

# HERITAGE IMPACT STATEMENT

APPENDIX R





# Sydney Metro City & Southwest

## Pitt Street North Over Station Development

### Heritage Impact Statement

<b>Applicable to:</b>	Sydney Metro City & Southwest
<b>Author:</b>	GML Heritage
<b>Owner</b>	Sydney Metro
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## 1.0 Purpose of this report

### 1.1 Background

This report supports a concept State Significant Development application (concept SSD Application) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The concept SSD Application is made under section 4.22 of the EP&A Act.

Sydney Metro is seeking to secure concept approval for a mixed use tower above the northern portal of Pitt Street Station, otherwise known as the over station development (OSD). The concept SSD Application seeks consent for a building envelope and its use for residential accommodation, visitor accommodation and commercial premises, maximum gross floor area (GFA), 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.

Sydney Metro proposes to construct the OSD as part of an integrated station development package, which would result in the combined delivery of the station, OSD and public domain improvements. The station and public domain elements form part of a separate planning approval for Critical State Significant Infrastructure (CSSI) approved by the Minister for Planning on 9 January 2017.

As the development is within a rail corridor, is associated with railway infrastructure and is for the purposes of residential or commercial premises with a Capital Investment Value of more than \$30 million, the project is State Significant Development (SSD) pursuant to Schedule 1, clause 19(2)(a) of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The full extent of the proposed development is also State Significant Development by virtue of clause 8(2) of the SRD SEPP.

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARs) issued for the concept SSD Application for Pitt Street North on 30<sup>th</sup> November 2017 which state that the Environmental Impact Statement (EIS) is to address the following requirement:

*Heritage*

### 1.2 Overview of the Sydney Metro in its context

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 (Transport for NSW, 2012). 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 scheduled for completion in 2019 and Sydney Metro City & Southwest, which is scheduled for completion in 2024.

Sydney Metro West is expected to be operational in the late 2020s. (Refer to **Figure 1**).



**Figure 1:** Sydney Metro alignment map

Sydney Metro City & Southwest includes the construction and operation of a new metro rail line from Chatswood, under Sydney Harbour through Sydney’s CBD to Sydenham and on to Bankstown through the conversion of the existing line to metro standards.

The project also involves the delivery of seven new metro stations, including at Pitt Street. Once completed, Sydney Metro will have the ultimate capacity for 30 trains an hour (one every two minutes) through the CBD in each direction - a level of service never seen before in Sydney.

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham application as a Critical State Significant Infrastructure project (reference SSI 15\_7400), hereafter referred to as the CSSI Approval.

The CSSI Approval includes all physical work required to construct the CSSI, including the demolition of existing buildings and structures on each site. Importantly, the CSSI Approval also includes provision for the construction of below and above-ground structures and other components of the future ISD (including building infrastructure and space for future lift cores, plant rooms, access, parking and building services, as relevant to each site). The rationale for this delivery approach, as identified within the CSSI Application, is to enable the ISD to be more efficiently built and appropriately integrated into the metro station structure.

The EIS for the Chatswood to Sydenham component of the Sydney Metro City & Southwest project identified that the OSD would be subject to a separate assessment process.

Since the CSSI Approval was issued, Sydney Metro has lodged four modification applications to amend the CSSI Approval as outlined below:

- Modification 1- Victoria Cross and Artarmon Substation which involves relocation of the Victoria Cross northern services building from 194-196A Miller Street to 50 McLaren Street together with inclusion of a new station entrance at this location referred to as Victoria Cross North. 52 McLaren Street would also be used to support construction of these works. The modification also involves the relocation of the substation at Artarmon from Butchers Lane to 98 – 104 Reserve Road. This modification application was approved on 18 October 2017.
- Modification 2- Central Walk which involves additional works at Central Railway Station including construction of a new eastern concourse, a new eastern entry, and upgrades to suburban platforms. This modification application was approved on 21 December 2017.
- Modification 3 - Martin Place Station which involves changes to the Sydney Metro Martin Place Station to align with the Unsolicited Proposal by Macquarie Group Limited (Macquarie) for the development of the station precinct. The proposed modification involves a larger reconfigured station layout, provision of a new unpaid concourse link and retention of the existing MLC pedestrian link and works to connect into the Sydney Metro Martin Place Station. It is noted that if the Macquarie proposal does not proceed, the modification (if approved) would be surrendered. This modification application was approved on 22 March 2018.
- Modification 4 - Sydenham Station and Sydney Metro Trains Facility South which incorporated Sydenham Station and precinct works, the Sydney Metro Trains Facility South, works to Sydney Water's Sydenham Pit and Drainage Pumping Station and ancillary infrastructure and track and signalling works into the approved project. This modification application was approved on 13 December 2017. Given the modifications, the CSSI Approval is now approved to operate to Sydenham Station and also includes the upgrade of Sydenham Station.

The remainder of the City & Southwest project (Sydenham to Bankstown) proposes the conversion of the existing heavy rail line and the upgrade of the existing railway stations along this alignment to metro standards. This portion of the project, referred to as the Sydenham to Bankstown Upgrade, is the subject of a separate CSSI Application (No. SSI 17\_8256) for which an Environmental Impact Statement was exhibited between September and November 2017 and a Response to Submissions and Preferred Infrastructure Report was submitted to the NSW Department of Planning & Environment (DPE) in June 2018 for further exhibition and assessment.

### 1.3 Planning relationship between Pitt Street Station and the OSD

While the northern portal of Pitt Street Station and the OSD will form an integrated station development, the planning pathways defined under the *Environmental Planning and Assessment Act 1979* require separate approval for each component of the development. In

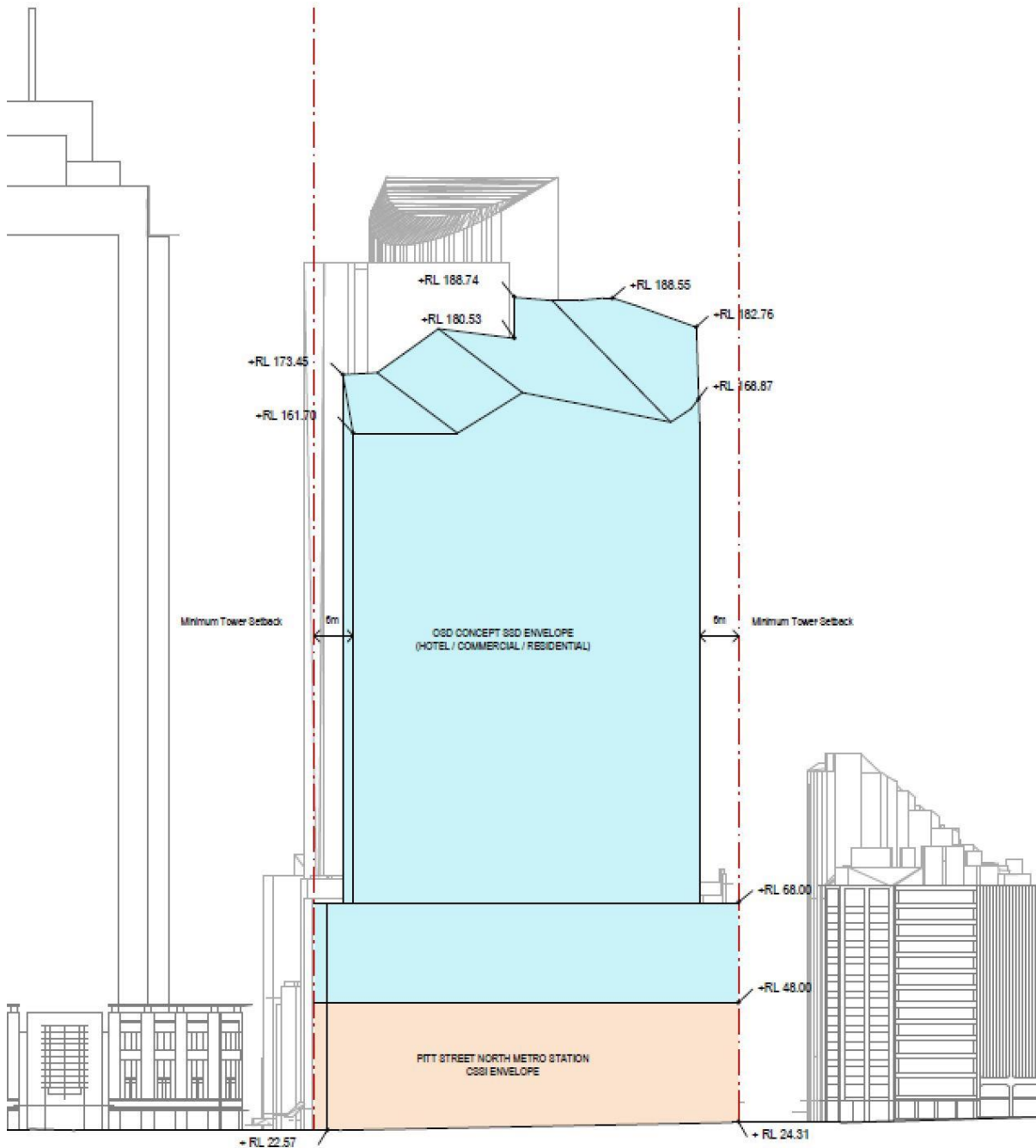
this regard, the approved station works (CSSI Approval) are subject to the provisions of Part 5.1 of the EP&A Act (now referred to as Division 5.2) and the OSD component is subject to the provisions of Part 4 of the EP&A Act.

