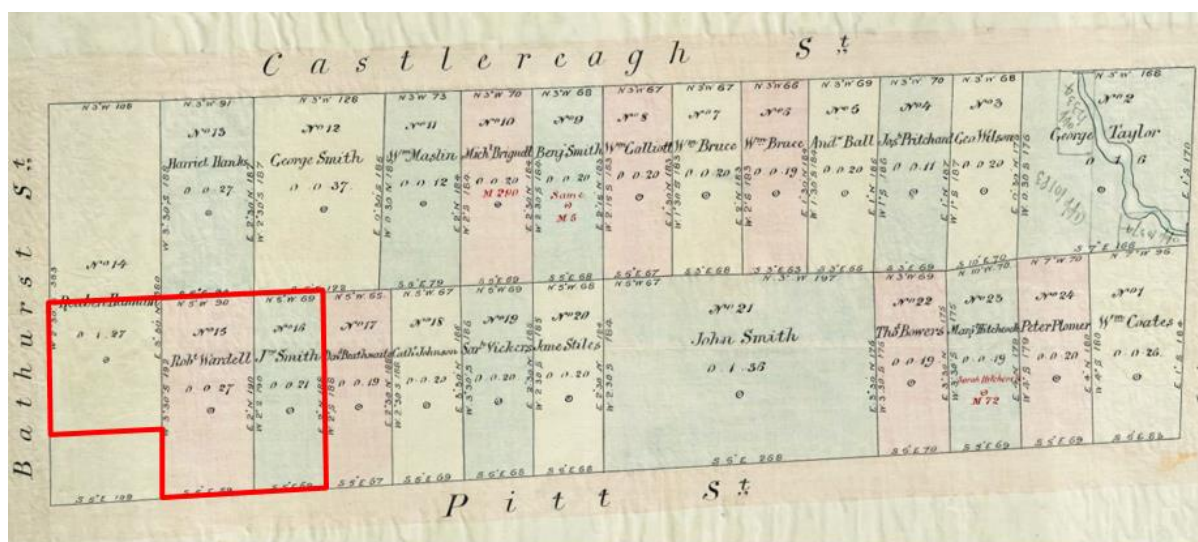


Figure 16 – Extract of 1833 map with the subject property outlined
Source: *Historical Atlas of Sydney*

By 1854, the Woolcott & Clarke's Map of the City of Sydney, indicates that there were improvements on all four of the subject lots.

³ Sydney Home Furnishing Stores, Sydney Living Museums <https://sydneylivingmuseums.com.au/stories/sydneys-home-furnishing-stores-1890-1960#fc-98>



Figure 17 – Extract of 1854 map with the subject property outlined
Source: Historical Atlas of Sydney

The 1865 Trigonometrical Survey of Sydney provides further detail regarding the earlier structures on the subject site. Along the Bathurst Street portion of the subject site, three brick buildings, two with timber verandahs were existing. All three of these buildings appeared to have outbuildings of brick or timber. The Pitt Street portion of the subject site comprised a myriad of buildings, including three adjoining brick buildings (probably terraces), a stand-alone brick building with timber verandah, and a number of rear timber and iron sheds and outbuildings.

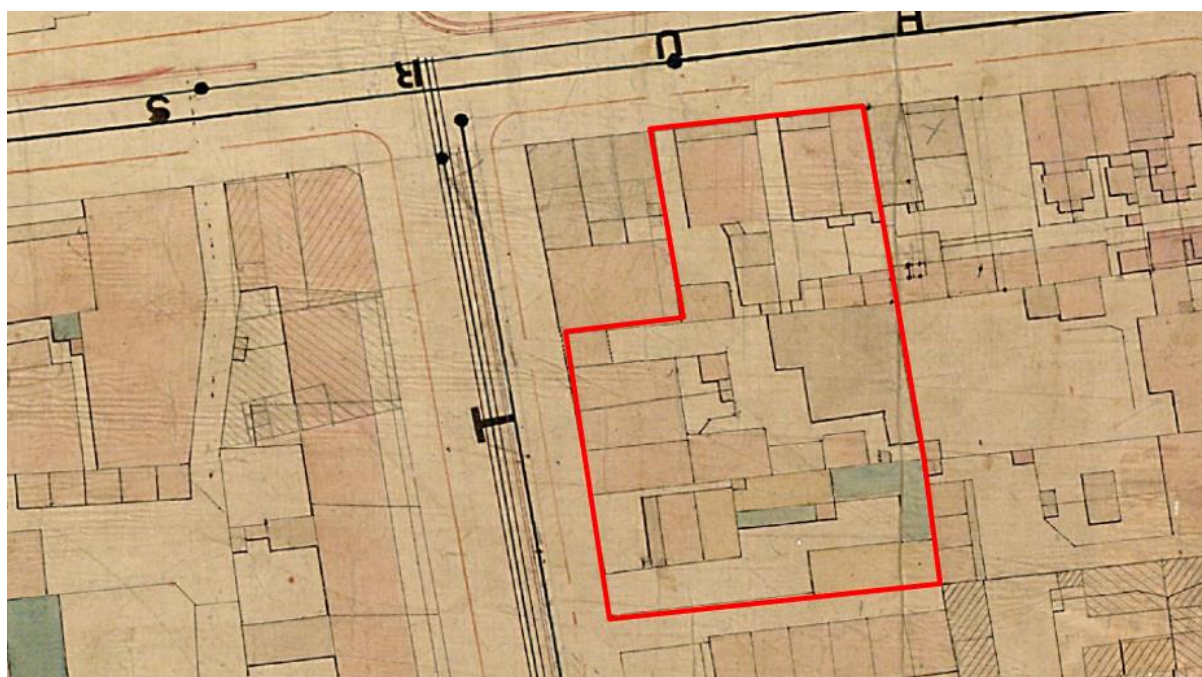


Figure 18 – Extract of 1865 map with the subject property outlined
Source: *Historical Atlas of Sydney*

Dove's 1880 Map of Sydney provides detail on the types of buildings and uses which were present at the subject site during this period, outlined as follows:

- 127 – 129 Bathurst Street was then known as 117 Bathurst Street, and comprised a single storey brick building with verandah occupied by an Undertaker named Stewart. Stewart had reportedly commenced business in Bathurst Street as early as 1840 (as an undertaker and cedar merchant) with his family residing in a cottage alongside the old Edinburgh Castle Hotel.⁴

The property also included an iron roofed rear yard, two-storey brick stables, brick water closet and brick shed.

- 131 – 135 Bathurst Street was then known as 119 – 121 Bathurst Street, and comprised a single storey brick building with verandah occupied by Taylor as a bedding retailer and a single storey brick building occupied by Lancashire for the sale of Portmanteaus (luggage). At the rear of both buildings was an iron shed and brick building. City of Sydney Assessment Books similarly record the site in 1880 as being occupied by a brick and stone house with a shingled roof with 3 rooms and a rated value of £52 (occupied by Taylor) and Lancashire's single storey brick and stone shop, also with a shingled roof and 2 rooms, with a rated value of £78. By 1882 the site had been redeveloped to its current arrangement.

⁴ The Sun, 10 December 1911, page 11: "Death of a Bathurst Street Identity"

- 296 – 300 Pitt Street was then known as 340 – 342 Pitt Street, and comprises a number of buildings and uses. There were three retailers / commercial premises, being Cassin the Baker, Anderson the Tailor and Walder the Tent Maker. Each of these commercial buildings was of brick construction with shingle roof. There was a passage and yard to the rear of the commercial premises, off which three adjoining terrace dwellings were located. Each dwelling was constructed of brick with a rear iron shed and brick water closet.
- 302 Pitt Street was then occupied by a number of buildings. A single-storey brick building with shingle roof and timer verandah was located at the front of the property, with a brick wing and large verandah to the rear. The yard space was occupied by a brick and iron shed, and a two-storey brick building occupied by Palten, a sculptor.

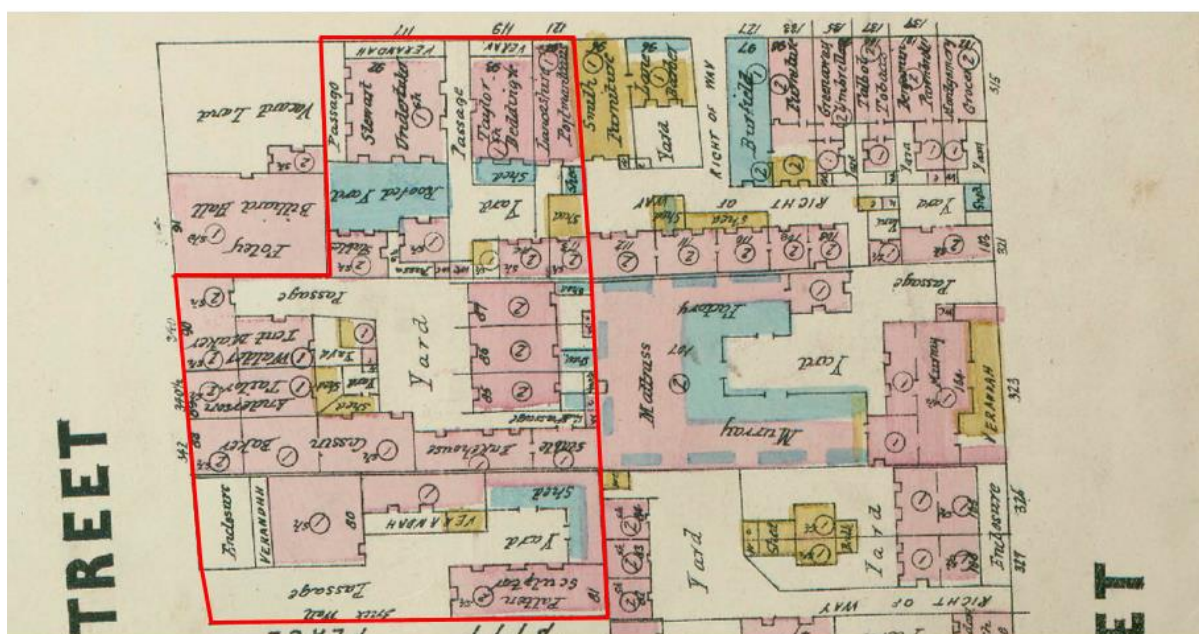


Figure 19 – Extract of 1880's Dove map with the subject property outlined
Source: *Historical Atlas of Sydney*



