

## 4 Significance

### 4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

### 4.2 SIGNIFICANCE ASSESSMENT

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

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

CRITERIA	SIGNIFICANCE ASSESSMENT
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>Does not meet the criteria.</p> <p>The site reflects the redevelopment of this section of George Street as an entertainment hub from the early 20<sup>th</sup> century with the development of the Trocadero and the redevelopment for the cinema complex. The 1976 cinema development does not however reflect a significant historical phase of development.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>▪ provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>Does not meet the criteria.</p> <p>The cinema was designed by, the well-known Melbourne architect Sir Roy Grounds and partners Romberg and Boyd, who collectively designed some of the leading modern buildings in Australia. The building however is not considered to be representative of Grounds or the firms work as it has been so substantially altered.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human occupation <input type="checkbox"/></li> <li>▪ is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/></li> <li>▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>Does not meet the criteria.</p> <p>Having been substantially altered both internally and externally (with only the rear façade partially surviving) the former Hoyts cinema is considered to have lost its design integrity and is not aesthetically distinctive.</p>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input type="checkbox"/></li> <li>▪ has landmark qualities <input type="checkbox"/></li> <li>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input checked="" type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input checked="" type="checkbox"/></li> <li>▪ has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>Does not meet the criteria.</p> <p>While the cinema is reportedly the highest grossing in Australia, with the highest number of patrons, it is likely that the cinema is valued by the community as an amenity and is not specifically associated with the subject building or facility.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is important for its associations with an identifiable group <input type="checkbox"/></li> <li>▪ is important to a community's sense of place <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is only important to the community for amenity reasons <input checked="" type="checkbox"/></li> <li>▪ is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>Does not meet the criteria.</p> <p>Although several phases of development have been established on the site (as defined in section 3 of this report) European Archaeological potential is assessed as low owing to the construction of basements on the site.</p> <p>The site is not included on the City of Sydney Central Sydney Archaeological Zoning Plan (although it is within the boundary of the study).</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>▪ is an important benchmark or reference site or type <input type="checkbox"/></li> <li>▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> <li>▪ has little archaeological or research potential <input checked="" type="checkbox"/></li> <li>▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>Does not meet the criteria.</p> <p>The building was reputedly the first multi-cinema complex in Australia however it has been substantially altered and extended.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is the only example of its type</li> <li>▪ demonstrates designs or techniques of</li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not rare <input checked="" type="checkbox"/></li> <li>▪ is numerous but under threat <input type="checkbox"/></li> </ul>

CRITERIA	SIGNIFICANCE ASSESSMENT
<ul style="list-style-type: none"> <li>exceptional interest <input type="checkbox"/></li> <li>▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>▪ <i>cultural or natural places; or</i></li> <li>▪ <i>cultural or natural environments.</i></li> </ul>	<p>Does not meet the criteria.</p> <p>The Hoyts (now Events) cinema building was constructed in 1976 and designed by Sir Roy Grounds. In the almost 40 years since its construction, it has been substantially altered and extended internally to incorporate additional cinema auditoria and to accommodate changing tastes in interior design. It has been amalgamated with the adjoining site and a new façade constructed.</p> <p>It is virtually unrecognisable and is not considered to be representative of the period or style.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a fine example of its type <input type="checkbox"/></li> <li>▪ has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>▪ is a significant variation to a class of items <input type="checkbox"/></li> <li>▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>▪ is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a poor example of its type <input type="checkbox"/></li> <li>▪ does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/></li> <li>▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>

### 4.3 STATEMENT OF SIGNIFICANCE

The former Hoyts/ Events cinema complex at 505-523 George Street, Sydney has been assessed and is not considered to meet the threshold for heritage listing.

It has been substantially altered (including site amalgamation and façade works) and has lost its design integrity and is not considered to be representative of its period or the works of architect Sir Roy Grounds. While it is acknowledged that the cinema is reportedly the highest grossing in Australia, it is likely that the cinema is valued by the community as an amenity only.