For clarity, the approved station works under the CSSI Approval included the construction of below and above ground structures necessary for delivering the station and also enabling construction of the integrated OSD. This included but is not limited to:

- demolition of existing development
- excavation
- station structure including concourse and platforms
- lobbies
- retail spaces within the station building
- public domain improvements
- station portal link (between the northern and southern portals of Pitt Street Station)
- access arrangements including vertical transport such as escalators and lifts
- structural and service elements and the relevant space provisioning necessary for constructing OSD, such as columns and beams, space for lift cores, plant rooms, access, parking, retail and building services.

The vertical extent of the approved station works above ground level is defined by the 'transfer slab' level (which for Pitt Street North is defined by RL 48.00), above which would sit the OSD. This delineation is illustrated in **Figure 2** below.





**Figure 2:** Delineation between station and OSD

The CSSI Approval also establishes the general concept for the ground plane of Pitt Street Station including access strategies for commuters, pedestrians and workers. In this regard, pedestrian access to the station would be from Park Street and the OSD lobbies would be accessed from Pitt Street, Park Street and Castlereagh Street.

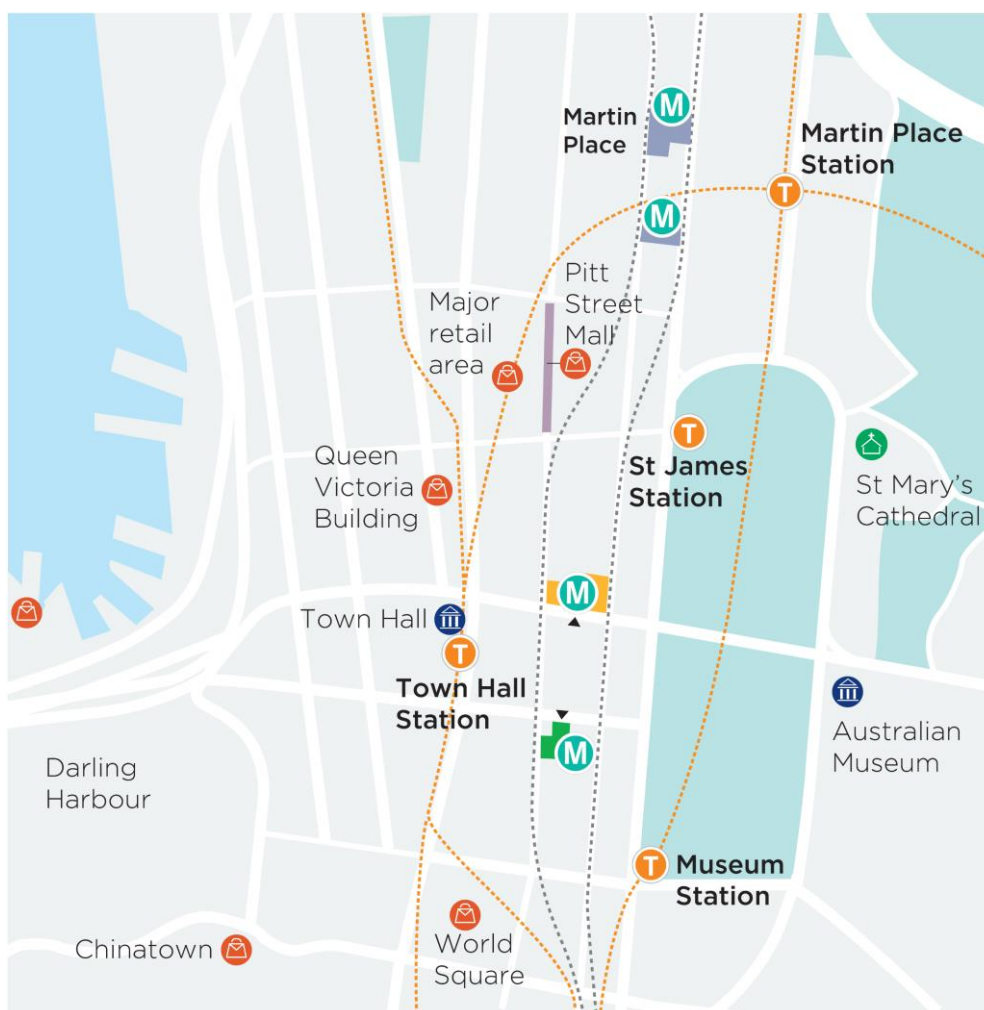
Since the issue of the CSSI Approval, Sydney Metro has undertaken sufficient design work to determine the space planning and general layout for the station and identification of those spaces within the station area that would be available for the OSD. In addition, design work has been undertaken to determine the technical requirements for the structural integration of

the OSD with the station. This level of design work has informed the concept proposal for the OSD. It is noted that ongoing design development of the works to be delivered under the CSSI Approval would continue with a view to developing an Interchange Access Plan (IAP) and Station Design Precinct Plan (SDPP) for Pitt Street Station to satisfy Conditions E92 and E101 of the CSSI Approval.

The public domain improvement works around the site would be delivered as part of the CSSI Approval.

## 1.4 The Site

The Pitt Street North OSD site is located at the southern portion of the Sydney CBD block bounded by Pitt Street, Park Street and Castlereagh Street, above the northern portal of the future Pitt Street Station (refer to **Figure 3** below).

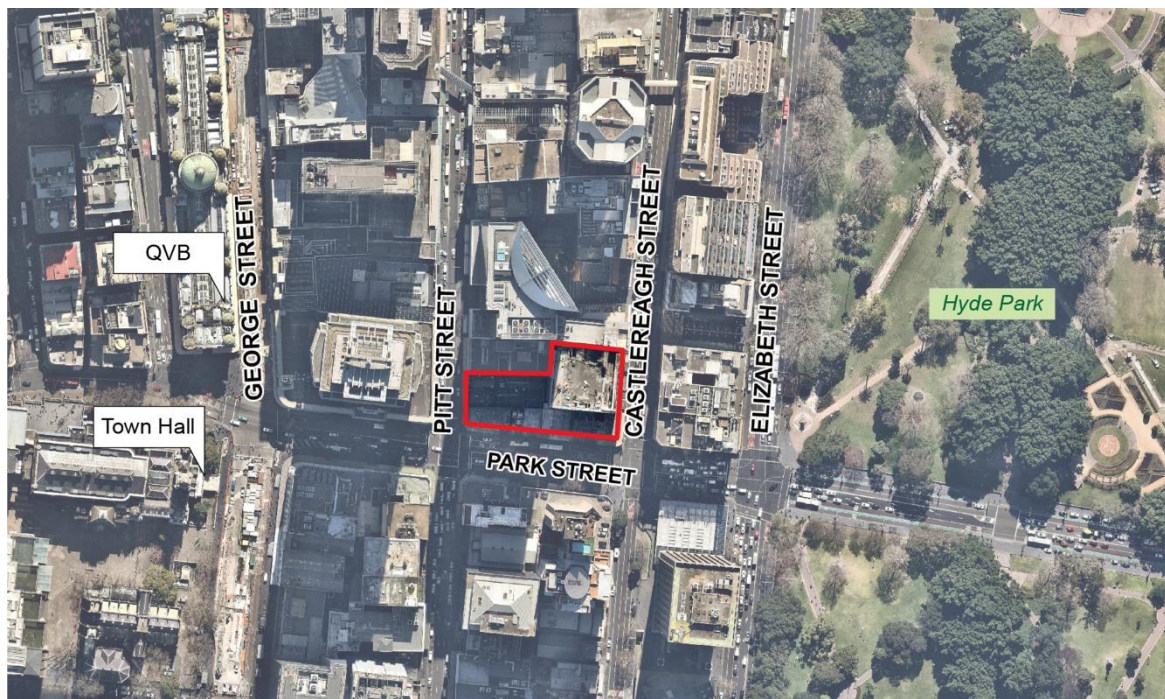


**Figure 3:** Pitt Street Station location plan

The site is located in the City of Sydney Local Government Area. The site (refer to **Figure 4** below) is irregular in shape, has a total area of approximately 3,150 square metres and has street frontages of approximately 28 metres to Pitt Street, 81 metres to Park Street and 48 metres to Castlereagh Street.

The site address is 175-183 Castlereagh Street, Sydney and comprises the following properties:

- Lot 3 in DP 74952
- Lot 1 in DP 229365
- Lot 2 in DP 900055
- Lot 1 in DP 596474
- Lot 17 in DP 1095869
- Lot 2 in DP 509677
- Lot 1 in DP 982663
- Lot 2 in DP 982663
- Lot 3 in DP 61187
- Lot 1 in DP 74367



 The Site

 NOT TO SCALE

**Figure 4:** Aerial photo of Pitt Street North

## 1.5 Overview of the proposed development

The concept SSD Application seeks concept approval in accordance with section 4.22 of the EP&A Act for the OSD above the approved Pitt Street Station (northern portal). This application establishes the planning framework and strategies to inform the detailed design of the future OSD and specifically seeks planning approval for:

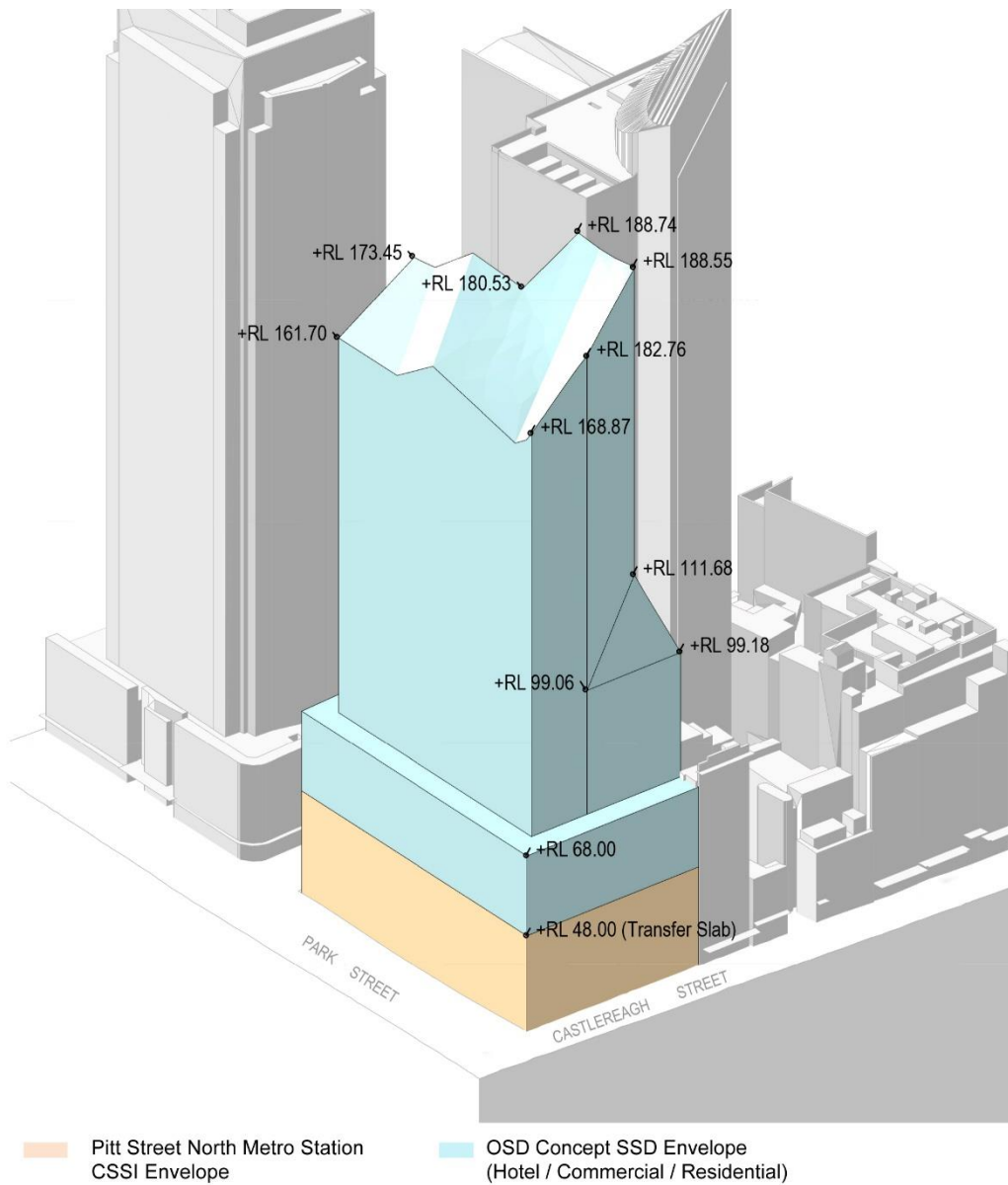
- a building envelope as illustrated at Figure 5
- a maximum building height of approximately Relative Level (RL) 189 which equates to approximately 43 storeys including a podium height of RL68 (approximately 45m), which equates to approximately 12 storeys above ground
- a maximum GFA of 49,120 square metres for the OSD component, which equates to a Floor Space Ratio (FSR) of 15.59:1, resulting in a total maximum GFA at the site (including station floorspace) of 50,309 square metres and a total maximum FSR of 15.97:1, including flexibility to enable a change in the composition of land uses within the maximum FSR sought
- conceptual use of the building envelope for a range of uses including commercial office space, visitor accommodation and residential accommodation
- use of the conceptual OSD space provisioning within the footprint of the CSSI Approval (both above and below ground), including the OSD lobby areas, podium car parking, storage facilities, services and back-of-house facilities
- car parking for approximately 50 spaces located across five levels of the podium
- loading and vehicular access arrangements from Pitt Street
- pedestrian access from Pitt Street, Park Street and Castlereagh Street
- strategies for utilities and service provision
- strategies for the management of stormwater and drainage
- a strategy for the achievement of ecologically sustainable development
- indicative signage zones
- a strategy for public art
- a design excellence framework
- the future subdivision of parts of the OSD footprint (if required)

As this concept SSD Application is a staged development pursuant to section 4.22 of the EP&A Act, future approval would be sought for detailed design and construction of the OSD. A concept indicative design, showing a potential building form outcome at the site, has been provided as part of this concept SSD Application at Appendix E.

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 a significant mixed use tower, contributing to the Sydney skyline. The OSD would assist in strengthening the role of Central Sydney as the key centre of business in Australia and would contribute to the diversity, amenity and sustainability of the CBD.

It is noted that Pitt Street Station southern portal OSD has been subject to a separate application, and does not form part of this concept SSD Application.





**Figure 5:** Pitt Street North OSD building, including OSD components (orange) and station box (grey)



Figure 6: Pitt Street North OSD indicative design, as seen from eastern, southern and western elevations

## 1.6 Staging and framework for managing environmental impacts

Sydney Metro proposes to procure the delivery of the Pitt Street North integrated station development in one single package, which would entail the following works:

- station structure
- station fit-out, including mechanical and electrical
- OSD structure
- OSD fit-out, including mechanical and electrical.

Separate delivery packages are also proposed by Sydney Metro to deliver the excavation of the station boxes/shafts ahead of the ISD delivery package, and line-wide systems (e.g. track, power, ventilation) and operational readiness works prior to the Sydney Metro City & Southwest metro system being able to operate.

Three possible staging scenarios have been identified for delivery of the integrated station development:

1. Scenario 1 – the station and OSD are constructed concurrently by constructing the transfer slab first and then building in both directions. Both the station and OSD would be completed in 2024.

2. Scenario 2 – the station is constructed first and ready for operation in 2024. OSD construction may still be incomplete or soon ready to commence after station construction is completed. This means that some or all OSD construction is likely to still be underway upon opening of the station in 2024.
3. Scenario 3 – the station is constructed first and ready for operation in 2024. The OSD is built at a later stage, with timing yet to be determined. This creates two distinct construction periods for the station and OSD.

Scenario 1 represents Sydney Metro's preferred option as it would provide for completion of the full integrated station development and therefore the optimum public benefit at the site at the earliest date possible (i.e. on or near 2024 when the station is operational). However, given the delivery of the OSD could be influenced by property market forces, Scenarios 2 or 3 could also occur, where there is a lag between completion of the station component of the ISD (station open and operational), and a subsequent development.

The final staging for the delivery of the OSD would be resolved as part of the detailed SSD application(s).

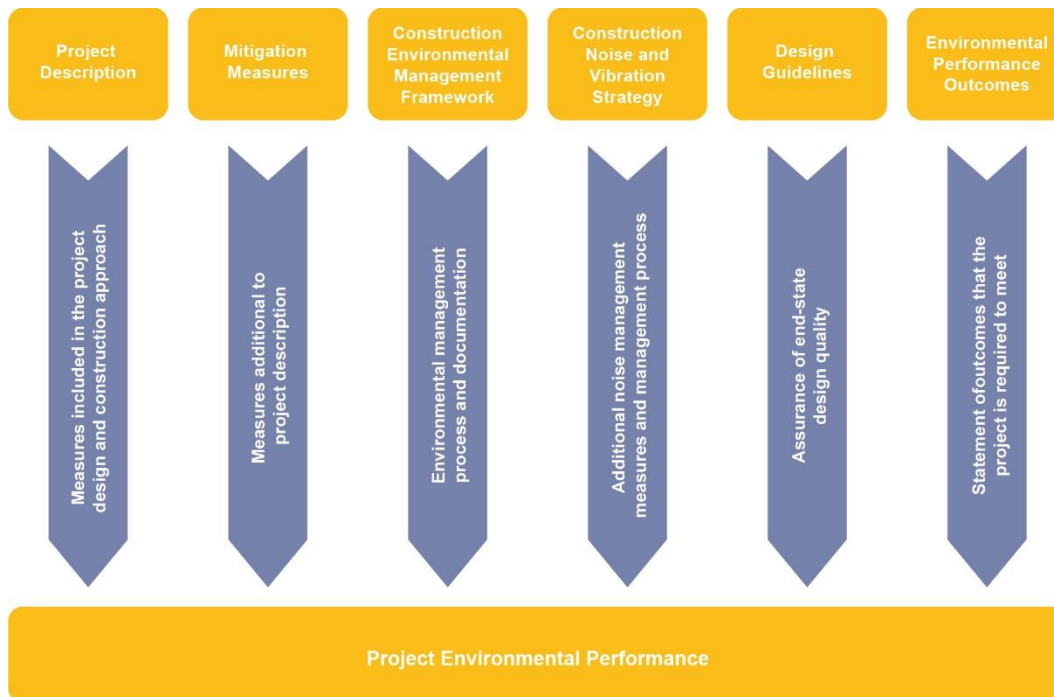
For the purposes of providing a high level assessment of the potential environmental impacts associated with construction, the following have been considered:

- Impacts directly associated with the OSD, the subject of this SSD application
- Cumulative impacts of the construction of the OSD at the same time as the station works (subject of the CSSI Approval).

Given the integration of the delivery of the Sydney Metro City & Southwest metro station with an OSD development, Sydney Metro proposes the framework detailed in

**Figure 7** to manage the design and environmental impacts, consistent with the framework adopted for the CSSI Approval, which includes:

- project design – measures which are inherent in the design of the project to avoid and minimise impacts
- mitigation measures – additional to the project design which are identified through the environmental impact assessment
- construction environmental management framework – details the management processes and documentation for the project
- construction noise and vibration strategy – identifies measures to manage construction noise and vibration
- design guidelines – provides an assurance of end-state quality
- environmental performance outcomes – establishes intended outcomes which would be achieved by the project



**Figure 7: Project approach to environmental mitigation and management**

Sydney Metro proposes to implement a similar environmental management framework where the integrated delivery of the CSSI station works and the OSD occur concurrently. This would ensure a consistent approach to management of design interface and construction-related issues.