Figure 20 – View along Bathurst Street from Hyde Park with the approximate location of the subject site shown (early 1900s)
Source: Powerhouse Museum Image no #30685 2440 - Glass negative, full plate, 'Bathurst Street, Sydney, from Hyde Park', Henry King, Sydney, Australia (note the date range is given as 1880-1900, however is attributed to the early 1900s based on development of the streetscape)

The extant three storey shop/ commercial building (now known as 131-135 Bathurst Street) was developed by 1882 for John Frazer. It was thereafter variously occupied for shops and offices.

In 1905, The Worker newspaper, a Wagga Wagga NSW Labor based newspaper, purchased the site at 129 Bathurst Street for approximately 3,885 pounds. This site was formerly occupied by Stewart's Undertakers. The improvements were demolished, and a new multi-storey brick office building for the newspaper was constructed, being completed in September of 1905. The building was designed by architect Mr. M. Rigden, and was unique as only one of two buildings in the city built entirely by trades unionists working under the 'day-labor' system.⁵

Taking just three months and three weeks to build, the building had a brick and cement foundation, and a white-tuck-pointed, dark-brick façade to Bathurst Street. The principal façade included the Australian coat-of-arms in a relief above the newspaper name which

⁵ 1905, The Worker (Wagga, NSW: 1892 - 1913), 2 September, p. 9. , viewed 28 Aug 2017, <http://nla.gov.au/nla.news-page16544042>

was detailed in 18-inch gilt lettering. Massive Australian iron bark bearers provided the foundations of internal floors, some stretching 37 feet long. Internally, the building provided white-painted pine partition walls to create office spaces. All internal walls were cement rendered and painted, and the flooring consisted of tallow-wood floor boards. Electric lighting was installed throughout the building.⁶



Figure 21 – Extract of newspaper article showing a photograph of the newly completed office building for “The Worker” newspaper at 129 Bathurst Street

Source: 1905 *THE WORKER OFFICE, 129 BATHURST STREET, SYDNEY.*; *The Worker* (Wagga, NSW: 1892 - 1913), 1 July, p. 5., viewed 28 Aug 2017, <http://nla.gov.au/nla.news-article145730895>

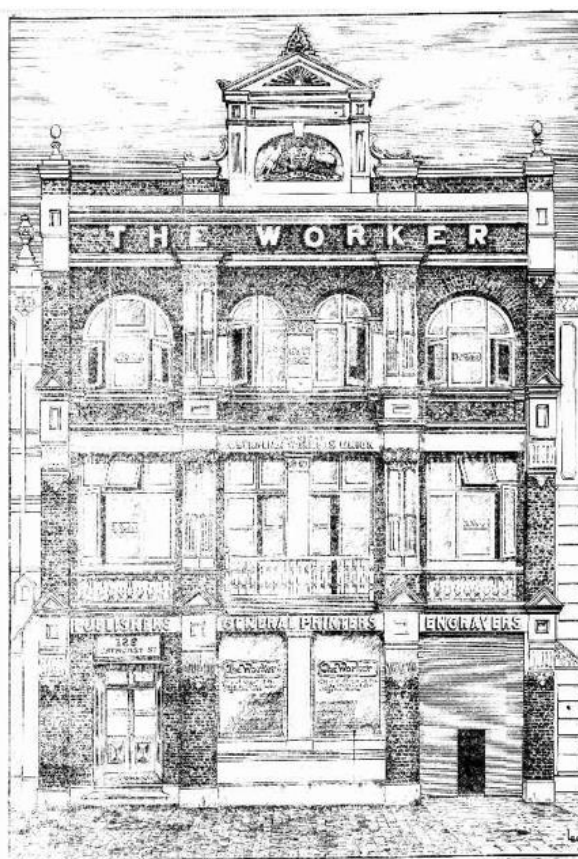


Figure 22 – Sketch of the new building

Source: 1905, *The Worker* (Wagga, NSW: 1892 - 1913), 2 September, p. 9., viewed 28 Aug 2017, <http://nla.gov.au/nla.news-page16544042>

⁶ Ibid, p.13

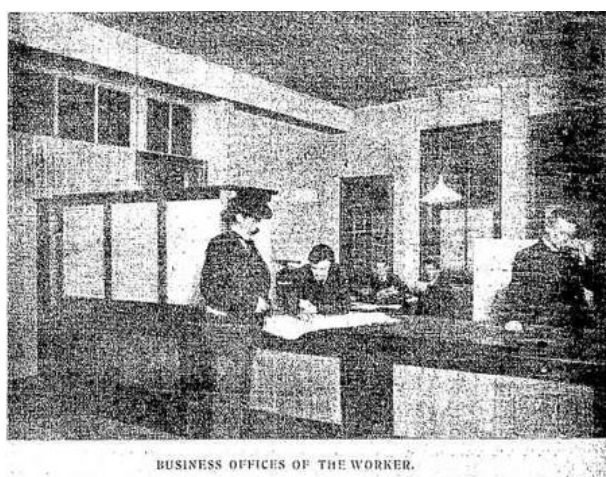


Figure 23 – Photograph of the interior of the new “The Worker” Building, 1905

Source: 1905, *The Worker* (Wagga, NSW: 1892 - 1913), 2 September, p. 13. , viewed 28 Aug 2017, <http://nla.gov.au/nla.news-page16544046>



Figure 24 – Photograph of the interior of the new “The Worker” Building, 1905

Source: 1905, *The Worker* (Wagga, NSW: 1892 - 1913), 2 September, p. 13. , viewed 28 Aug 2017, <http://nla.gov.au/nla.news-page16544046>

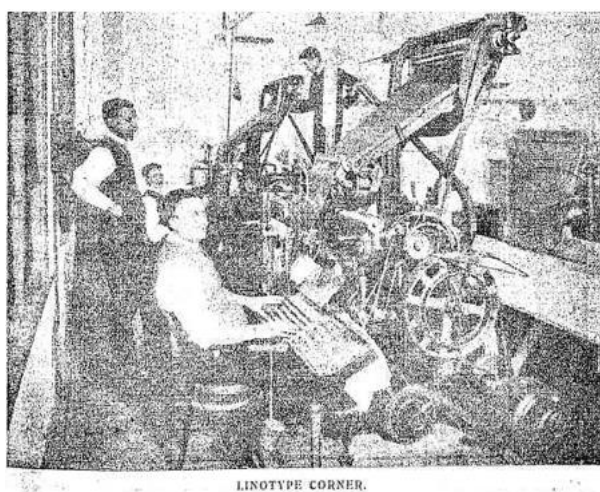


Figure 25 – Photograph of the interior of the new “The Worker” Building, 1905

Source: 1905, *The Worker* (Wagga, NSW: 1892 - 1913), 2 September, p. 13. , viewed 28 Aug 2017, <http://nla.gov.au/nla.news-page16544046>

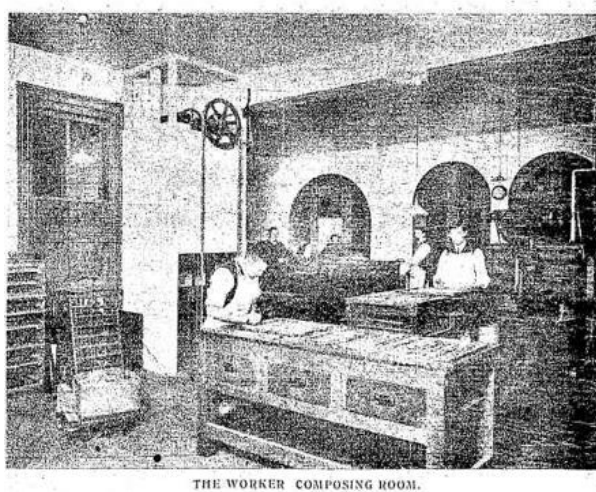


Figure 26 – Photograph of the interior of the new “The Worker” Building, 1905

Source: 1905, *The Worker* (Wagga, NSW: 1892 - 1913), 2 September, p. 13. , viewed 28 Aug 2017, <http://nla.gov.au/nla.news-page16544046>

By 1910, other improvements across the greater subject site had been demolished and replaced with new commercial premises. The adhoc buildings which were formerly located at 302 Pitt Street were demolished and replaced with a single building occupied by Welsbach Light Co. of Australia, although this building only lasted until 1928 when it was replaced with Druid’s House.