## 5 Impact Assessment

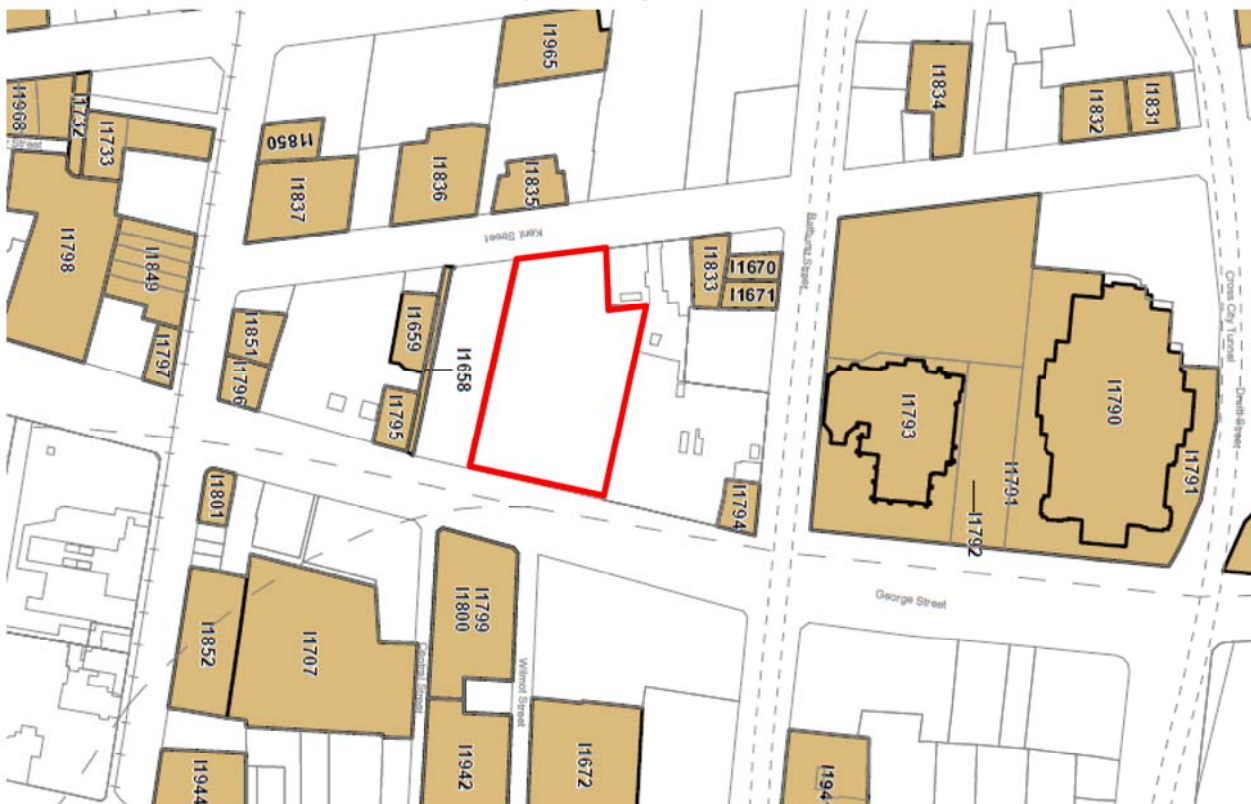
### 5.1 HERITAGE LISTINGS

The site does not include any heritage items as listed under the Sydney Local Environment Plan (SLEP2012) however is in the vicinity of numerous heritage items including the following:

- Albion Place - Item #1658 (local)
- Former warehouse group including interiors, hoist machinery (Nos 1 and 5), chimney and catheads - 1-7 Albion Place - Item #1659 (local)
- Commercial building including interior – 93 Bathurst Street - Item #1670 (local)
- Former “Bible House” – 95 Bathurst Street - Item #1671 (local)
- Former Bank of NSW - 485 George Street - Item #1794 (local)
- Former ‘Vine House’ - 531-535 George Street - Item #1795 (local)
- Former warehouse facade (8 Central Street) - 600-612 George Street (and 343-357 Pitt Street) - Item #1799 (local)
- Former Plaza Theatre building including facade, external walls, foyer and roof - 600-612 George Street - Item #1800 (local)
- Former warehouse including former cart dock and interiors - 484 Kent Street - Item #1833 (local)
- Former “Judge’s House” including interiors and garden - 531 Kent Street – Item #1835 (state)
- Former warehouse façade - 533-539 Kent Street - Item #1836 (local)

The above are all listed as local heritage items under the SLEP2012 with the Kent Street former Judge’s House also being listed on the State Heritage Register. Further to the north the block bound by Bathurst, George, Druiit and Kent Streets also comprises the state significant Town Hall (#11790) and St Andrew’s Cathedral Group (#11793) on George Street although development fronting Bathurst Street provides a buffer to this group. Refer heritage map at Figure 21. Views to these items are considered under the DCP discussion (section 5.2.2).

FIGURE 21 – HERITAGE MAP SHOWING THE SITE (INDICATED) AND ITEMS IN THE VICINITY



SOURCE: CITY OF SYDNEY COUNCIL, SYDNEY LOCAL ENVIRONMENT PLAN (SLEP 2012), SHEET 015

## 5.2 STATUTORY CONTROLS

### 5.2.1 SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

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

TABLE 1 – RELEVANT LEP CLAUSES

CLAUSE	DISCUSSION
<p><b>5.10 Heritage conservation</b></p> <p><b>(1) Objectives</b> 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>1) The subject cinema building is not a listed heritage item and does not meet the threshold for listing (refer section 4 of this report). European Archaeological potential is assessed as low as the site has been previously excavated for the basement.</p> <p>This Heritage Impact Statement is provided to consider impacts to the noted heritage items in the vicinity including the state heritage listed former Judge's House opposite the site on Kent Street (refer section 5.1).</p>
<p><b>(5) Heritage assessment</b> 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>5) As noted above This Heritage Impact Statement (HIS) is provided to consider impacts to the noted heritage items in the vicinity including the state heritage listed former Judge's House opposite the site on Kent Street and others (refer section 5.1).</p> <p>There are multiple heritage items in the vicinity of the site. The heritage items are varied in their periods of construction and architectural styles and reflect the various stages of development of the precinct and more recent contemporary adaptation for more commercial, entertainment and retail uses. As illustrated in section 2 of this report, the precinct is also dominated by a number of commercial and residential towers in the vicinity of the subject site including the adjacent Lumiere tower and Meriton apartments to the south.</p> <p>The proposal retains the lower scaled podium; consistent with the scale of the current street alignment which is dominated by buildings of between 15m – 20m in height containing a mix of retail and entertainment venues. The proposed single tower is setback towards the Kent Street frontage of the site to minimise amenity impacts to the Lumiere tower to the north.</p> <p>It is considered that the heritage items in the vicinity will not be further impacted by the proposed development than their current circumstance. The context of the heritage items is already mixed, including multistorey development. There are no consistent streetscapes or heritage item groups. The podium provides the streetscape element of the precinct and defines the street edge.</p> <p>Of principal interest is the state heritage listed former Judge's House, which is located opposite the site on Kent Street. It is noted that this building is flanked by the multi-storey car park to the north and a multistorey residential tower to the south. The residential tower incorporates the facades of Federation warehouses which create a podium for the tower. It is considered therefore that the context for this building has been lost and curtilage for the building is limited to its front boundary. The addition of a further commercial tower on the eastern side of the street will have no significant further impact within the proposed higher quality streetscape with its defined podium. It is noted that the proposal includes a consolidated tower and</p>