Sydney Metro proposes this environmental management framework would apply to the OSD until completion of the station and public domain components of the integrated station development delivery contract (i.e. those works under the CSSI Approval). Should the OSD be constructed beyond the practical completion and opening of the section, standard practices for managing construction related environmental impacts would apply in accordance with the relevant guidelines and Conditions of Approval for the detailed SSD application(s).



## 1.7 Secretary’s Environmental Assessment Requirements

SEARs were issued for application SSD 17\_8875 on 30 November 2017. These require that an Environmental Impact Statement (EIS) be prepared that includes an environmental risk assessment to identify the potential environmental impacts associated with the development which provides:

- justification of impacts
- consideration of potential cumulative impacts due to other development in the vicinity
- measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.

Key Issue 7 requires, with regard to Heritage, that the EIS should include a 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 eight heritage items should be assessed:

- the State listed Sydney School of Arts (SHR 00366); Pitt Street Uniting Church (SHR 00022); and The Great Synagogue (SHR 01710)
- the locally listed Criterion Hotel including interior (I1933); Pilgrim House including interior (I1935); National Building (I1931), Masonic Club including interior (I1699) and (former) Australian Consolidated Press façade (I1751).

The SEARs also require that relevant provisions, goals and objectives in the following be addressed:

Guideline	Relevance
NSW State Priorities	Encouraging business investment; and, Increasing housing supply.
Premier’s Priorities	Delivering infrastructure, creating jobs, making housing more affordable
A Plan for Growing Sydney	Goal 3: A great place to live with communities that are strong, healthy and well connected - promote Sydney’s heritage, arts and culture. Identify and re-use heritage sites, including private sector re-use through the Priority Precincts program.  Direction 3.4: Promote Sydney’s heritage, arts and culture Direction 4.3: Manage the impacts of development on the environment

Guideline	Relevance
	<p><u>NB:</u> Since issue of the SEARs, A Plan for Growing Sydney has been superseded by the Greater Sydney Region Plan 2018.</p>
Greater Sydney Region Plan 2018	<p>Objective 13—Environmental heritage is identified, conserved and enhanced</p> <p>Strategy 13.1—Identify, conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> <li>• engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place</li> <li>• applying adaptive re-use and interpreting heritage to foster distinctive local places</li> <li>• managing and monitoring the cumulative impact of development on the heritage values and character of places.</li> </ul>
Better Placed: An integrated design policy for built environment of NSW	<p>Objective 1. Better fit contextual, local and of its place</p> <p>Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.</p> <p><u>NB:</u> Better Placed’s Heritage guideline is in a process of development.</p>
Sustainable Sydney 2030	<p>Enabling the protection and adaption of our heritage. Protect, enhance and expand Central Sydney’s heritage and public places.</p>
City of Sydney Competitive Design Policy	<p>3.3 Heritage-related applications (1) If the proposed development includes a building listed in Schedule 5 of Sydney Local Environmental Plan 2012 or where a site is located within a conservation area, or in the vicinity of a heritage item include a heritage consultant on the competition jury.</p> <p><u>NB:</u> The proponent does not seek to apply the City of Sydney’s competitive design policy. Instead, it is drafting its own framework which will be applicable.</p>

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**Guideline****Relevance**

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Although this project is being assessed under an SSD approval process, the relevant statutory provisions for the site with respect to heritage arise from *Sydney Local Environmental Plan 2012*. Its clause 5.10(5) sets out controls for development in the vicinity of heritage items and calls for a heritage management document such as this heritage impact statement. Further guidance is provided in the *Sydney Development Control Plan 2012*, although it is noted that in accordance with Clause 11 of the *State Environmental Planning Policy (State and Regional Development) 2011*, the Sydney Development Control Plan 2012 is not applicable to this Concept SSDA.

## 1.8 'Indicative Scheme'

The 'indicative scheme' is a concept design demonstrating that development within the envelope can be viable and feasible. The scheme has a 45-metre-high streetwall with two tall buildings set back a weighted average 8.0 metres (minimum 6.0 metres) behind that streetwall. The scheme provides a building that includes residential apartments, commercial office space and a hotel together with an entrance to the Metro station below.

## 1.9 Design excellence

Clause 6.21 of the Sydney Local Environmental Plan 2012 provides for 'design excellence' with the objective of delivering the highest standard of architectural, urban and landscape design. A design excellence framework will be developed and should incorporate the mitigating measures outlined in section 3.0.

## 1.10 Methodology

The methodology has been to assess the potential heritage impacts of the proposed building envelope in response to the SEARs' key issue of Heritage in accordance with the Heritage Division's guidelines for preparing Statements of Heritage Impact ('Statements of Heritage Impact' published in the New South Wales Heritage Manual by the Heritage Office (now Heritage Division) and Department of Urban Affairs & Planning 1996, revised 2002) and the approach set out in the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013.

## 1.11 Authorship

This Heritage Impact Statement was prepared by GML Heritage. Don Wallace, Associate, prepared the document with review by Claire Nunez, Associate-Manager Heritage Places. This report also includes general content provided by the client.

## 2.0 Heritage context—Impact assessment and mitigation

### 2.1 Commonwealth Heritage Legislation

The subject site does not include any Matters of National Environmental Significance under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

### 2.2 State Heritage Legislation

#### Heritage Act 1977 (NSW)

Among other things, the *Heritage Act 1977* (NSW) provides for the establishment of the State Heritage Register (SHR). No items listed on the SHR are located on the site. Although the settings of heritage places are important, the *Heritage Act 1977* (NSW) provides no express vicinity controls on management of settings outside the listed curtilage of SHR places. Section 0 includes assessment of the heritage impacts on the adjacent SHR sites.

#### Environmental Planning and Assessment Act 1979 (NSW) (EP&A Act) and Sydney Local Environmental Plan 2012 (SLEP)

The EP&A Act provides for the making of environmental planning instruments such as the *Sydney Local Environmental Plan 2012* (SLEP). The SLEP identifies heritage items and provides controls under its clause 5.10 for the assessment of heritage impacts on heritage items in the vicinity of proposed developments. The Sydney Development Control Plan 2012 provides additional guidelines for application of the SLEP (refer sections 1.7 and 0).

SLEP Clause 5.10	Discussion
<p>5.10(1) Objectives</p> <p>(1) Objectives The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of the City of Sydney,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>5.10(1)(a) the environmental heritage is listed in SLEP's Schedule 5. No items on the site are listed on the schedule as environmental heritage. Nor were those buildings that had been on site before recent demolition listed on the schedule as environmental heritage (refer section 2.3). The site is near several heritage items including two adjacent (boundary sharing) heritage items (and several opposite the site. These are set out at section 2.4</p> <p>5.10(1)(b) Direct impacts on fabric—Although no work is proposed to a heritage item, work on the site has potential to impact on the fabric associated with adjacent heritage items during construction—namely the National Building adjoining the site on Pitt Street and the Masonic Club adjoining the site on Castlereagh Street. These items are retained in the subject proposal. Potential direct impacts should be managed as part of a project specific construction heritage management plan.</p> <p>5.10(1)(b) Indirect vicinity impacts—the proposed concept envelope and detailed design of development should conserve the setting and views on the heritage items nearby and those farther afield. This includes the immediate streetscape context</p>

SLEP Clause 5.10	Discussion
	<p>of the National Building, Masonic Club and Criterion Hotel in particular and the setting of and views to the Sydney Town Hall. The proposal is also considered in relation to the State heritage listed Hyde Park and War Memorial, due to shadowing impacts. Refer to the discussion in SLEP clause 5 below.</p> <p>5.10(1)(c) Archaeological impacts have not been considered as part of this report. Archaeological impacts have been assessed elsewhere in approvals for the station itself. There will be no archaeological impacts arising from the proposed envelope given the site would have been cleared during the State Significant Infrastructure program, which is almost complete as of June 2018.</p> <p>5.10(1)(d) Similar to archaeological impacts, conservation of Aboriginal objects and Aboriginal places of heritage significance has been assessed elsewhere in approvals for the station itself. Similar to archaeological impacts generally, the site would have been cleared during the almost complete State Significant Infrastructure program.</p>
<p>5.10(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>As noted in section 2.4 below, the site is near several heritage items and this HIS is required to assess potential impacts to these items.</p> <p>As set out in section above, the proposal is for a Concept 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 SSD application seeks approval for the maximum building envelope for the proposed residential building, the maximum Gross Floor Area (GFA) and land uses for the building. The Concept SSD more specifically seeks approval of an OSD building envelope across the site. The lower part of which is set to the front boundaries up to streetwall height of 45 metres. Above the streetwall, the envelope provides for a taller building or buildings set back a minimum of 6.0 metres with a weighted average set back of 8.0 metres. The profile of the top of the envelope is set to preserve solar access to the southeast including Hyde Park. The ‘Developed Scheme’ is an indicative concept design demonstrating that development within the envelope can make a compliant and feasible over station development and to illustrate what a future detailed application in accordance with the Concept could incorporate.</p> <p>Key issues with the redevelopment in the context of nearby heritage items include:</p>