The three retail / commercial spaces along Pitt Street at 296 – 300 Pitt Street remained unaltered, and were occupied for various uses by Gordon & Johnston, Walder (aforementioned) and C. Clarkson & Co.

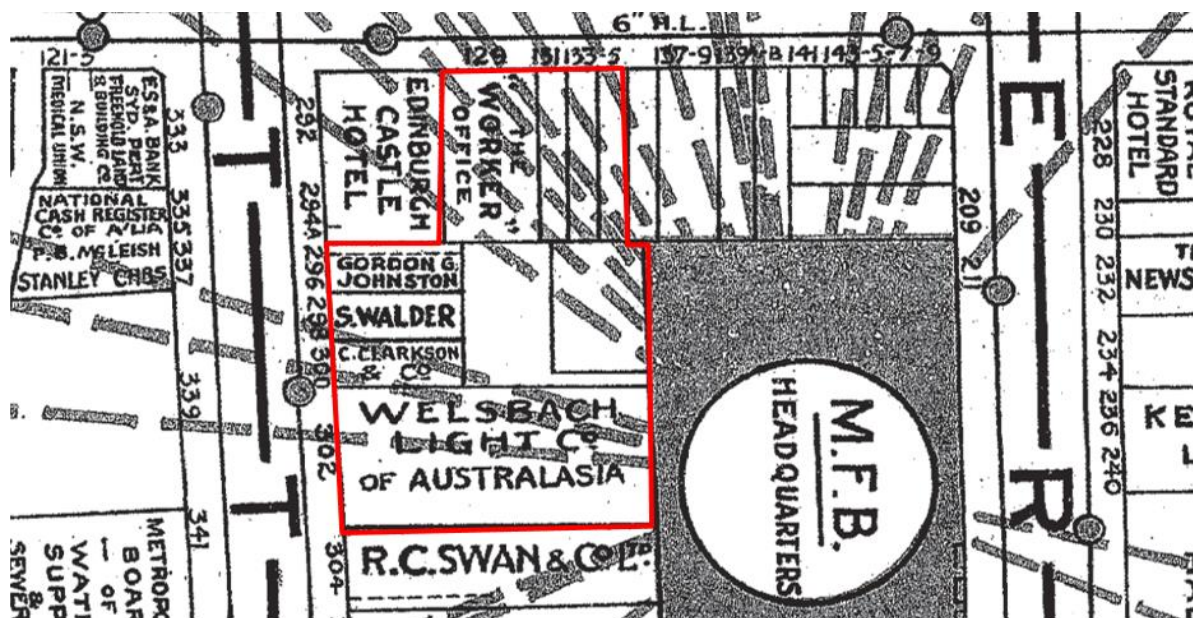


Figure 27 – Extract of 1910 City of Sydney map with the subject property outlined
Source: *Historical Atlas of Sydney*

The c.1930-1937 Fire Underwriter's map of Sydney indicates that many changes occurred within the subject site between 1910 and c.1930, as outlined hereunder:

- "The Worker" building at 125-129 Bathurst Street was now known as 'Vauxhall House' and is recorded as comprising 5 storeys, rather than the original 3.
- The three-storey building at 131-135 Bathurst Street was occupied by Coles Red Star Pharmacy, Paragon Café and a Hairdresser.
- The three retail / commercial spaces along Pitt Street at 296 – 300 Pitt Street had been demolished and replaced with a nine-level commercial building known as Pacific House (see below for further detail regarding Pacific House).
- The Welsbach Light Co of Australasia building at 302 Pitt Street had been replaced by a six-level commercial building known as Druid's House, constructed in 1928 (see below for further detail regarding Druid's House).

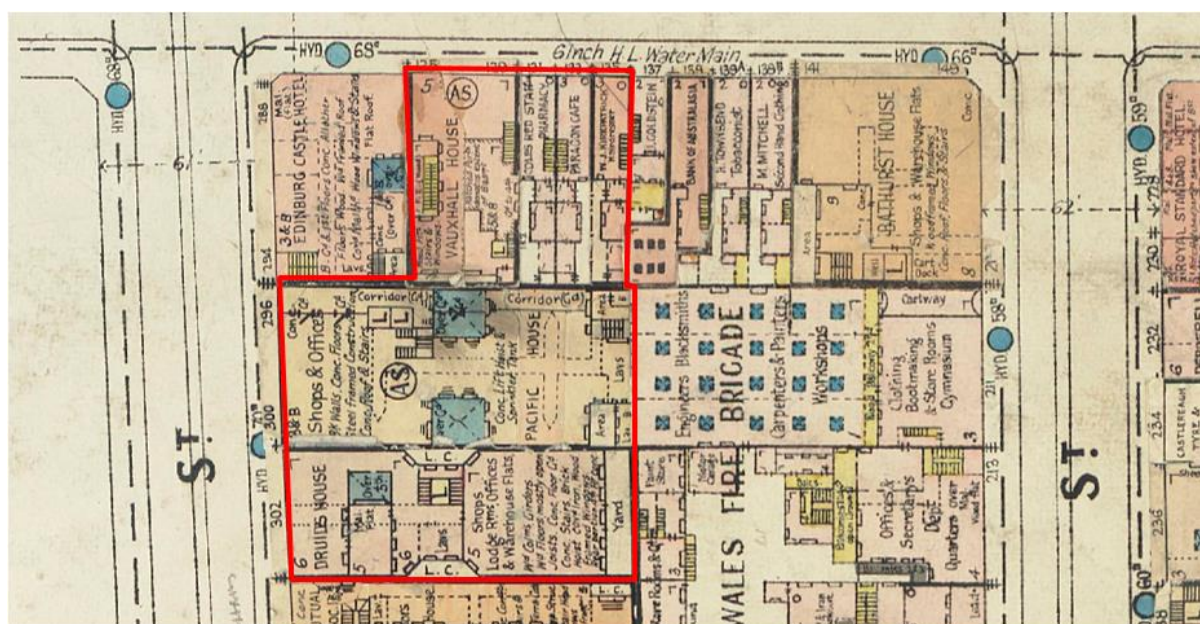


Figure 28 – Extract of Fire Underwriter's map with the subject property outlined (c. 1930-37)
Source: *Historical Atlas of Sydney*

Druid's House was constructed in 1928, and was officially opened on Saturday 1 September 1928 by the NSW Premier, Mr Bavin.⁷ The building was constructed with a concrete ground floor, concrete stairs, timber bearers and timber flooring throughout. The building was used for shops, lodging rooms and warehouse flats.⁸

Pacific House was constructed in 1930, and was designed by D.T. Morrow and Gordon architects in the Art Deco style. The building had a basement, ground floor and seven upper levels. It was of a steel framed construction with concrete floorings set out in the pan system. The exterior walls are of brick and cement with terracotta tile detailing. Internally, partitions are formed with terracotta and glazing. Woodwork throughout the building is Queensland maple. The basement was designed to accommodate a large restaurant or billiard room, the ground floor contained four retail shop tenancies, and the upper floors provided commercial office space.⁹ In 1952, the Post-Master General's Department purchased Pacific House with the intention of opening a new post office within its premises in 1953.¹⁰

The heritage listed Edinburgh Castle Hotel located at the corner of Bathurst and Pitt Streets was also constructed during this period (1930-1931).

⁷ 1928 'OPENING OF DRUIDS HOUSE', *The Sun* (Sydney, NSW: 1910 - 1954), 28 August, p. 12. (FINAL EXTRA), viewed 28 Aug 2017, <http://nla.gov.au/nla.news-article222176127>

⁸ City of Sydney Historical Atlas, Plan of Sydney (Fire Underwriter's) 1917-39

⁹ 1930 'BUILDING AND CONSTRUCTION', *The Sydney Morning Herald* (NSW: 1842 - 1954), 5 August, p. 7. , viewed 28 Aug 2017, <http://nla.gov.au/nla.news-article16666156>

¹⁰ 1952 'New post office in city soon', *The Sun* (Sydney, NSW : 1910 - 1954), 11 February, p. 7. (LATE FINAL EXTRA), viewed 28 Aug 2017, <http://nla.gov.au/nla.news-article231019615>



Figure 29 – Photograph of Pitt Street following the completion of Pacific House (centre) and Druids House (right), entitled “Hotel, Electrolux, Theatre Supplies Ltd, Druid House, Gainsborough Co.”, undated probably 1930s
Source: State Library of New South Wales, Digital order number: hall_34930