	<p>necessitates an addition to the height limits however the additional height will have no additional impact on the single storey heritage item as its significance is now not defined by its neighbours but by it being a survivor in this section of the city.</p> <p>Heritage items along and including Albion Lane are separated from the site by the former Greater Union complex at 525 George Street and have a similarly altered context, with the Meriton towers to the south. The importance of the shared curtilage and visual relationship of these items is not altered or diminished by the subject development.</p> <p>The proposed redevelopment presents a significant opportunity to improve the streetscape condition in this section of George and Kent Streets. The current building presents a completely impenetrable solid façade to both Kent and George Streets and it is considered that the proposed development will improve the streetscape contribution of the site and public domain by better activating the podium and street level, providing a more permeable façade and multiple internal programs. This is of particular benefit to Kent Street which is even more utilitarian as the present street level frontage is dominated by back of house and fire services. Proposed retail on this frontage will help to activate one of the city's main arterial roads. The proposal is consistent with other mixed use retail and residential towers in the immediate vicinity.</p>
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## 5.2.2 SYDNEY DEVELOPMENT CONTROL PLAN 2012

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

TABLE 2 – DEVELOPMENT CONTROL PLAN

PROVISION	DISCUSSION
<p><b>2 Locality Statements</b></p> <p><b>2.1.1 York Street Special Character Area including Clarence Street and Kent Street</b></p> <p>Principles</p> <p>(c) Conserve and enhance existing significant views between the area and Darling Harbour, higher level views north to the Harbour Bridge and the significant vistas terminated by the QVB and the Sydney Town Hall, such as those along Mullins Street and York Street.</p>	<p>The client has provided a view analysis which considers the following views relevant to the York Street and Sydney Square/ Town Hall/ St Andrews Special Areas:</p> <ul style="list-style-type: none"> <li>▪ Looking south from various locations along York Street</li> <li>▪ Looking south from various locations along George Street and from the QVB to Town Hall</li> <li>▪ Views east and west on Bathurst Street</li> <li>▪ Looking west from Park Street to Town Hall and south from Park Street and George towards the Town Hall and Cathedral</li> <li>▪ Looking south towards Town Hall from the corner of York and Drutt Street</li> </ul> <p>The view analysis also includes:</p> <ul style="list-style-type: none"> <li>▪ General views north along George Street</li> <li>▪ General cross city views from Kings Cross, Potts Point, Hyde Park and Darling Harbour, as well as Surry Hills.</li> </ul> <p><b>Please refer to the View Analysis provided in Appendix A.</b></p>

<p><b>2.1.10 Sydney Square/Town Hall/St Andrews Special Character Area</b></p> <p>(g) Ensure that new development around Sydney Square contributes positively to the definition of the space and is of a scale and character that complements the civic buildings, in terms of facade composition, building materials, colours and textures and exhibits a rhythm and richness in articulation.</p> <p>(h) Maintain and enhance important existing views and vistas to:</p> <p>i. the clock tower of the Town Hall from Park, George and York Streets; and</p> <p>ii. the spires of the Cathedral from Bathurst and George Streets to allow the silhouette of the Cathedral and Town Hall to be viewed and read against the sky.</p>	<p>In relation to the York Street character area, it is considered that views south along York Street, terminating with the QVB and Town Hall will not be impacted by the proposed development. The tower will not detract from the vista which terminates with the clock tower of the Town Hall. The proposed tower will form part of a backdrop of development, sited behind the Lumiere tower (to the southwest) and the QVB remains the dominant element in these views due to its unique scale and design.</p> <p>In relation to Sydney Square/ Town Hall and St Andrews Special Character area:</p> <p>Clause 2.1.10 g) The special character area is dominated by the square and also includes lower scaled Victorian and Federation development surrounding the square. The present site does not contribute to this and will be read in the context of multi-storey tower development to the south, which includes the Lumiere tower to the north and Meriton serviced apartments to the south.</p> <p>h) i) The proposal will have no impact on views to the clock tower from George Street. The square surrounding Town Hall creates a substantial visual and physical curtilage around the item which enhances the prominence of the tower. Extant views to the Town Hall from Park Street are limited and views to the proposed tower will be possible only from the intersection, again forming part of a backdrop of development.</p> <p>ii) There is no impact on views from Bathurst Street to the St Andrews Cathedral or Town Hall, with the subject tower being located south of Bathurst Street.</p> <p>Due to the curvature of George Street and development views to the Cathedral are largely limited to the section of George Street north of the Bathurst Street intersection to Market Street. Views to the Cathedral from opposite the site are not impeded by the proposed tower development and in oblique views across the cathedral from the Market Street end, incorporate the proposed Tower in the backdrop behind the Lumiere Tower.</p>
<p><b>3.2 Defining the Public Domain</b></p> <p><b>3.2.1.2 Public views</b></p> <p>(1) Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art.</p> <p>(2) Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be considered.</p>	<p>1) and 2) Views to heritage items in the vicinity and to special character areas have been addressed in the DCP and LEP discussions above. As outlined above, the proposal improves the immediate contribution of the site to the George and Kent Street streetscapes and has no significant impact on identified significant views or vistas to heritage items or special character areas in the vicinity.</p>
<p><b>3.9 Heritage</b></p> <p><b>3.9.1 Heritage Impact Statements</b></p> <p>(1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting:</p>	<p>3.9.1 (1) Complies. This HIS satisfies this clause and is to be submitted with the Planning Proposal and Stage 1 DA for the redevelopment.</p>