SLEP Clause 5.10	Discussion
	<ol style="list-style-type: none"> <li>1. Interface of scale, mass, height and materials with adjacent heritage items;</li> <li>2. Potential shadowing of Hyde Park and the ANZAC War Memorial within it; and,</li> <li>3. Views to, from and between nearby heritage items.</li> </ol> <p>While acknowledging that the various heritage items possess a range of heritage values, the first issue relates to the aesthetic characteristics of the adjacent heritage items as these are the principal, culturally significant values that could be affected by the development within their settings. In addition to the above, there is the issue of the loss of the fine grain development demolished to allow the development of the station and how this might be interpreted.</p> <p>The height, massing and setbacks have been arrived at to reinforce the established and desired 45 metre streetwall height. This streetwall and podium is compatible with the two adjacent heritage items—the National Building and the Masonic Club. Their design in the early twentieth century anticipated a streetscape of similar scale. Development in the late twentieth century introduced taller buildings. The OSD proposed is consistent with other tall buildings that now characterise the setting of these heritage items and the pattern of setting back taller buildings behind podiums. Although the streetwall height and setbacks may be appropriate for the interface with the adjacent heritage items, the detailed design will need to consider articulation, scale and materials to achieve an optimal outcome. This is because of the finer grained earlier subdivision pattern that continues to be expressed in the adjacent items and the Criterion Hotel opposite. An unrelieved podium of the now amalgamated smaller sites expressing only a single or several very large masses on three street fronts would not provide an appropriate context for the retained heritage buildings or relate the podium scale to the much lower and smaller Criterion Hotel. Together with their width relative to the amalgamated site, the classical palazzo form of the National Building and Masonic Club articulates their facades and provides a characteristic scale that should be responded to in the Detailed application. Recommended strategies are set out in section 3.0. These include materials, apparent depth of podium façade and proportions and reference datums. Those strategies allow and indeed encourage varied articulation at the street interfaces with the adjacent and opposite heritage items.</p> <p>Section 0 addresses indirect impacts on other heritage items nearby. However, those impacts are less and if the impacts on</p>



SLEP Clause 5.10	Discussion
	<p>the adjacent items and Criterion Hotel are addressed in the Detailed application, those lesser indirect impacts would also be mitigated.</p> <p>Potential shadowing of Hyde Park and the ANZAC War Memorial within it has been largely mitigated the envelope upper limit being contained within a solar access plane. Although there will be minor additional shadowing of Hyde Park at some parts of the day in some parts of the year, the addition is marginal as most of the shadowing occurs due to development between the subject site and Elizabeth Street. To the southwest, there will be very minor additional shadowing at some parts of the morning in some parts of the year to Sydney Town Hall: however, the Town Hall and its immediate setting is already shaded at many parts of the day throughout the year.</p> <p>In terms of views, the adjacent and nearby heritage items' curtilages are limited to 'lot curtilages'. Nevertheless, views to, from and between heritage items exist in the public domain at ground level. As the development is limited to the street boundary, significant views to, from and between heritage items will not be reduced or obstructed from that which existed prior to the demolition of the buildings from the OSD site. The subject site lies in the context of these views. However, if the measures taken to address the interfaces with adjacent and opposite heritage items are effected in the Detailed application, the broader view settings will not be unacceptably altered.</p>

### Sydney Development Control Plan 2012

As mentioned in section 1.7, although it is noted that in accordance with Clause 11 of the *State Environmental Planning Policy (State and Regional Development) 2011*, the Sydney Development Control Plan 2012 is not applicable to this Concept SSDA. Nevertheless, the compliance of the proposed development in relation to DCP heritage controls for development in the vicinity of heritage items and conservation areas is assessed below. The site does not lie within a special locality identified in Section 2 of the DCP.

Relevant DCP Control	Discussion
<p><b>Section 3.9.5—Heritage Items</b></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>Provisions</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>The Concept application envelope retains the lot curtilages of the adjacent and nearby heritage items. Existing views to the principal facades of the heritage items is retained to allow for their interpretation.</p> <p>No significant landscaping or planting is associated with heritage items in the immediate vicinity. No change is proposed to the landscape or planting in Hyde Park. There will be minimal additional overshadowing to Hyde Park and its plantings and landscape.</p>

Relevant DCP Control	Discussion
<p>(a) providing an adequate area around the building to allow interpretation of the heritage item;</p> <p>(b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</p> <p>(c) protecting, where possible and allowing the interpretation of archaeological features; and</p> <p>(d) Retaining and respecting significant views to and from the heritage item.</p>	<p>Archaeological impacts associated with the development of the station itself have been assessed separately.</p> <p>As mentioned above, significant views to, from and between heritage items will not be reduced or obstructed from that which existed prior to the demolition of the buildings from the OSD site. The subject site lies in the context of these views. However, if the measures taken to address the interfaces with adjacent and opposite heritage items are effected in the Detailed application, the broader view settings will not be unacceptably altered.</p>
<p><b>Section 3.9.12 Reduction of rising damp and salt attack in buildings constructed prior to 1920</b></p> <p>Provision</p> <p>(1) Where a heritage item or a building within a heritage conservation area constructed prior to 1915 has no damp proof course, the ventilated sub floor space must be retained to avoid potential damage caused by rising damp and migrating salts. Concrete slabs laid directly on the ground are not permitted within such buildings, including verandahs, or as paving slabs laid adjacent to external walls.</p>	<p>The site shares boundaries with two heritage items. The site will be excavated to make the station and basements. Consequently, groundwater will be kept away from the interface with the masonry of the heritage items and rising damp and salt attack will not be an issue caused or exacerbated by the proposed development.</p>
<p><b>Section 3.9.13 Excavation in the vicinity of heritage items and in heritage conservation areas</b></p> <p>Provisions</p> <p>(1) Excavation beneath, or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a Geotechnical Engineering report and a Structural Engineering report.</p> <p>(2) Excavation will not be permitted if:</p> <p>(a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and</p> <p>(b) it will occur under or forward of the front facade.</p>	<p>Archaeological clearance works, geotechnical engineering advice and structural engineering advice have been taken on the development of the station itself in anticipation of excavation. Additional measures to mitigate construction impacts will be included in the Construction Heritage Management Plan.</p>

## 2.3 Heritage items on site

The site included buildings from the late-Victorian and Federation periods none of which were listed as heritage items. All structures on the site were demolished under the Sydney



Metro City & Southwest Chatswood to Sydenham approval (SSI\_15\_7400) in 2018. Consequently, there are no direct impacts arising from development of the site.

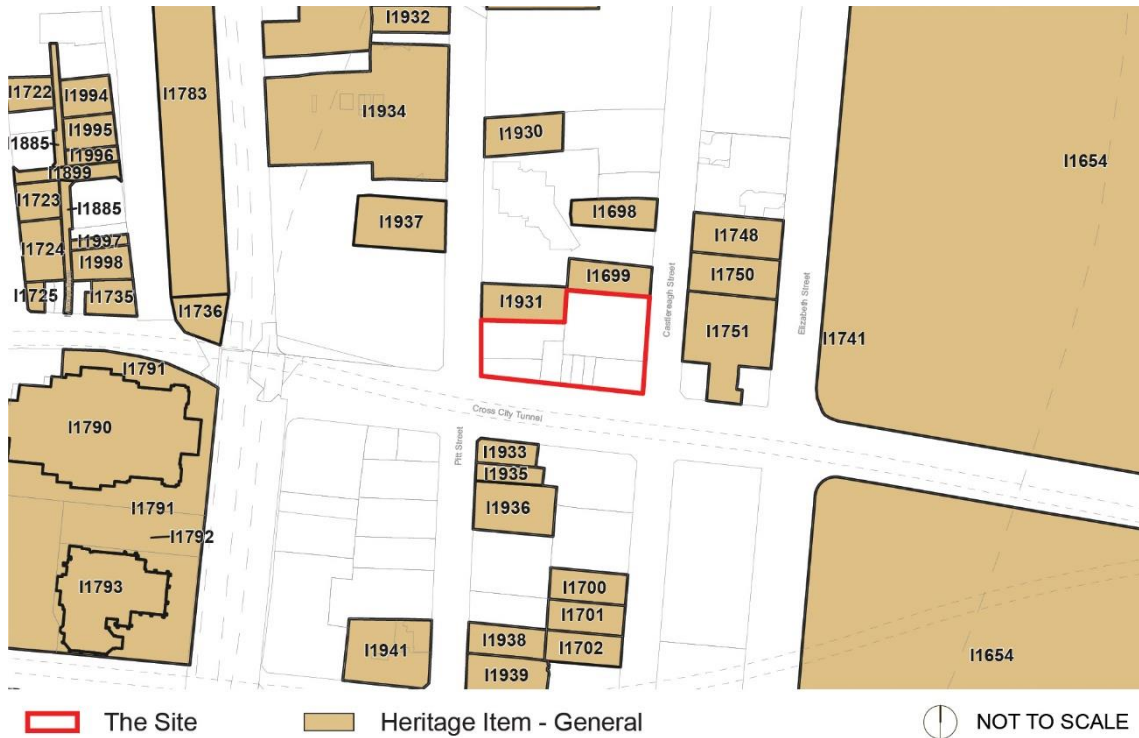
## 2.4 Heritage items in the vicinity

Heritage items in the vicinity are shown on Figure 8 and include the following heritage items expressly identified in the SEARs:

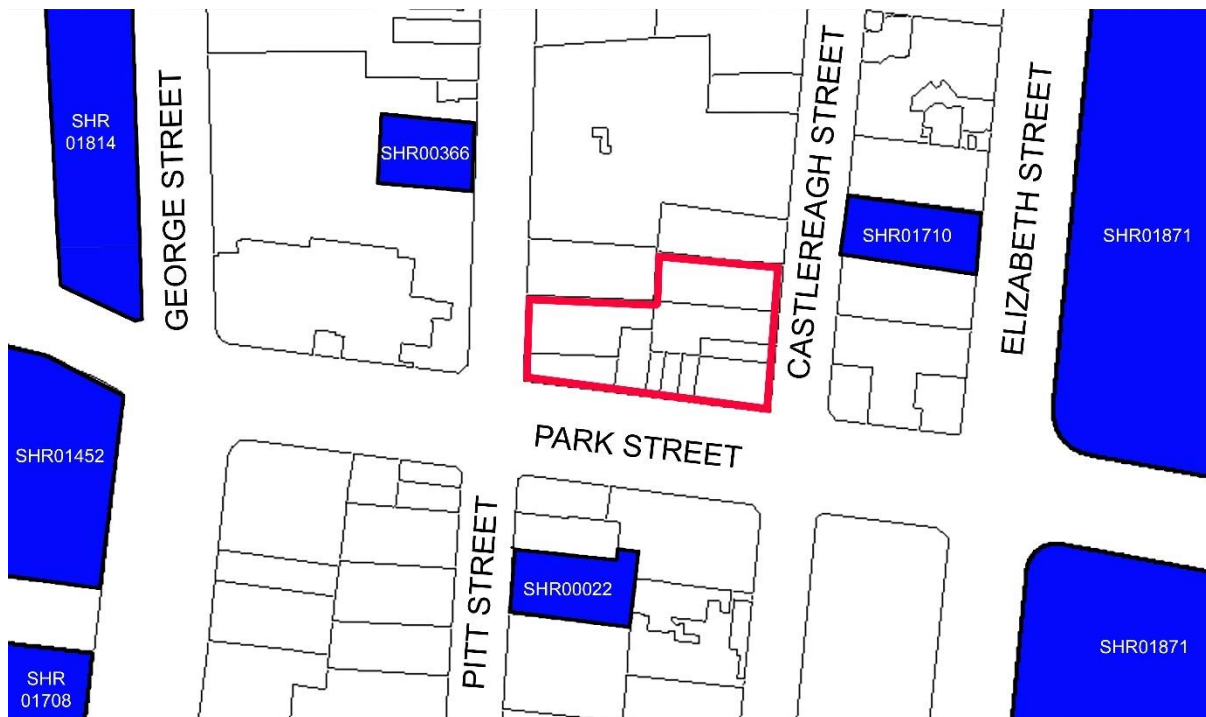
- Former Sydney School of Arts (SHR 00366 SLEP Heritage item I1937), 275 Pitt Street;
- Pitt Street Uniting Church (SHR 00022 SLEP Heritage item I1936), 264A Pitt Street;
- The Great Synagogue (SHR 01710 SLEP Heritage item I1750), 187A Elizabeth Street
- Criterion Hotel including interior (SLEP Heritage item I1933), 258–260 Pitt Street;
- Pilgrim House including interior (SLEP Heritage item I1935), 262–264 Pitt Street;
- National Building (SLEP Heritage item I1931), 248A–250 Pitt Street;
- Masonic Club including interior (SLEP Heritage item I1699), 169–173 Castlereagh Street; and,
- (former) Australian Consolidated Press façade (SLEP Heritage item I1751), 189–197 Elizabeth Street.

State Heritage Register listed items in the broader vicinity are shown on Figure 9 and include those identified 'SHR' above and others not expressly identified in the SEARs:

- Hyde Park (SHR 01871);
- Sydney Town Hall (SHR 01452);
- Queen Victoria Building (SHR 01814); and,
- St Andrew's Cathedral (SHR 01708).



**Figure 8:** Extract of Heritage Map (Sheet HER\_015) Sydney Local Environmental Plan 2012 with subject site outlined in red. Source: GML Heritage with data sourced from [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)



**Figure 9:** Compilation of curtilage plans of State Heritage Register listed places in blue (listing number indicated). Subject site outlined in red. Source: GML Heritage with data sourced from [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) and [www.six.nsw.gov.au](http://www.six.nsw.gov.au)



**Figure 10:** View of over station site from southwest with National Building at left and former Masonic Club at right. This photograph was taken after the State Significant Infrastructure demolition of buildings on the site.

## 2.5 Heritage Impact Assessment

### Sydney School of Arts (SHR 00366 / SLEP I1937)

Significance	Impact of building within proposed envelope
<p>The School of Arts building is an important link in the history of Sydney's cultural growth. It has stood on the present site since 1837, and has seen important early cultural and educational activities, including the first courses in drawing for Australian trained architects, and the first performance of a Gilbert and Sullivan musical in Sydney. It is directly linked with the formation of Sydney Technical College.</p>	<p>There would be no impact on this historical significance.</p>
<p>The facade of the School of Arts is an important survivor of 19th Century Sydney. It shows John Bibb's skills as a later Regency/early Victorian designer, and this transitional aspect is of real interest showing a high degree of creative achievement.</p>	<p>There is potential for indirect impacts at the interface with the proposed podium/streetwall. This could be mitigated by materials (including use of sandstone), scale, articulation and detailing of the streetwall of the proposed building.</p>
<p>The surviving 19th Century interior reveals fashionable taste and detail, especially plasterwork, stencilling and skylights. The remains of the 1830 chapel interior give further significance to the interior, and reveal acceptance of building re-use and adaption.</p>	<p>There would be no impact on this aspect of significance.</p>
<p>The School of Arts was an important educative and social centre for Sydney's intelligentsia in the 19th century and its character and spaces still demonstrate aspects of an earlier way of life. The Governor was its patron and leading citizens such as J.H. Goodlet (brick manufacturer) and Norman Selfe (engineer) served on its committee.</p>	<p>There would be no impact on the historical associations and the social value of the place.</p>
<p>Technical education in New South Wales has its chief focus in the School of Arts prior to the transfer of the facility to the government in the later 19th century (Tanner &amp; Associates 1987)<sup>1</sup></p>	<p>There would be no impact on this aspect of significance.</p>



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<b>Summary of impacts</b>	There is potential for indirect impacts at the interface with the proposed podium/streetwall.
<b>Mitigation</b>	This could be mitigated by materials (including use of sandstone), scale, articulation and detailing of the streetwall of the proposed building.

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**Figure 11:** Sydney School of Arts building aka Arthouse Hotel (centre) in the context of the Galeries Victoria complex on Pitt Street.

## Pitt Street Uniting Church (SHR 00022 / SLEP 11936)

Significance	Impact of building within proposed envelope
The Pitt Street Uniting Church has had a significant role in the development of the social and religious life of Australia.	There is no potential to impact on social and spiritual values of the place.
It has always represented a pioneering and socially aware face to the community.	There is no potential to impact on social values of the place.
It [sic] architectural design is significant as arguably the finest example of Neo Classicism in Australia.	There would be potential for indirect impacts at the interface with the proposed podium/streetwall. However, the building is already physically and visually removed from the subject site by intermediate heritage items that are built forward of the church on the street boundary.
It is a fine example of notable architect John Bibb's work.	There would be potential for indirect impacts at the interface with the proposed podium/streetwall. However, the building is already physically and visually removed from the subject site by intermediate heritage items that are built forward of the church on the street boundary.
It was the first Independant Church in Australia.	There is no potential to impact on historical significance.
It has associations with notable local figures, including David Jones and James Fairfax. <sup>2</sup>	There is no potential to impact on historical associations.
<b>Summary of impacts</b>	Potential indirect impacts already mitigated by intermediate heritage items built to the street boundary.
<b>Mitigation</b>	None required.



**Figure 12:** Pitt Street Uniting Church viewed from the western side of Pitt Street.



## The Great Synagogue (SHR 01710 / SLEP I1750)

Significance	Impact of building within proposed envelope
<p>The Great Synagogue is of state and potentially national significance as the earliest surviving synagogue in NSW still in use, which has represented the centre of Jewish worship and culture in central Sydney since the 1870s.</p>	<p>There is no potential for this significance to be impacted upon.</p>
<p>The Great Synagogue is associated with the Mother Congregation of Australian Jewry, together with many subsequent leading members and families of the Jewish faith.</p>	<p>There is no potential to adversely impact on this historic and social association.</p>
<p>By its prominent situation and presence in Central Sydney, its magnificent architectural grandeur, its rich symbolism, and its important collection of Hebrew documents and other religious artefacts, the Great Synagogue also embodies and demonstrates the early development and importance of the Jewish faith and culture in New South Wales during the 19th Century.</p>	<p>There would be potential for indirect impacts at the interface with the proposed podium/streetwall. However, its prominence and presence in Central Sydney principally relates to its presence on Elizabeth Street and Hyde Park rather than to the Castlereagh Street interface with the proposed building. Building within the envelope will not reduce the prominence of the Castlereagh Street façade as the development will be behind the viewer when viewing the façade.</p>
<p>The Great Synagogue is a major landmark of Sydney.</p>	<p>Its landmark presence relates principally to its presence on Elizabeth Street and Hyde Park rather than to the Castlereagh Street interface with the proposed building. This landmark quality will be retained.</p>
<p>It is the only high Victorian style Synagogue in Australia and represents one of the most elaborately decorated Victorian buildings in Sydney, internally and externally.</p>	<p>The proposed building would have no impact on the rarity or representativeness of the high Victorian style of the heritage item.</p>
<p>The building also represents one of the finest works of the leading NSW architect, Thomas Rowe.</p>	<p>The proposed building would have no impact on the heritage item as a work of Thomas Rowe.</p>
<p>It contains excellent examples of the best quality decorative work in moulded plaster, carved sandstone and timber, metalwork,</p>	<p>Externally, the heritage item's best carved sandstone is on Elizabeth Street and removed</p>



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<p>tiling and stained glass that is remarkable for its richness, originality and the degree of craftsmanship by leading decorative firms of the High Victorian period from Australia, Great Britain and the United States.</p>	<p>from the proposed building. There would be no adverse impact on the heritage item.</p>
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<p>Apart from its architectural excellence, the Great Synagogue provides a rich townscape aspect to Hyde Park and is an iconic building of Elizabeth and Castlereagh Streets. (Phillips 2000 &amp; HO 2004)<sup>3</sup></p>	<p>The heritage item’s townscape values relate to Elizabeth Street and Hyde Park and to a lesser extent Castlereagh Street. The interface with the proposed development is on Castlereagh Street, which has a simpler, secondary frontage. Continuation of the use of sandstone and care with scale, building articulation, and detailing would mitigate potential adverse impacts.</p>
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<b>Summary of impacts</b>	<p>Indirect impacts – streetscape to secondary frontage to Castlereagh Street. No impact to principal frontage to Elizabeth Street.</p>
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<b>Mitigation</b>	<p>Review podium/streetwall interface and detailed streetscape drawing. Continuation of the use of sandstone and care with scale, building articulation, and detailing would mitigate potential adverse impacts.</p>
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**Figure 13:** Elizabeth Street frontage of the Great Synagogue.