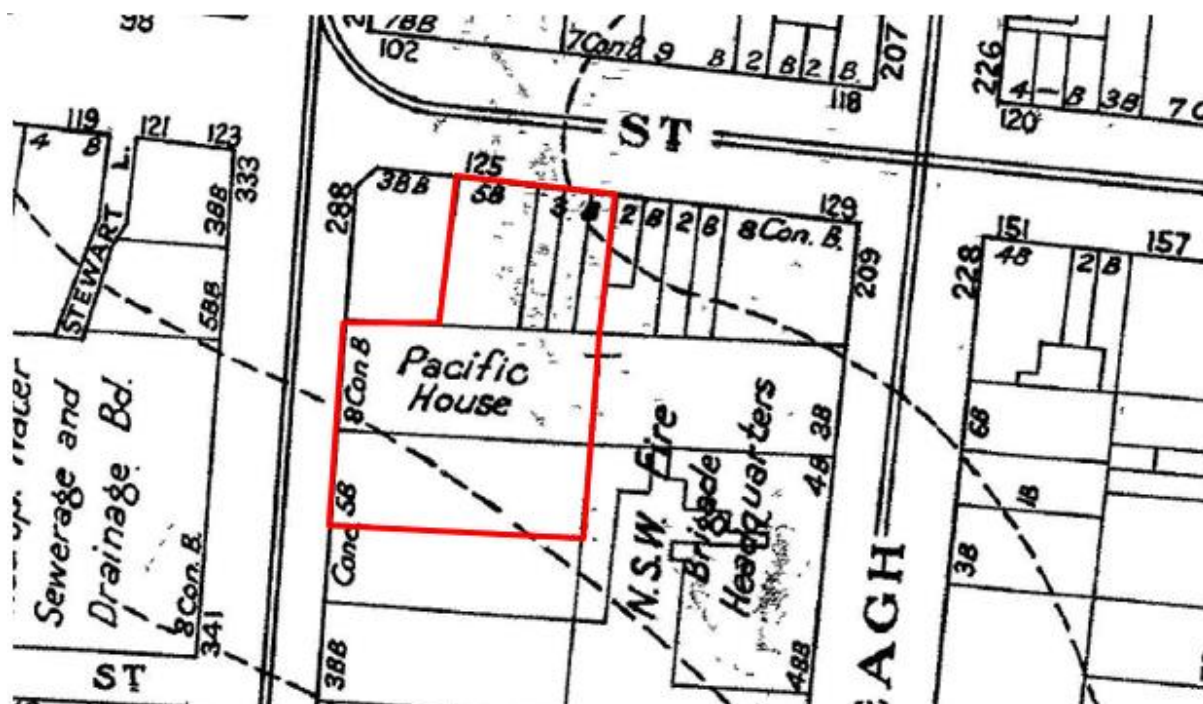


Figure 30 – Extract of 1938-50 City of Sydney map with the subject property outlined
Source: *Historical Atlas of Sydney*



Figure 31 – Extract of 1943 aerial with the subject property outlined
Source: *SIX Maps 2017*



Figure 32 – Extract of 1949 Aerial with the subject property outlined
Source: *Historical Atlas of Sydney*



Figure 33 – Extract of 1949-72 City of Sydney map with the subject property outlined

Source: *Historical Atlas of Sydney*

Sometime before 1930, an additional 2 storeys were added to the former 'Worker' building, which is illustrated in the Fire Underwriters Plan at Figure 16, which records Vauxhall House (being 125-129 Bathurst Street) as 5 storeys instead of the original 3. The building was also damaged by a fire in 1930, which destroyed part of the building and killed 2 occupants.¹¹

The NSW Co-op Permanent Building and Investment Society Ltd purchased Vauxhall House, in 1949.¹² In 1950, a development application for the remodelling of the premises was submitted to the City of Sydney Council.¹³ It is likely that the extensive remodelling which transformed this property was undertaken at this point in time. Works included structural modifications, a new fire stair and new lift,¹⁴ as well as replacement of timber floors with reinforced concrete.¹⁵ The refurbishment was in conjunction with the use of the premises as a Club for 'Totally and Permanently Disabled' (TPD) returned servicemen.¹⁶



Figure 34 – The 5 storey Vauxhall House (Former Worker office building) following the 1930 fire

Source: 1905, *The Worker* (Wagga, NSW: 1892 - 1913), 2



Figure 35 – The existing building after its mid-twentieth-century remodel

Source: Urbis

¹¹ 'Vauxhall House Fire Mystery' *The Sun*, 10 August 1930, page 13

¹² 'Three City Buildings Sold', *Building and Engineering*, Sydney: Building Pub., 1942-1952, December 24, 1949, p.92

¹³ 1950 'City Council Applications', *Construction* (Sydney, NSW: 1938 - 1954), 8 November, p. 15., viewed 28 Aug 2017, <http://nla.gov.au/nla.news-article222890839>

¹⁴ Sydney's saddest club sorely needs help', *The Sun*, Thursday 28 April 1949, page 20

¹⁵ 'T.P.D Club' *Smiths Weekly*, Sydney NSW Saturday 18 October 1947 Page 18

¹⁶ Sydney's saddest club sorely needs help', *The Sun*, Thursday 28 April 1949, page 20

September, p. 9., viewed 28 Aug 2017,
<http://nla.gov.au/nla.news-page16544042>

The buildings across the subject site have been used for a variety of purposes throughout the twentieth century.



Figure 36 – Photograph of the Bathurst Street frontage of the subject site, dated 17 June 2000

Source: City of Sydney Archives, File 049/049021



Figure 37 – Photograph of the subject site with the adjoining Edinburgh Castle Hotel in the centre, dated 19 March 2000

Source: City of Sydney Archives, File 048/048861

3.3. Date of Construction

The existing buildings which occupy the subject site were constructed as follows:

- Lot 1 in Deposited Plan 60293 (127 – 129 Bathurst Street): originally 'The Worker' office building, also known as Vauxhall House. The historical research suggests that this building was originally constructed in 1905, extended with 2 additional floors before 1930 and extensively remodelled in c.1950 including structural modifications. The new façade also likely dates to this period.
- Lot 1 in Deposited Plan 59101 (131 – 135 Bathurst Street): Three-storey late Victorian retail premises, constructed ca.1882.
- Lot 1 in Deposited Plan 436359 (296 – 300 Pitt Street): formerly known as Pacific House, now the Metro Hotel, the building was constructed in 1930.
- Lot 1 in Deposited Plan 62668 (302 Pitt Street): formerly known as Druid's House, the building was constructed in 1928.

4. Heritage Significance and Context

4.1. Heritage Listings

The subject site does not contain heritage items. It is however located within the vicinity of a number of local and state heritage items, listed hereunder:

- Locally listed 'Edinburgh Castle Hotel including interior' at 294–294B Pitt Street (Item No. I1940)
- Locally listed 'Metropolitan Fire Brigade building including interior and central yard' at 211–217 Castlereagh Street' (Item No. I1703)
- Locally listed 'Former "Speedwell House" including interiors' at 284–292 Pitt Street (Item No. 1939)
- Locally listed Former "YMCA" building including interiors' at 323-331 Pitt Street (Item No. 1941)
- State Heritage listed 'Former Sydney Water building (339–341 Pitt Street) including interiors and lightwell' at 115–119 Bathurst Street, SHR Listing Number 01645, LEP Item No. 1672

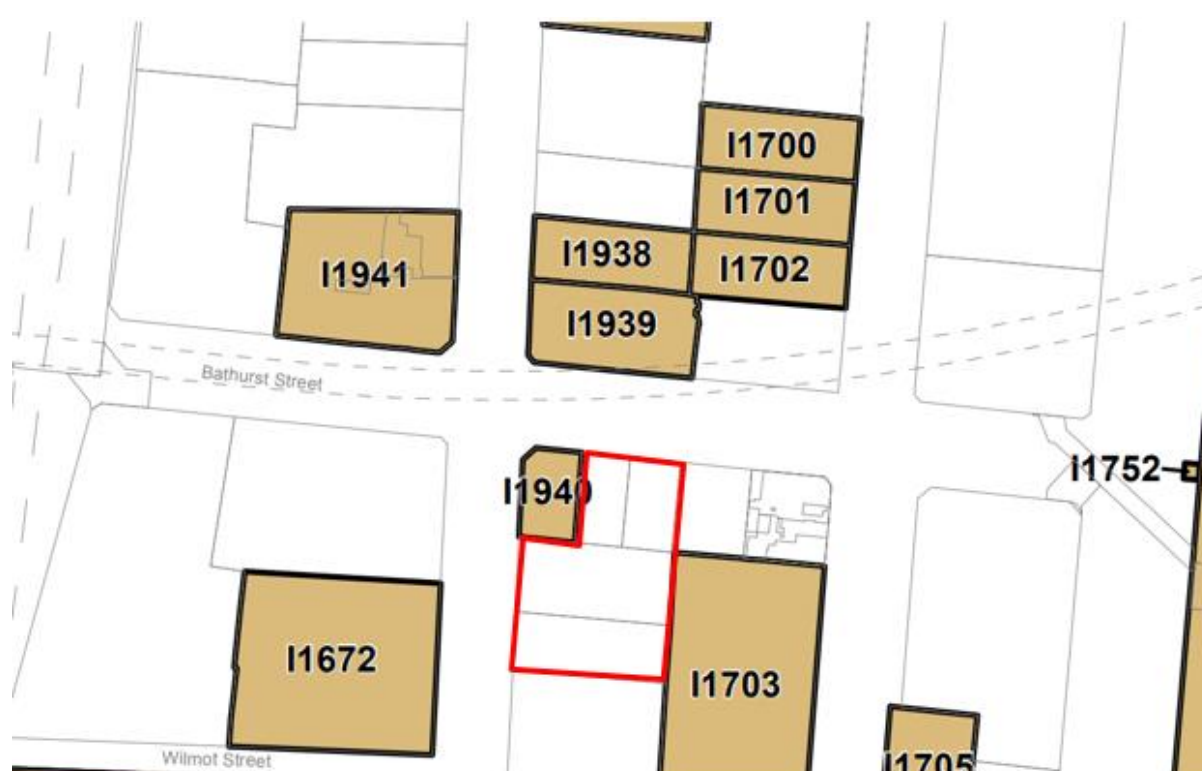


Figure 38 – Extract of heritage map

Source: Sydney Council Local Environmental Plan 2012, Heritage Map HER_015

Local Heritage Item 1940

Edinburgh Castle Hotel including interior
294–294B Pitt Street, Sydney



Statement of Significance:

The Edinburgh Castle Hotel, a three-storey hotel of Inter War Georgian Style, is located on a prominent corner site. The building has historic significance for its embodiment of a lengthy tradition of hotel trading on this site and for the continuity of the hotel name from the 1860s. It is an important building in the professional work of the noted architectural partnership of Rudder and Grout. The building has aesthetic significance as rare and outstanding example of a highly intact original hotel exterior and interior of high quality design with outstanding potential, due to its degree of integrity, to continue in its original state. The building is significant for its contribution as a landmark building to the corner of Pitt and Bathurst Streets. The building is socially significant as it has remained a hotel of the same name on the same site since the 1885's and prior to that on the diagonally opposite corner.¹⁷

¹⁷ Office of Environment and Heritage: Edinburgh Castle Hotel:
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424132>

Local Heritage Item 1703

Metropolitan Fire Brigade building including interior and central yard

211–217 Castlereagh Street, Sydney



Statement of Significance:

The Fire Brigade Headquarters is a four storey brick and stucco building constructed in the Victorian Free Classical style featuring Italianate motifs. The building demonstrates the growth of the Fire Brigade from a Metropolitan force to a statewide body and provides evidence of the progressive development of the Brigade in both operations and responsibilities. It has a prominent Castlereagh Street address and is significant as a well known item of continuing public interest, having been in use for more than a century as the Central Sydney Fire Station, and for much of this time as the Brigades administrative headquarters. The building features state-of-the-art fire fighting technology of the late nineteenth and early twentieth centuries. It is architecturally significant as the only Fire Station constructed in Victorian Free Classical style in the city, and as example of the work of colonial architect James Barnet. It is one of only six comparable buildings designed by Barnet. The building has been heavily modified internally however it remains largely intact externally, and compares to Trades Hall although its facade is less significant. It is also significant for its association with architects Spain, Cosh and Minnett.

The Fire Brigade Headquarters site has archaeological scientific research potential. The site is likely to contain deposits, both structural elements and stratified features covering a period of Sydney's history between the 1820s and the turn of the century, sealed beneath the courtyard and the parking areas and the existing buildings with shallow foundations. The site is expected to contain material culture which may be analysed in conjunction with available documentary evidence about the site, has high potential to yield information about the commercial and working class development and conditions during the later part of the 19th century.¹⁸

¹⁸ Office of Environment and Heritage: Metropolitan Fire Brigade Building
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424090>

Local Heritage Item 1939

Former "Speedwell House" including interiors
284–292 Pitt Street, Sydney



Statement of Significance:

Former 'Speedwell House' has historical significance as the home for over 50 years of Bennett and Wood, a well-known Sydney supplier of motor cycles and parts which is still in business today. It has aesthetic significance as a good and restrained example of the Federation warehouse style, largely intact externally, which achieves prominence because of its corner location, and exhibits the typical curved corner with timber windows curved in plan. Although the curved corner element including its timber windows is intact (unlike other city buildings such as the former Danchen House, Inventory No 2424121), International House is overall less significant than other similar examples such as the Farmers and Graziers Woolstores (Inventory No 6518).¹⁹

¹⁹ Office of Environment and Heritage: Former Speedwell House:
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424185>

Local Heritage Item 1941

Former YMCA building (including interiors)
323-331 Pitt Street, Sydney



Statement of Significance:

The original front section of the former YMCA building facing Pitt Street, has historic significance as the home of the YMCA movement in Sydney for nearly 100 years, and for associations with a number of prominent people, including founder Sir James Fairfax and architect Charles Slatyer. It is aesthetically significant as a fine and elaborately ornamented example of the Federation Free Style, and retains many fine decorative elements of this period including moulded plaster, carved stonework and coloured leadlight glass. The building has social significance as a physical reminder of the activities and important influence of the Young Men's Christian Association in Sydney, and an exemplar of the typical development pattern of the time with retail uses at street level.²⁰

²⁰ Office of Environment and Heritage: Former YMCA Building
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424133>

State Heritage Item

Former Sydney Water building including interiors and lightwell

339–341 Pitt Street

115–119 Bathurst Street, Sydney



Statement of Significance:

The 1939 Sydney Water head office building is of State significance, reflecting the function and growth of Sydney Water and the importance the organisation has had and continues to have in the lives of many people in NSW. The building in its aesthetic, historic and scientific (technical/research) qualities is an outstanding example of architectural growth and development for its values which are reflected in its original design, materials, construction techniques, evidence of use, movable relics and siting within the City of Sydney. The building is held in high esteem by recognised community groups and authorities throughout Australia and New South Wales.²¹

With consideration for the scale of proposed development, it is worth also considering potential impacts on the important landscape of Hyde Park and the Anzac Memorial within the park, although they are not regarded as being in the vicinity.

²¹ Office of Environment and Heritage: Former Sydney Water Building
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053884>

State Heritage Item

Hyde Park

110-120 Elizabeth, Park, Liverpool, College Streets, Sydney



Statement of Significance:

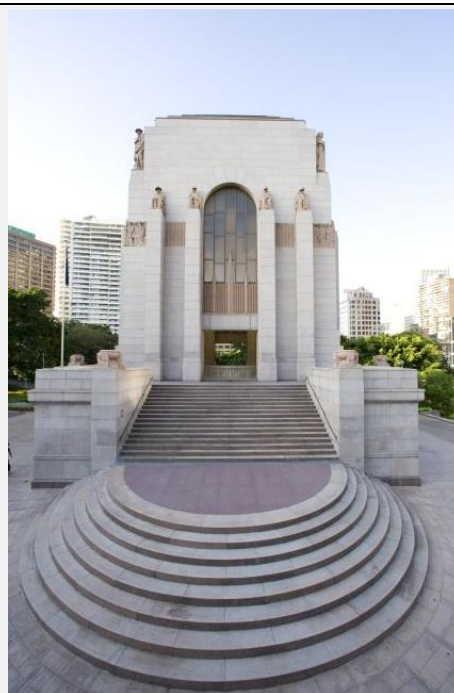
Hyde Park has State significance as public land (the Australian colony's first common) that has influenced the development of Sydney's layout from as early as 1789, occupying approximately the same site since that time. Proclaimed by Governor Macquarie, it is Australia's oldest designated public parkland (1810), and has been continuously used from 1788 for public open space, recreation, remembrance, celebration and leisure. Hyde Park has contributed to the cultural development of the city as a recreational space encapsulating the principles of a Victorian parkland through the use of a hierarchy of pathways and the strategic siting of monuments, statues and built items. It is of State significance as a demonstration of the international spread of the English public parks movement originating in the mid-19th century. It provides evidence of the influence of transport infrastructure on urbanisation by its upheaval and re-creation after construction of the city underground railway in the 1920s. It was site of some of Australia's first sporting events, and remains the prime open space in Sydney for special events, protests and festivals as it has been since 1810. The Park contains a collection of monuments and sculptures which mark key events and personalities in the history of the State including war memorials and significant artistic works.²²

²² Office of Environment and Heritage: Hyde Park
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5060189>

State Heritage Item

The Anzac Memorial/ War Memorial

Hyde Park South near Liverpool Street



Statement of Significance:

The ANZAC Memorial, completed in 1934, is of historical significance to the State for its embodiment of the collective grief of the people of NSW at the loss of Australian servicemen and women since World War I. It is associated with the landing of Australian troops at Gallipoli on 25 April 1915, since fundraising for the memorial was established on the first anniversary of the landing. It is also associated with returned servicemen and their organisations including the RSL, which lobbied for the erection of the monument and occupied offices within it. The ANZAC Memorial is of State aesthetic significance as a great work of public art which is arguably the finest expression of Art Deco monumentality in Australia. The result of an outstanding creative collaboration between architect Bruce Dellit and sculptor Rayner Hoff, it contains complex symbolic embellishments that reinforce and enhance the commemorative meanings of the building. Its landscape context in Hyde Park was purposefully designed for it by Dellit including the large Pool of Reflection lined by poplars. Its positioning on a major axis linked to the Archibald Fountain contributes significantly to the physical character of Hyde Park and the city of Sydney. The ANZAC Memorial is of State significance as the largest and most ambitious of the numerous war memorials constructed throughout NSW after the Great War. The memorial is also representative as NSW's contribution to the group of 'national war memorials', whereby each state capital city developed its own major war memorial in the inter-war period. In this group the ANZAC Memorial is outstanding in its size, integrity and aesthetic appeal²³

²³ Office of Environment and Heritage: Anzac Memorial
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053512>

5. The Proposal

This concept SSD Application comprises the first stage of the Pitt Street South OSD project. It will be followed by a detailed SSD Application for the design and construction of the OSD to be lodged by the successful contractor who is awarded the contract to deliver the Integrated Station Development.