(a) heritage items identified in the <i>Sydney LEP 2012</i> ; or	
(4) The Heritage Impact Statement is to address:  (c) the impact of the proposed development on the heritage significance of the heritage item, heritage items within the vicinity, or the heritage conservation area; and	4) Refer LEP discussion above.

### 5.3 HERITAGE OFFICE GUIDELINES

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

TABLE 3 – RELEVANT QUESTIONS

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	The proposal presents a significant opportunity to improve the Kent and George Street streetscapes as the current building façade presents a bland and solid mass to the street above street level. The proposal provides for an activated street frontage to both George and Kent Streets and improves site permeability. The proposal retains the podium to the street, with the mass of the tower set back towards Kent Street, consistent with the form of various mixed use towers in the vicinity.
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:	The proposal includes a height adjustment to 260m. Although exceeding permissible heights, the single tower is proposed to mitigate potential amenity impacts associated with a more traditional dual tower development. It is considered that the additional height will have no further impact on the heritage items which are located within the diverse precinct and are generally defined by the podium levels along George and Kent Street.  The retention of a consistent streetscape podium further mitigates impacts and presents a more relatable scale for the heritage items.
The following sympathetic solutions have been considered and discounted for the following reasons:	N/A. Within the constraints of the location the issue of tower options has little impact on the appreciation at street level of the heritage items. The single tower has advantages for planning outcomes and the detailed design solution is yet to be finalised.
<b>New development adjacent to a heritage item</b> How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage	As identified above, the site is in the vicinity of numerous heritage items.  The proposal does not impact on identified significant views to the various heritage items in the vicinity.  The proposal incorporates a podium and setback tower to mitigate massing and create a more consistent streetscape scale. The proposal includes a height adjustment to 260m in keeping with other high rise developments neighbouring and in the vicinity of the site such as 115 Bathurst St (Greenland), and World Square Tower.  The context of the area is noted as varied and incorporates existing high rise development, thus the setting of the heritage items is already regarded as a mixture of higher and lower buildings as an historical development over time. The developed design for the podium will assist in this transition of scale.  The site is not located on any known archaeological deposits. Potential is assessed as low due to previous excavation for basements. It is noted that the site is not



QUESTION	DISCUSSION
<p>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>included on the City of Sydney Central Sydney Archaeological Zoning Plan (although it is within the boundary of the study).</p>

## 6 Conclusion and Recommendations

This Heritage Impact Statement (HIS) was prepared to assess the heritage impacts of the proposed increase in the permissible height and potential tower development at 505 -523 George Street, Sydney. The site currently houses the 6 storey Events cinema complex and is proposed to be redeveloped with a retail podium and single multistorey residential tower setback towards the Kent Street frontage.

The subject cinema complex has been assessed and is not considered to meet the threshold for heritage listing. The site does not include any heritage items as listed under the Sydney Local Environment Plan (SLEP2012) however is in the vicinity of numerous heritage items as outlined in section 5.1 of this report.

This heritage impact statement (HIS) is required to consider the proposal in relation to potential impacts to heritage items in the vicinity. The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

It is considered that the proposal will have no further impact on the heritage items in the vicinity as the streetscape context is already considerably varied and incorporates high-rise development. The proposal has no further impact on the extant curtilage of the items in the vicinity and does not impact on any identified significant views.

The proposed height adjustment to 260m is supported. Although exceeding permissible heights, the single tower is proposed to mitigate potential amenity impacts associated with a more traditional dual tower development. It is considered that the additional height will have no further impact on the heritage items which are located within an area of multistorey development. The precinct is diverse and retention of a consistent streetscape podium further mitigates impacts and presents a more relatable scale for the heritage items.

The proposal is recommended to the City of Sydney for approval subject to the following recommendation:

- It is noted that the subject proposal is indicative only and the final design and outcome will be subject to the stage 2 DA and competitive design processes. Stage 2 design development proposals should therefore be subject to further heritage impact assessment.