**Figure 14:** Castlereagh Street frontage of the Great Synagogue.

## Criterion Hotel including interior (SLEP I1933)

Significance	Impact of building within proposed envelope
The Criterion Hotel constructed in the Inter-War Art Deco style is situated in a prominent location on the corner of Pitt and Park Streets in the inner-city Town Hall precinct, and has aesthetic significance for the quality of its exterior detailing.	There is potential for indirect impacts at the interface with the proposed podium/streetwall. This could be mitigated by, in particular, scale, articulation of the streetwall of the proposed building at this corner.
The Criterion has significance as the finest of the five remaining hotel buildings constructed in this style in the CBD; the others which all remain operational are the Criterion (Sussex Street), the Great Southern, the Tudor Inn, and the Wynyard.	This rarity and representativeness would not be compromised by development within the proposed envelope.
It also has aesthetic significance as an important corner element and for its contribution to the streetscape of the immediate area.	There is potential for indirect impacts at the interface with the proposed podium/streetwall. This could be mitigated by, in particular, scale, articulation of the streetwall of the proposed building at this corner.
The hotel has historic significance for carrying on the name of the Criterion Theatre which formerly occupied the site.	This historic significance would be unaffected by development within the proposed envelope.
The hotel has social significance as a fine, largely intact, and fully operational example of a small inner-city corner hotel.	This social significance would be unaffected by development within the proposed envelope.
The building has social significance as part of the network of purpose built hotels which provided social / recreational venues and budget accommodation for the local community. <sup>4</sup>	This social significance would be unaffected by development within the proposed envelope.
Impacts	There is potential for indirect impacts at the interface with the proposed podium/streetwall.
Mitigation	This could be mitigated by, in particular, scale, articulation of the streetwall of the proposed building at this corner.





**Figure 15:** Criterion Hotel viewed from the northwestern corner of Park and Pitt Streets with adjacent Pilgrim House to the right.

## Pilgrim House including interior (SLEP I1935)

Significance	Impact of building within proposed envelope
Pilgrim House is a seven-storey commercial building in the Commercial Palazzo style, which forms part of a varied streetscape within Pitt Street.	Descriptive statement of fact only rather than a heritage value against which impacts can be assessed. Nevertheless the varied streetscape is/was part of its setting.
The building has high historic significance in the history of the Australian Broadcasting Commission as the first Federal head office of the ABC and as a venue for the ABC's live studio broadcasts until 1970.	There would be no impact on this historical association with the ABC.
The building has high social significance for its ability to reflect the social justice concerns of the Uniting Church.	There would be no impact on this social significance.
The building has high aesthetic significance as a rare Commercial Palazzo building with a triumphal arch motif.	There would be no change to the aesthetic significance of the building as an Inter War Commercial Palazzo style building or the rarity of 'triumphal arch motif' (the central three-storey, giant order arched 'piano nobile').
The building has a high level of exterior and interior fabric with outstanding potential to be restored. <sup>5</sup>	There is no impact on ability for restoration/reconstruction of exterior and interior fabric.
Impacts	Indirect impacts arising from alteration of varied streetscape.
Mitigation	Mediation of similar form/style but differing scale of the National Building should be considered in articulation and materiality of podium/streetwall within envelope so that variety of streetscape is not replaced with large grain mass. Reference subdivision pattern expressed vertically in façade of streetwall.



**Figure 16:** View north along Pitt Street in front of Pitt Street Uniting Church with Pilgrim House in midground.



## National Building (SLEP I1931)

Significance	Impact of building within proposed envelope
National Building is a twelve-storey reinforced concrete commercial building constructed in the Interwar Commercial Palazzo style and having a prominent position due to its height relative to the streetscape.	Descriptive statement of fact only rather than a heritage value against which impacts can be assessed. Nevertheless, its prominence is due to its relative height. Although its side elevation has long been visible and contributed to its prominence in a lower streetscape, the original design of the building anticipated that similar buildings would be built on its side boundaries. Potential indirect impact if the aggregated site's building does not express vertical articulation referencing the earlier subdivision and existing lot width of the National Building.
The building has historic significance as a reflection of the history of building societies and other investment institutions in the commercial life of Sydney.	No impact on its historic significance.
It is an important building in the professional work of the architectural firm of Joseland & Gilling.	No impact on the National Building's importance as a work of Joseland & Gilling as the principal façade will not be obscured.
The building has a high aesthetic significance as a fine and largely intact example of the style and includes many of the identifying elements such as the arched windows, antique cornice and terrazzo plasterwork. <sup>6</sup>	Building within the proposed envelope will not impact on the fineness of design and construction or intactness of the National Building.
<b>Impacts</b>	Indirect impacts. Podium/streetwall interface.
<b>Mitigation</b>	Consider articulation and materiality of podium/streetwall within envelope so that variety of streetscape is not replaced with large grain mass. Reference subdivision pattern expressed vertically in façade of streetwall. Sandstone should be used in at least some the proposed streetwall.



**Figure 17:** Lower floors of the National Building on Pitt Street with ANZ tower (Liberty Place) at left.



## Masonic Club including interior (SLEP I1699)

Significance	Impact of building within proposed envelope
<p>The Masonic Club is significant as a fine example of the Interwar Commercial Palazzo style.</p>	<p>Building within the proposed envelope will not impact on the fineness of design and construction of the Masonic Club or its representativeness of the Inter War Commercial Palazzo style.</p>
<p>It is a twelve-storey sandstone building, symmetrical in its massing with three distinct sections that are fundamentally classical in composition.</p>	<p>Descriptive statement of fact only rather than a heritage value against which impacts can be assessed. Its massing and articulation is, however, aesthetically significant due to its classical palazzo tripartite expression of 'base-shaft-capital'.</p> <p>The original design of the building anticipated that similar buildings would be built on its side boundaries. Potential indirect impact if the aggregated site's building does not express vertical articulation referencing the earlier subdivision and existing lot width of the Masonic Club.</p> <p>The proposed streetwall should be articulated and express references to the inherent articulation and fenestration of the Masonic Club.</p>
<p>Designed and built by the Masonic Lodge in 1925, it is socially and historically significant for its continued associations with this nationally influential social organisation.</p>	<p>No impacts on the Masonic Club's social and historical significance.</p>
<p>Its skilfully designed sandstone façade is an important contributor to the streetscape and reflects an important period of urban growth during the 1920s.</p>	<p>Sandstone should be used in the proposed streetwall. This need not be the whole of the streetwall façade.</p>
<p>Its interiors are both aesthetically and historically significant. The double volume main Dining Room is a fine example of a classically derived interior pertaining to the Gentleman's Club and features large recessed arched windows and a plaster ceiling with a deep, elaborate cornice incorporating classical dentils.</p>	<p>No impacts on interiors.</p>

The conversion of the upper levels to hotel type rooms reflects a growing need in the city during the later decades of the twentieth century.<sup>7</sup> This adaptive significance would be unaffected.

**Impacts**

Indirect impacts. Podium/streetwall interface.

**Mitigation**

Consider articulation and materiality of podium/streetwall within envelope so that variety of streetscape is not replaced with large grain mass. Reference subdivision pattern expressed vertically in façade of streetwall. Sandstone should be used in at least some the proposed streetwall.



Figure 18: Lower floors of former Masonic Club at right with over station site behind hoarding.

## Australian Consolidated Press façade (I1751)

Significance	Impact of building within proposed envelope
<p>The Australian Consolidated Press Offices was designed by the influential firm of Spain &amp; Cosh, and Bruce Dellit (whilst in their employ).</p>	<p>This historical fact will not be impacted.</p>
<p>The sandstone facade has aesthetic significance as a confident expression of the inter-war Free Classical style.</p>	<p>The inventory form appears to list only the Elizabeth Street façade. However, the lower sandstone section on Castlereagh Street is clearly of aesthetic significance.</p> <p>The Elizabeth Street façade would not be impacted. The Castlereagh Street façade could be indirectly impacted if the streetwall is not articulated as recommended for in the context of the Masonic Club and National Building.</p>
<p>It was designed to express the most modern standards of publishing and staff amenity.</p>	<p>This aspect of significance will not be impacted.</p>
<p>The building has been continuously associated with newspaper publishing since its construction in 1925. Its construction at that time is representative of an important period of redevelopment in the city.<sup>8</sup></p>	<p>Continuity of association, if it remains, will not change as a result development on the subject site.</p>
<p><b>Impacts</b></p>	<p>Indirect impacts. Podium/streetwall interface.</p>
<p><b>Mitigation</b></p>	<p>Consider articulation and materiality of podium/streetwall within envelope so that variety of streetscape is not replaced with large grain mass. Reference subdivision pattern expressed vertically in façade of streetwall. Sandstone should be used in at least some the proposed streetwall.</p>



**Figure 19:** Castlereagh Street façade of the Australian Consolidated Press building.



**Figure 20:** Elizabeth Street façade of the Australian Consolidated Press building.



## 2.6 Overshadowing

As mentioned above, potential shadowing of Hyde Park and the ANZAC War Memorial within it has been largely mitigated by the envelope upper limit being contained within a solar access plane. Although there will be minor additional shadowing of Hyde Park at some parts of the day in some parts of the year, the addition is marginal as most of the shadowing occurs due to development between the subject site and Elizabeth Street.