This concept SSD Application seeks approval for the planning and development framework and strategies to inform the future detailed design of the OSD. It specifically seeks approval for the following:

- a maximum building envelope, including street wall, and setbacks, as illustrated in the Architectural Plans prepared by GHDWoodhead at **Appendix A of the EIS**;
- a maximum envelope height of RL171.6, which equates to approximately 146m above street level and up to 35 storeys above a podium which has a maximum height of RL71.00
- conceptual use for the OSD component of the development, subject to further detailed applications, which could include:
 - residential accommodation or
 - commercial premises
- use of approximate conceptual areas within the approved Pitt Street Station Podium (CSSI Approval) which are above and below ground level including for the OSD lobby, parking, storage, building plant and services;
- car parking for 34 spaces within the podium;
- loading, vehicular and pedestrian access arrangements;
- strategies for utility and service provision;
- strategies for management of stormwater and drainage;
- strategies for the achievement of ecologically sustainable development; and
- a design excellence framework.

A drawing illustrating the proposed building envelope is provided in Figure 39 below. The concept SSD Application includes indicative residential or commercial concepts for the OSD to demonstrate potential solutions within the proposed building envelope (refer figures 39-43). The future GFA will be determined at the detailed application stage in accordance with the maximum allowable FSR in the Sydney Local Environmental Plan 2012.

Pitt Street Station is to be a key station on the future Sydney Metro network, providing access to the Sydney Central Business District (CBD). The proposal combines the Metro station with the over station tower, providing a single integrated development outcome.

It is noted that Pitt Street Station northern portal is the subject of a separate concept SSD Application, and does not form part of this concept SSD Application.