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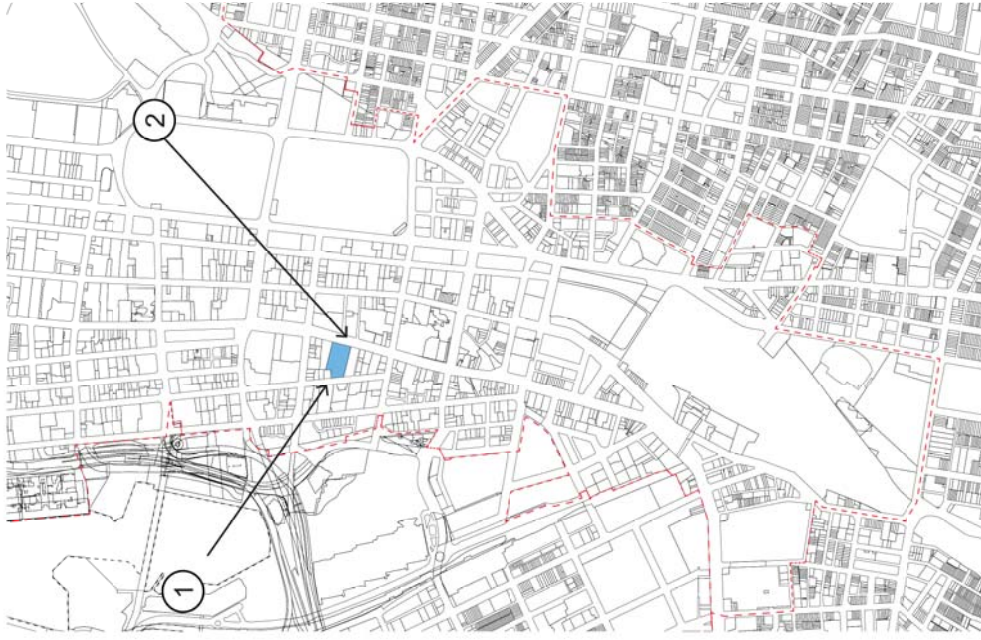
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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