To the southwest, there will be additional shadowing at some parts of the morning in some parts of the year to Sydney Town Hall, Town Hall Square and the block of land east of the Town Hall between George and Pitt Streets. Such overshadowing will occur at 9 am on autumnal equinox (around March 21) and at 8 am on the vernal equinox (around September 21). By 10am at the former and 9am at the latter the Town Hall is already overshadowed by existing buildings and the additional shading would be limited to Town Hall Square and the block between George and Pitt Streets. The autumnal and vernal equinoxes are shown to have differing impacts in the shadow study reflecting the daylight-saving time of the former and standard time of the latter. At winter solstice (around June 21), the Town Hall and Town Hall Square are already in shade until late morning and no additional shading will result from the development. At the summer solstice (around December 21), the proposed development will not cast additional shade over the Town Hall, Town Hall Square or the George Street/Pitt Street block. In summary, the Town Hall and its immediate setting are already shaded at many parts of the day throughout the year. The proposed development will cast additional shadows on them from before 8am to about 9am in the shorter months of the year. This will be an hour earlier during standard time than daylight saving time. Throughout the year, times when the Town Hall receives direct sunlight are around the middle of the day. The proposed development will not impact on this midday solar access.

## 2.7 Additional views and settings

In terms of views, the adjacent and nearby heritage items' curtilages are limited to 'lot curtilages'. Nevertheless, views to, from and between heritage items exist in the public domain at ground level. As the development is limited to the street boundary, significant views to, from and between heritage items will not be reduced or obstructed from that which existed prior to the demolition of the buildings from the OSD site. The subject site lies in the context of these views. However, if the measures taken to address the interfaces with adjacent and opposite heritage items are effected in the Detailed application, the broader view settings will also not be more than minimally, adversely impacted upon (refer section 0 from page 26 for analysis and section 3.0 from page 46 for summary mitigation measures).

## 2.8 Heritage Division guidelines

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's current guidelines for preparing Statements of Heritage Impact ('Statements of

Heritage Impact’ published in the New South Wales Heritage Manual by the Heritage Office (now Heritage Division) and Department of Urban Affairs & Planning 1996, revised 2002).

Guideline	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>No physical works to any heritage item would result from development within the proposed envelope.</p> <p>The envelope and resulting development are confined to a vacant site adjacent to discrete heritage items.</p> <p>The podium height of the proposed envelope built to the street boundary would reinforce the existing street wall anticipated in the design of the adjacent early twentieth century National Building and Masonic Club both of which immediately adjoin the site.</p> <p>The proposal provides for detailed design prior to the submission of a Detailed application.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The height, bulk and mass of the development could overwhelm adjacent heritage items of lesser height, bulk and mass. The reason for this is to maximise potential development of this underdeveloped site in the centre of the city in an area that has been intensively developed and now has an altered and mixed context. The measures taken to mitigate potential impacts at planning envelope stage include the adoption of an envelope with the street wall/podium consistent with the height of the adjacent heritage items as anticipated in the original design. The upper part of the building is set back from this street wall.</p> <p>As the site is an amalgamation of smaller lots, some of which are similar in size to the adjacent heritage items, further mitigation will be necessary at detailed design stage so as to articulate the podium/street wall mass. Mitigation measures are recommended in section 3.0.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>If developed in detail in accordance with the mitigating measures recommended in section 3.0, the envelope will be sympathetic to the adjacent heritage items within the altered central city urban context.</p>
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p>	<p>As mentioned in section 2.6, the adjacent and nearby heritage items’ curtilages are limited to ‘lot curtilages’. Nevertheless, views to, from and between heritage items exist in the public domain at ground level. As the development is limited to the street boundary, significant views to, from and between heritage items will not be reduced or obstructed from that which existed prior to the demolition of the buildings from the OSD site. The subject site lies in the context of these views. However, if the measures taken to address the interfaces with</p>



Guideline	Discussion
	adjacent and opposite heritage items are effected in the Detailed application, the broader view settings will not be unacceptably altered.
What has been done to minimise negative effects?	Refer mitigating measures outlined in section 3.0.
How is the impact of the new development on the heritage significance of the item or area to be minimised?	Refer mitigating measures outlined in section 3.0.
Why is the new development required to be adjacent to a heritage item?	The new development is proposed on a discrete site that is outside the heritage curtilages of adjacent heritage items.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The lot curtilages of the heritage items remain unchanged.
Is the new development sympathetic to the heritage item?  In what way (e.g. form, siting, proportions, design)?	The podium form continues the street wall established in the early twentieth century evident in the retained adjacent heritage items.
Will the additions visually dominate the heritage item?	There are no additions to the heritage items directly. The new OSD will be within the altered context of this dense and tall central city location.
How has this been minimised?	Visual domination has been minimised by the establishment of the street wall of the podium and provided for in the design development of the detailed application by way of the mitigating measures outlined in section 3.0.
Will the public, and users of the item, still be able to view and appreciate its significance?	As anticipated in the original design of the early twentieth century adjacent heritage items, the side walls of the National Building and Masonic Club will be hidden and side views lost. Significant views to the facades of these buildings will be retained for public appreciation. Access will be unchanged.

## 3.0 Findings

### 3.1 Summary of potential heritage impacts and mitigation

The key heritage issues relate to contextual fit of the proposed development within the context of and interface with the Criterion Hotel, National Building and Masonic Club and, to a lesser extent, the Castlereagh Street facades of the Great Synagogue and Australian Consolidated Press building and the School of Arts

The envelope partly mitigates impact of scale by the establishment of a street wall of comparable height to the National Building and Masonic Club and is capable of acceptable heritage impacts if mitigated in detailed design in accordance with measures set out in sections 3.2 to 3.7 below.

The envelope does not add significantly to shadows already cast over Hyde Park and the ANZAC War Memorial and its setting or over Sydney Town Hall and its immediate setting.

Significant views to, from and between heritage items will not be reduced or obstructed from that which existed prior to the demolition of the buildings from the OSD site.

### 3.2 Detailed design to be contained within approved envelope

The building envelope proposed has potential for acceptable heritage impacts. The Detailed building design, including services and balconies, should be contained wholly within the building footprint and envelope shown in the Concept application. The envelope drawings include the potential for elements to exceed the 8m setback by up to 2m (down to a minimum setback of 6m), provided that the Weighted Average Setback remains at 8m.

### 3.3 Detailed streetscape elevations

So that the contextual impacts of the proposed development can be understood, detailed streetscape elevations that extend to the heritage items on Pitt Street and Castlereagh Street should be drawn and included in any subsequent development application, including design response to the principal horizontal and vertical elements of nearby heritage items as discussed below.

### 3.4 Design excellence framework

A Design Excellence Framework for the development of the site should be prepared and incorporate the recommendations for mitigation of potential heritage items set out herein. In addition to including these mitigating measures the framework should emphasise design detail excellence so as to not impact on the excellence evident in and established by the existing heritage context particularly of the adjacent sandstone facades.

### 3.5 Heritage Interpretation Strategy

The Detailed application should incorporate an interpretation strategy that details how information on the history and significance of the site will be provided for the public. The strategy is to provide preliminary recommendations as to the type, location and spatial requirements of the interpretation.

### 3.6 Detailed Design—Contextual design of proposed OSD

To provide a contextual relationship with the adjacent and opposite heritage listed items, the Detailed application design should incorporate the following:

- The frontages of the podium/streetwall are to incorporate high proportion of masonry compared to window glazing, strong visual depth, a high degree of architectural modelling and articulation, and high-quality materials. The preferred masonry material is Sydney sandstone. Window glazing should be deeply recessed.
- The Pitt Street frontage of the podium should respond to major horizontal and vertical elements of the National Building and the Criterion Hotel. This should include, in particular, the second-floor cornice of the National Building as well as upper cornices.
- The Castlereagh Street frontage of the podium should respond to major horizontal and vertical elements of the former Masonic Club. This should include, in particular, the second and third floor cornices of the former Masonic Club as well as upper cornices.
- The form of the podium should interpret the subdivision pattern established during late-nineteenth and early twentieth century through modulation and articulation of the street frontages. The early twentieth century pattern is predominantly characterised by the lot widths of the National Building and the former Masonic Club.

### 3.7 Structural stability of adjacent heritage items

Provision would have been made for the construction of the approved Pitt Street Metro Station to ensure the structural stability of the adjacent heritage items. This should be maintained for the over station development and heritage matters addressed within a construction management plan for the project. The construction management plan should also ensure that damp and salt attack in adjacent masonry heritage items is not introduced or exacerbated.

### 3.8 Conclusion

In accordance with Key Issue 7 of the SEARs, the nature and extent of potential impacts arising from development within the envelope on heritage items in the vicinity has been assessed and mitigating measures recommended herein. Development within the envelope with mitigation as outlined in sections 3.2 to 3.7 above would have a minimal adverse impact but potential impacts should be confirmed and further mitigated at detailed design stage.

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## 4.0 Endnotes

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- 1 <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045541>  
accessed 7 March 2018.
  - 2 <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045476>  
accessed 7 March 2018.
  - 3 <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051584>  
accessed 7 March 2018.
  - 4 <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424127>  
accessed 7 March 2018.
  - 5 <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424128>  
accessed 7 March 2018.
  - 6 <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424046>  
accessed 7 March 2018.
  - 7 <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423976>  
accessed 7 March 2018.
  - 8 <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424004>  
accessed 7 March 2018.