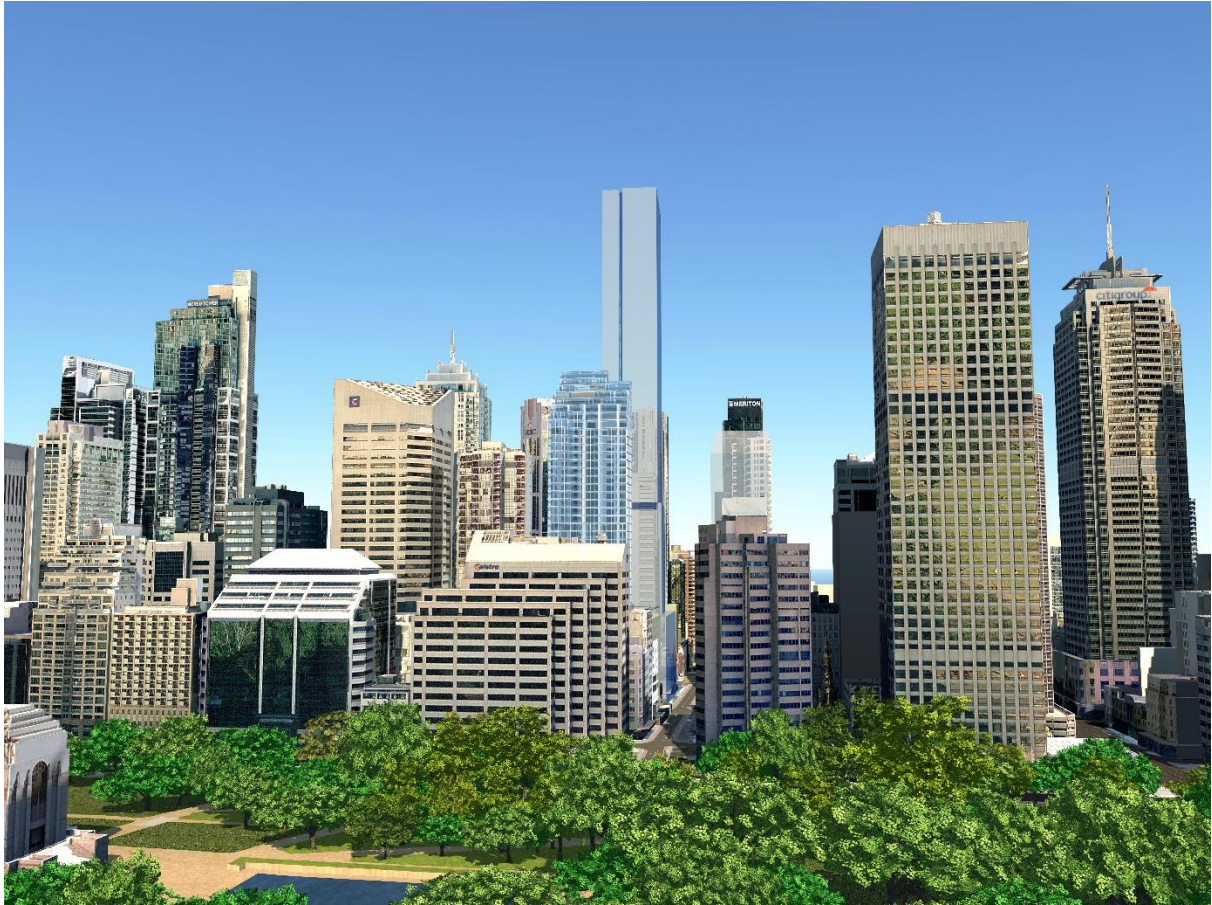


Figure 39 – Photomontage of the concept

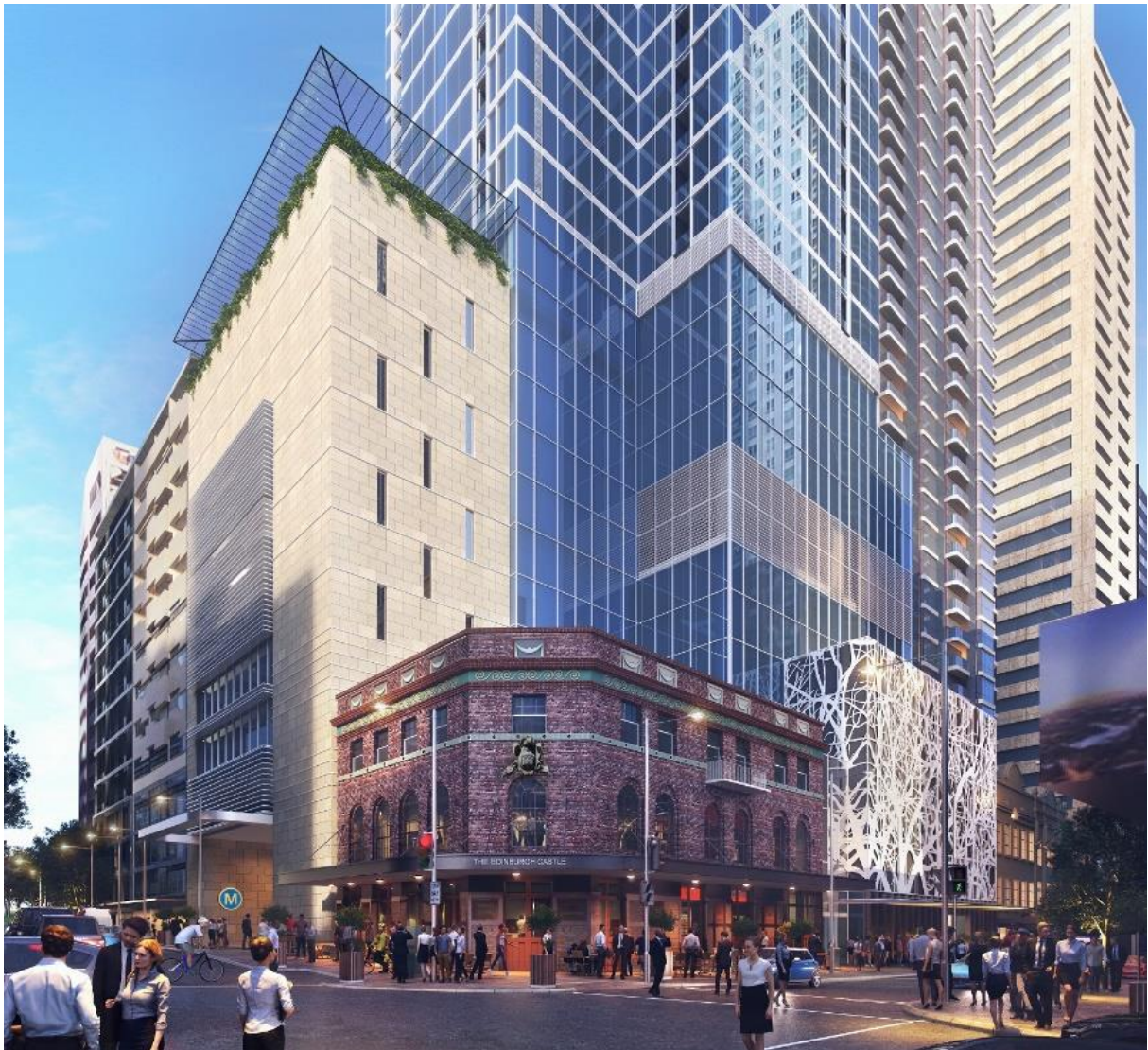


Figure 40 – Photomontage of the indicative residential concept

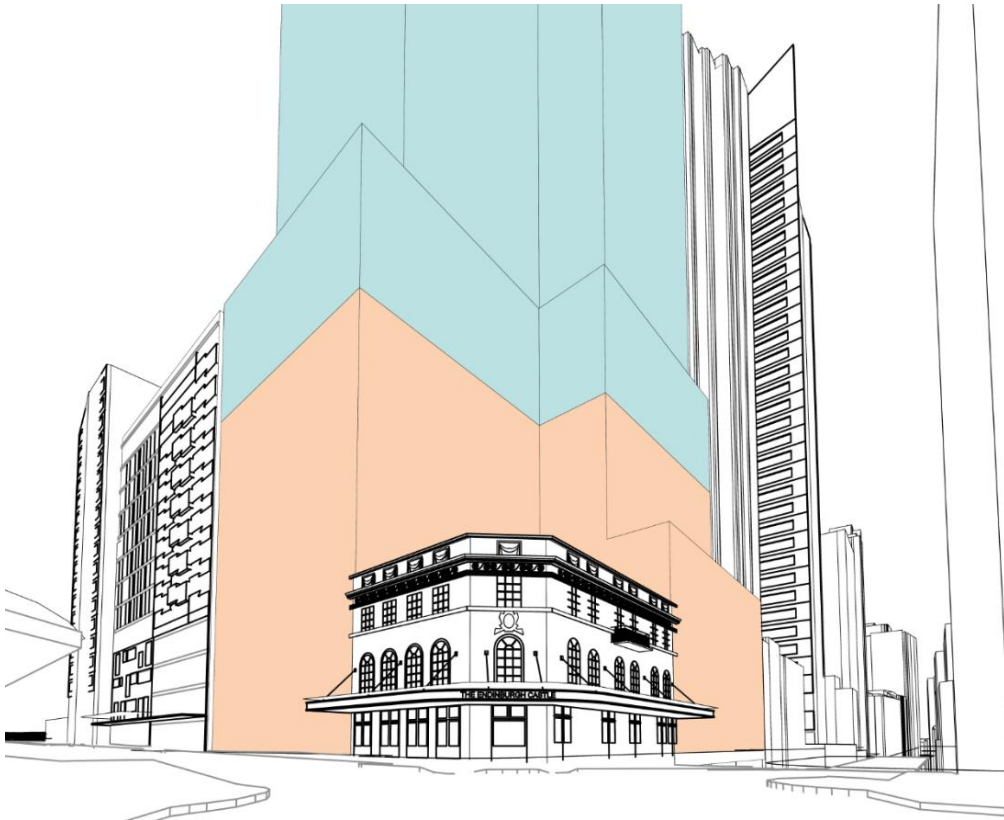


Figure 41– Proposed envelope

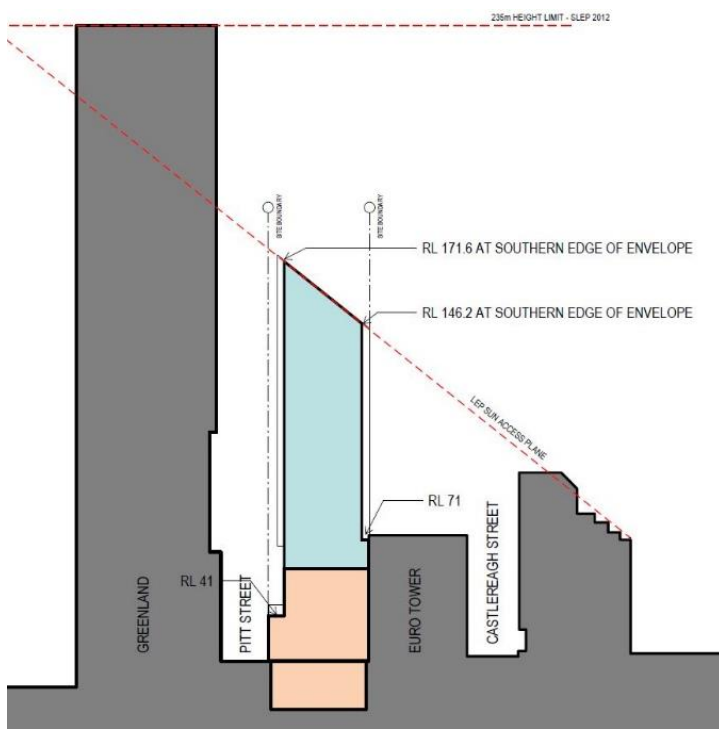


Figure 42 – Concept envelope

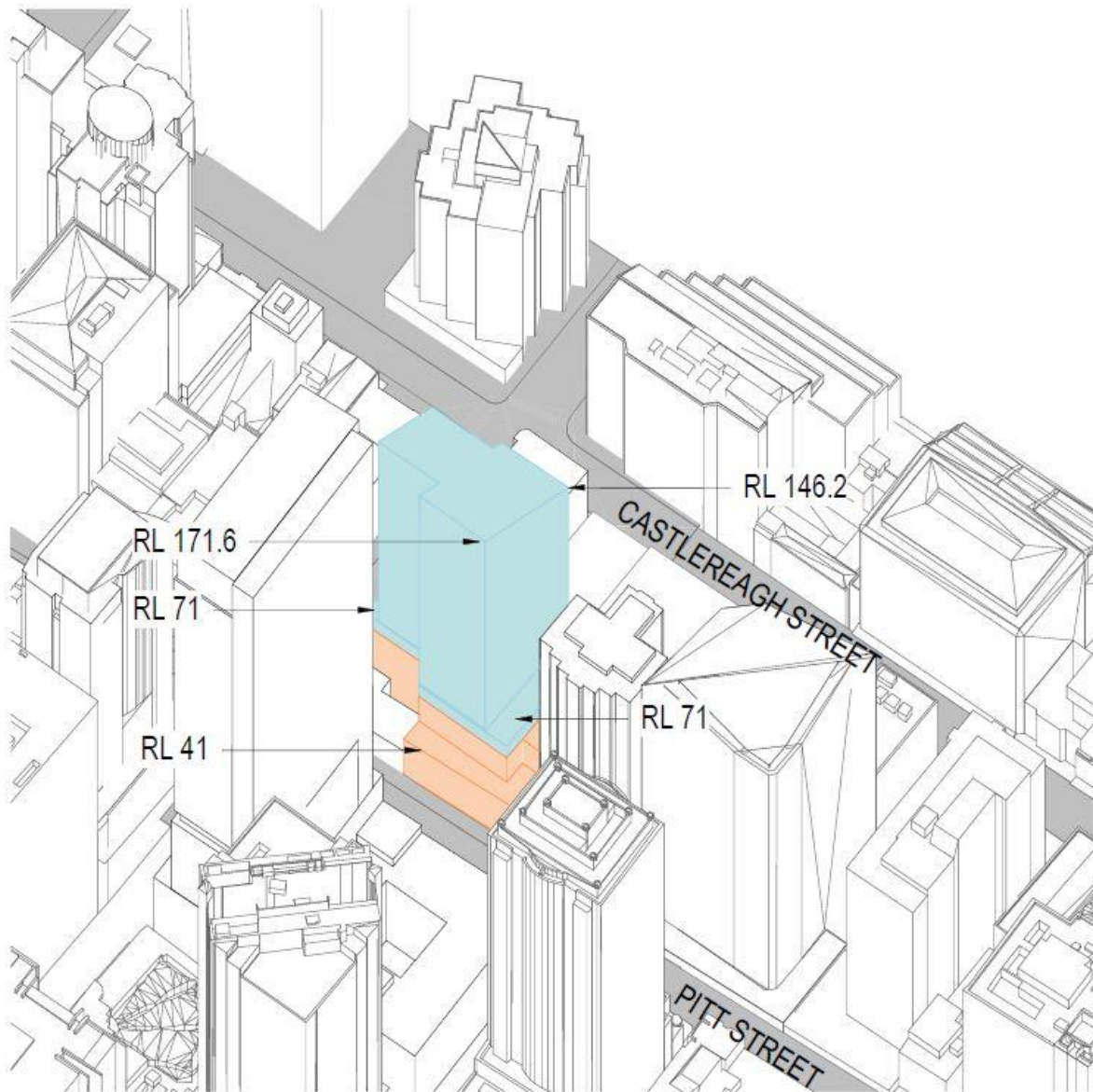


Figure 43 – Concept envelope and RLs

6. Impact Assessment

6.1. Statutory Controls

6.1.1. Local Environmental Plan

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

Clause	Discussion
Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	1)a-b) The subject site does not comprise heritage items, however is in proximity to numerous heritage items, and most notably including the Edinburgh Castle Hotel adjoining the site on the corner of Pitt and Bathurst Streets, and the Metropolitan Fire Brigade building to the southeast of the site and fronting Castlereagh Street. These items are retained in the subject proposal. Refer to the discussion in LEP clause 5 below.
(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	<p>The proposal is in proximity to heritage items and this HIS is required to assess potential impacts to these items.</p> <p>As set out in section 5 above, the proposal is for a concept SSD Application which establishes the planning and development framework which will form the basis for the detailed design of the future building and against which the future detailed DAs will be assessed. The concept proposal seeks approval for the maximum building envelope for the proposed building and land uses for the building. The application more specifically seeks approval a building envelope across the site, which enables development of maximum 146m building height (RL171.6). An indicative scheme has been prepared as part of the Concept DA to illustrate what a future detailed application in accordance with the Concept could incorporate.</p> <p>The primary issue with the redevelopment in the context of the proximate heritage items is the scale of the proposed development, which consolidates 4 lots fronting both Pitt and Bathurst Streets, for the proposed building, for which the maximum building envelope and building height of 146m is proposed. The disparity is most apparent where the proposal adjoins and surrounds the 3 storey heritage listed Edinburgh Castle Hotel.</p> <p>The extant development does not include heritage items, but incorporates one late nineteenth and three early twentieth century retail and commercial buildings (one of which has been so modified it appears as a mid-20th century building), of moderate 3-8 storey scale. Whilst the development on the subject site does not contribute to the heritage listed hotel, it is more consistent with its lower scale and inter-war character.</p> <p>The subject application seeks approval for a tower building envelope, and the scheme has sought to mitigate the impacts of the juxtaposition of the scale, through modulation of the podium of the tower to better respond to the heritage item, setting back the tower form (approx. 6m from Pitt Street</p>