# Appendix A View Analysis

# Investigation & Analysis View Corridors Proposed Envelope

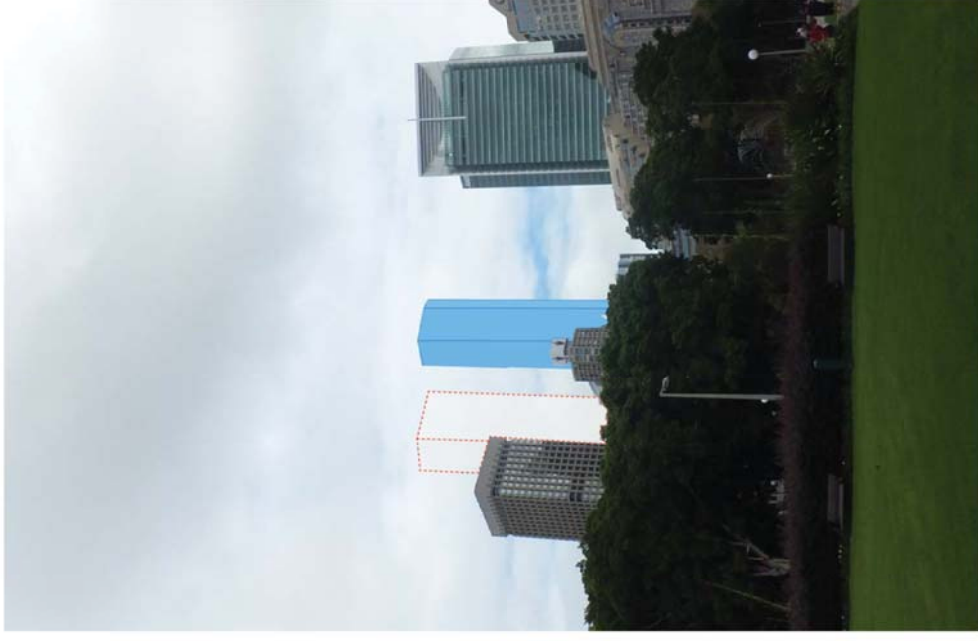


505 George St Proposed Envelope

115 Bathurst St (Greenland development)



1. Darling Harbour

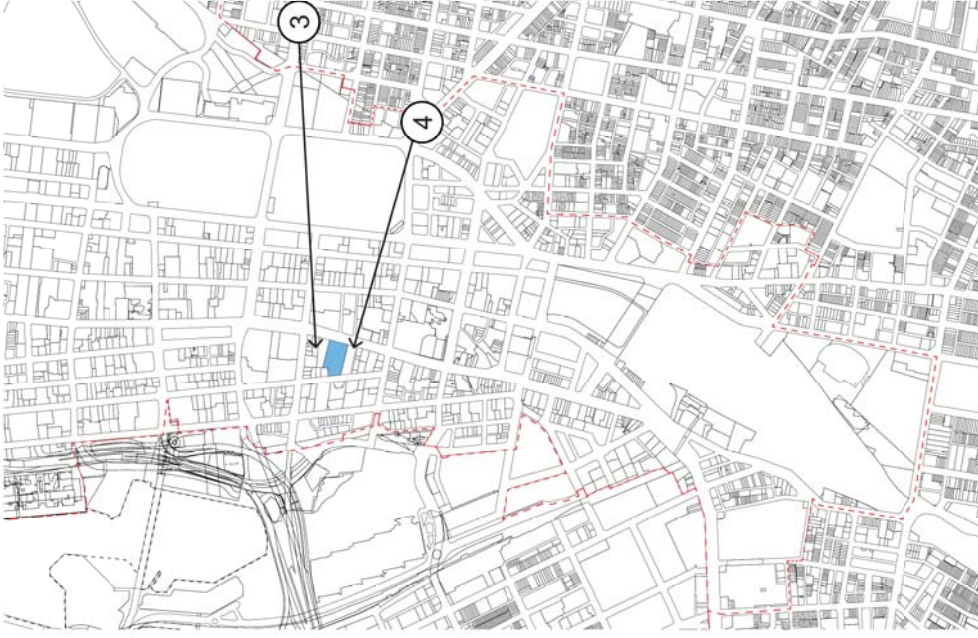


2. St Mary's Cathedral / Hyde Park

# Investigation & Analysis

## View Corridors

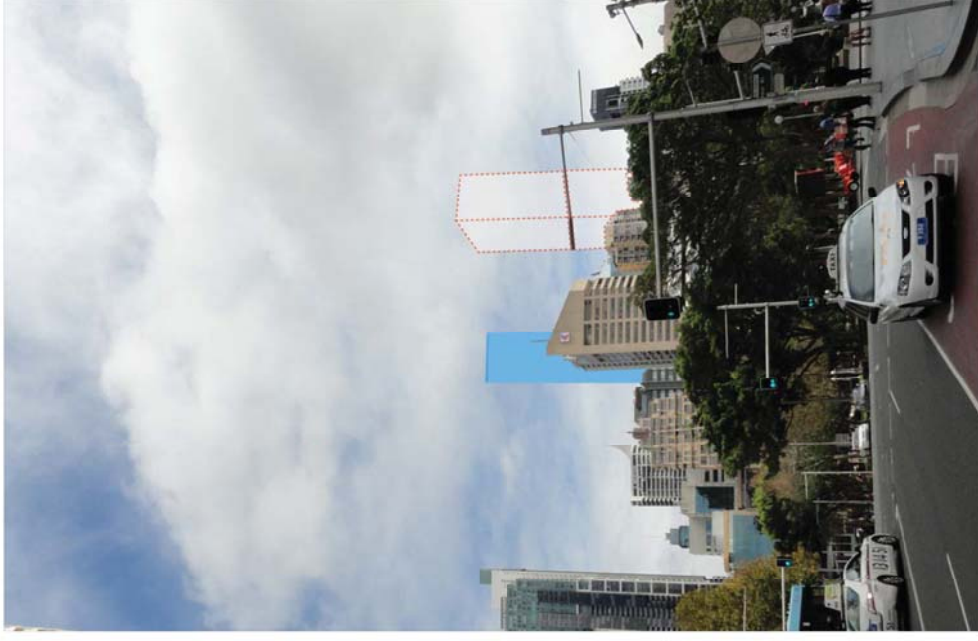
### Proposed Envelope



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3. William St / Kings Cross

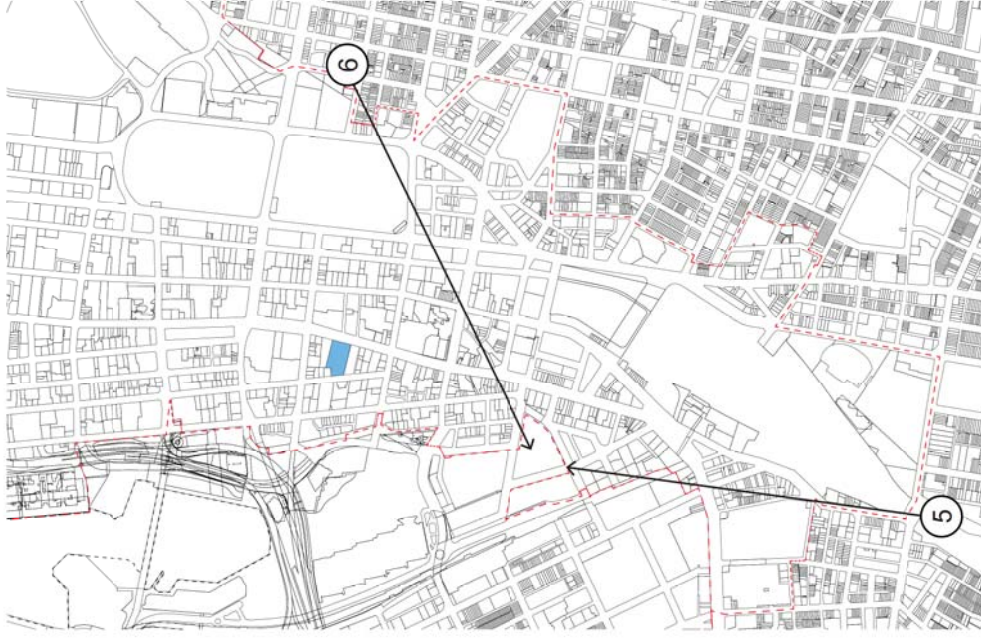


4. Oxford St / Hyde Park

# Investigation & Analysis

## View Corridors

### Proposed Envelope



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5. Cleveland St

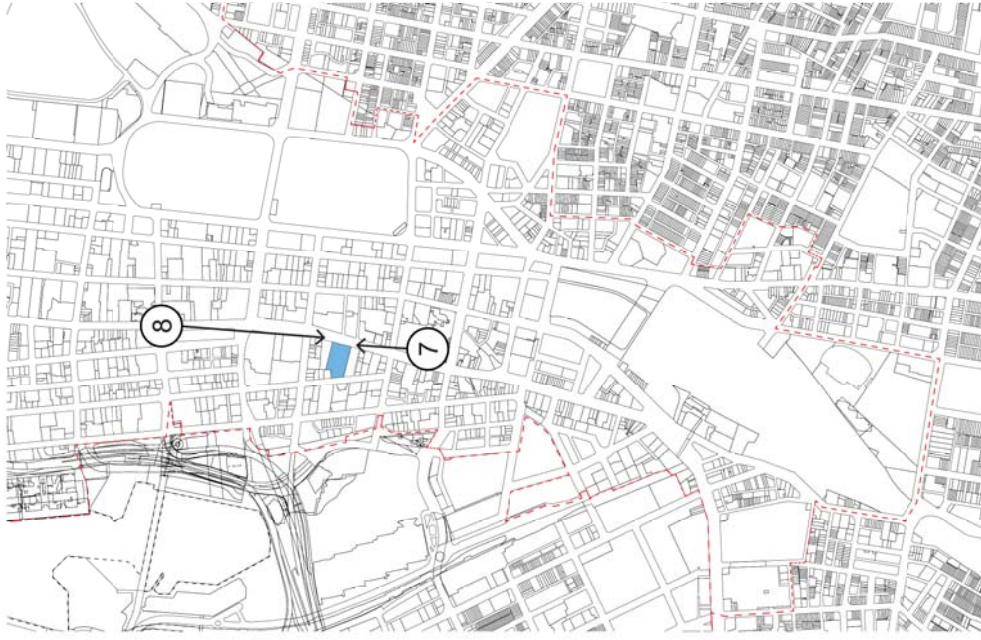


6. Challis Ave / Victoria Street, Potts Point

# Investigation & Analysis

## View Corridors

### Proposed Envelope



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7. Looking North along George St



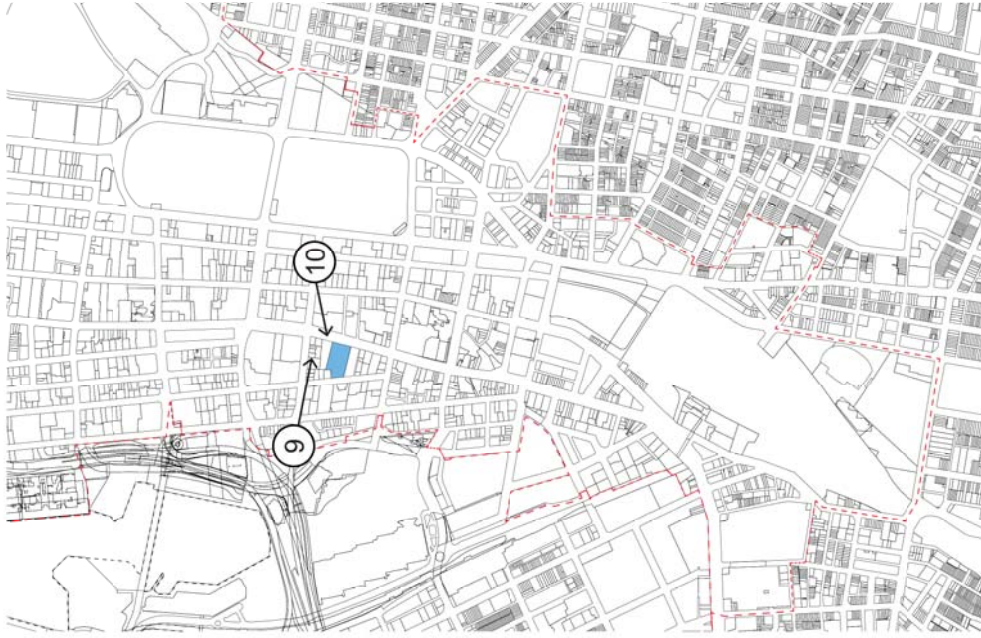
8. Looking South along George St



# Investigation & Analysis

## View Corridors

### Proposed Envelope



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115 Bathurst St (Greenland development)