Clause	Discussion
	<p>and 4m to Bathurst Street) with a 4/5 storey entrance element on the Pitt Street frontage. The indicative Bathurst Street frontage also incorporates a podium element, albeit consistent in scale with the 14 storey development to the east. Although only a concept (this application seeking approval for the envelope only) the further modulation of the Bathurst Street façade shown in the indicative concept also responds to the heritage item and significant façade elements such as the datum set by the decorative terracotta dentilated entablature and the less decorative faience terracotta string course between the first and second floor windows. Indicative contrasting materiality of the two podium elements along with the setback tower also assist to break up the massing of the tower form and create a more pedestrian scale adjacent to the heritage item.</p> <p>The Edinburgh Castle Hotel is significant for its contribution as a landmark building to the corner of Pitt and Bathurst Streets. The future tower design should seek to further mitigate impacts to the heritage listed hotel through treatment and articulation of the facades where they adjoin the heritage item (the northern and western façades) so that the item is not dominated by large blank walls and to allow it to retain its prominence and landmark character. The significant historic and aesthetic value of the building as a rare and outstanding example of a highly intact inter-war Georgian revival Hotel, and its associative value as an indicative work of the noted architectural partnership of Rudder and Grout are not diminished by the subject proposal.</p> <p>The proposed tower is also in proximity to the Metropolitan Fire brigade building, located to the east of the subject site fronting Castlereagh Street. The proposed tower envelope will be apparent in views behind the heritage item however will not alter the immediate streetscape podium which is defined by the robust form and façade of the Fire Brigade building, its contemporary extension to the north and the adjoining Bank building to the south. It is noted that the immediate streetscape context is mixed and includes some high rise development on the eastern side of the street opposite the heritage item and to the north at the corner of Bathurst Street. This is typical of the CBD where heritage items typically have a varied and altered context, which includes high rise development and juxtapositions of scale.</p> <p>The proposed tower envelope responds to the heritage listed former Speedwell House, located opposite the site on the northwest corner of Bathurst and Pitt Streets, incorporating a podium element to the northern Bathurst Street frontage which provides a more pedestrian scale to the streetscape. Although the podium element is proposed at approximately 14 storeys, responding to more immediate development to the east, it will not dominate the heritage item, which is separated from the site, on the opposite side of Bathurst Street.</p> <p>The proposed development will have no additional impact on the setting of the former YMCA building, located to the northwest of the site at 323-331 Pitt Street, noting that the site now comprises a tower development immediately to its south on the northwest corner of Pitt and Bathurst Streets.</p> <p>The subject site is also in proximity to the former Sydney Water Building, opposite the site at 339-341 Pitt Street. This building is of state heritage significance for its aesthetic, historic and scientific (technical/research) qualities and as arguably the most elaborate, high quality example of</p>

Clause	Discussion
	<p>Institutional Inter-War Functionalist/Art Deco building in Sydney. The proposed development will not impact on the identified significance of the item and will not diminish its townscape and streetscape contribution or prominence in the streetscape which is derived from its robust scale and fine materiality (including terracotta and ceramic tiles, granite and marble finishes). Like the fire station, the former Sydney Water building also sits within an altered and mixed streetscape context which includes high rise development (including the Princeton apartments to the south of the subject site, and the Century Tower and Greenland building, flanking the heritage item on the western side of Pitt Street). The proposed building envelope incorporates an approximate setback of 6m to Pitt Street, creating a more pedestrian scale in the immediate response to the streetscape, with the podium element responding in its height to the more proximate Edinburgh Castle Hotel as detailed above.</p> <p>The proposal is also considered in relation to the state heritage listed Hyde Park and the War Memorial. The park is located two blocks east of the subject site and the proposed tower will form part of a backdrop of development in views from the park. Noting the distance and the character of the park as being bounded by development of varied scale, (with the west edge consisting of commercial development of larger scale with strong street alignment, creating a greater sense of enclosure to Hyde Park), the proposal is not considered to have any heritage impact on the park or the memorial. The proposal has been designed to ensure there are no overshadowing impacts (refer to the submitted SEE for further detail) and the proposal will have no impact on the significant cultural landscape of Hyde Park or the Anzac Memorial.</p>

6.1.2. Development Control Plan

Clause	Discussion
<p>3.9.1) Heritage Impact Statements</p> <p>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 the building and the impact that the proposed development will have on the building and its setting</p>	<p>Demolition of the subject buildings existing on the site has been approved under separate planning approval for Critical State Significant Infrastructure (CSSI) approved by DPE on 9 January 2017.</p>
<p>3.9.5) Heritage Items</p> <p>Objective</p> <p>a) Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item</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) and part 4) Refer to the assessment of vicinity items in the LEP provisions above (section 6.1.1).</p> <p>d) There are no significant impacts on views to and from the respective items in the vicinity. The proposed envelope modulates the building massing, incorporating setbacks and providing for a podium of more pedestrian scaled development which serves to mitigate impacts on the visual setting and prominence of the heritage listed Edinburgh Castle Hotel, as a landmark corner</p>

Clause	Discussion
a) providing an adequate area around the building to allow interpretation of the heritage item d) Retaining and respecting significant views to and from the heritage item.	building. Future development should seek to further mitigate impacts through sympathetic design of the vertical street walls above the heritage item and further consideration of materiality, podium faced treatments etc. to ensure that the Hotel remains prominent in views to the street corner.

6.2. Heritage Division Guidelines

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

Guideline	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	The proposed envelope seeks to mitigate impacts of scale through provision of setbacks, and modulation of podium buildings to provide for a more pedestrian scale and improved interface with the heritage listed Edinburgh Castle Hotel. The proposal is for a concept proposal (envelope) and further applications and detailed design development should seek to further mitigate impacts through façade articulation and materiality.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	Whilst a considerable disparity in the scale of the development in proximity to the heritage item is acknowledged, it is considered that the highly developed and commercial character of the area allows for and encourages development of a greater scale than that which currently exists. The area also sits within an altered CBD context, which includes high rise development and juxtapositions of scale. Impacts of scale are somewhat mitigated by the proposed envelope and setbacks, and further design development should seek to mitigate impacts and respond to the heritage item, with the aim to retain and conserve the landmark qualities of the corner hotel. This should include consideration of the vertical street walls above the item where the tower footprint wraps around the building.
The following sympathetic solutions have been considered and discounted for the following reasons:	Refer discussion above.

Guideline	Discussion
<p>Demolition of a building or structure</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>Demolition of the subject buildings on the site has been approved under separate planning approval for Critical State Significant Infrastructure (CSSI) approved by DPE on 9 January 2017.</p> <p>The concept proposal intends to allow for redevelopment of the site to deliver a single fully integrated station and OSD solution. The project will leverage the important urban renewal and development opportunities provided by the CSSI Approval through the application of transit oriented development principles that support government objectives to achieve a more sustainable and efficient use of land and to meet Sydney's housing and employment targets.</p>
<p>New development adjacent to a heritage item</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>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 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>	<p>The subject site is in proximity to heritage items as detailed above in section 4.1. Potential impacts on the respective heritage items are assessed in detail in section 6.1.1 above and reference should be made to that section.</p> <p>The proposal will not impact on significant views and vistas and future detailed design development should seek to maintain and conserve the landmark qualities of the Edinburgh Castle Hotel as a prominent corner building.</p>

7. Conclusions and Recommendations

The concept SSD Application intends to allow for redevelopment of the site to deliver a single fully integrated station and OSD solution. The project will leverage the important urban renewal and development opportunities provided by the CSSI Approval through the application of transit oriented development principles that support government objectives to achieve a more sustainable and efficient use of land and to meet Sydney's housing/employment targets.

It is acknowledged that the proposal will result in a large increase in the scale of development at the site and in proximity to heritage items (most notably the Edinburgh Castle Hotel, which the site surrounds) however, it is considered that the highly developed and commercial character of the area allows for and encourages development of a greater scale than that which currently exists. The area also sits within an altered CBD context, which includes high rise development and juxtapositions of scale. The proposal mitigates impacts of scale through the provision of a modulated podium and setbacks, responding to the built form context. The indicative concept considers the proximate heritage item in terms of form and materiality, and provides for a more pedestrian scale which allows the heritage item to retain its visual prominence even in the context of the variance in the scale of development.

Overall it is considered that the proposal will have no significant impact on the proximate heritage items. The proposal is supported subject to the following recommendations:

- Further design development should seek to mitigate impacts of the vertical street walls above the item where the tower footprint wraps around the building. Materiality and façade articulation of the podium should respond to the heritage item to better integrate the two sites and to activate the facades.

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