9. Looking East along Bathurst

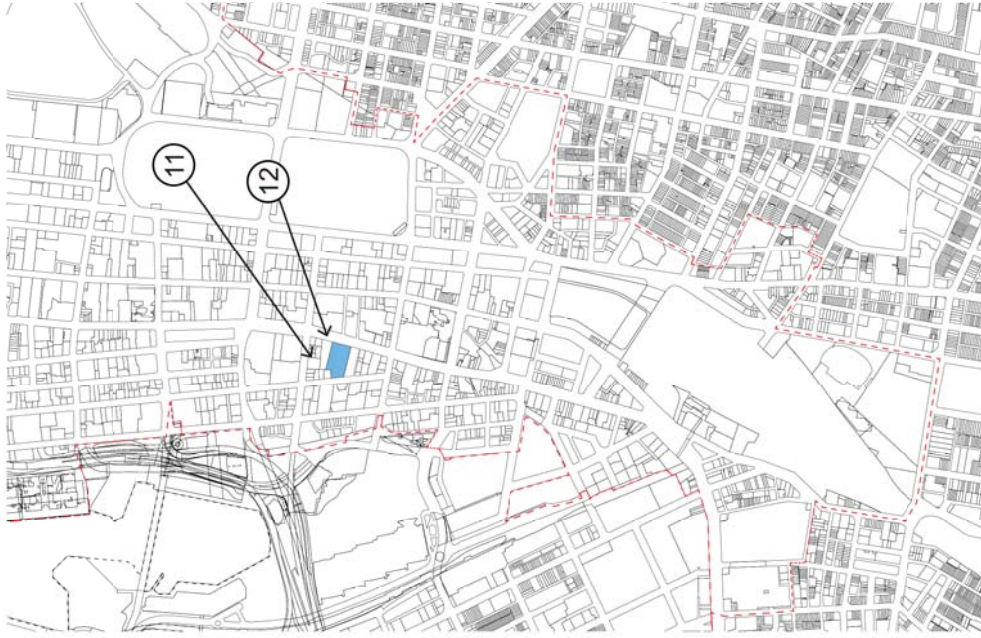


10. Looking West along Bathurst St

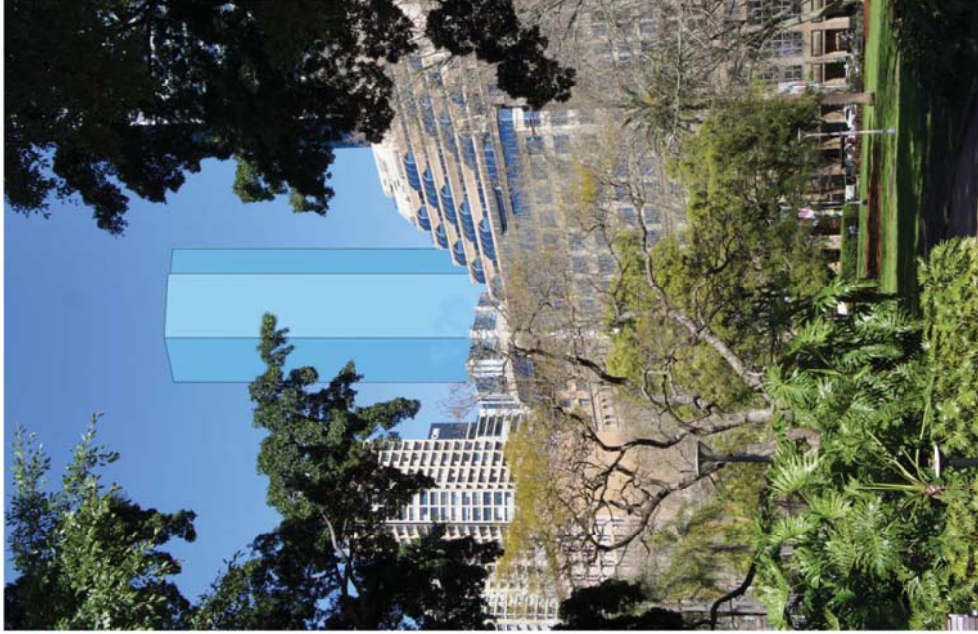
# Investigation & Analysis

## View Corridors

### Proposed Envelope



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115 Bathurst St (Greenland development)

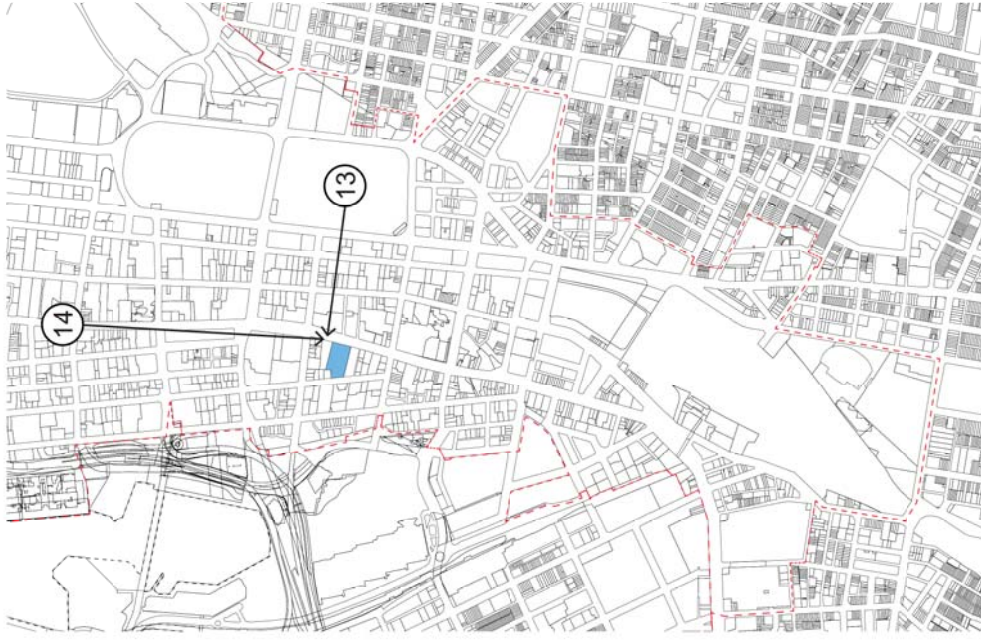


11. Looking South-West from Hyde Park North

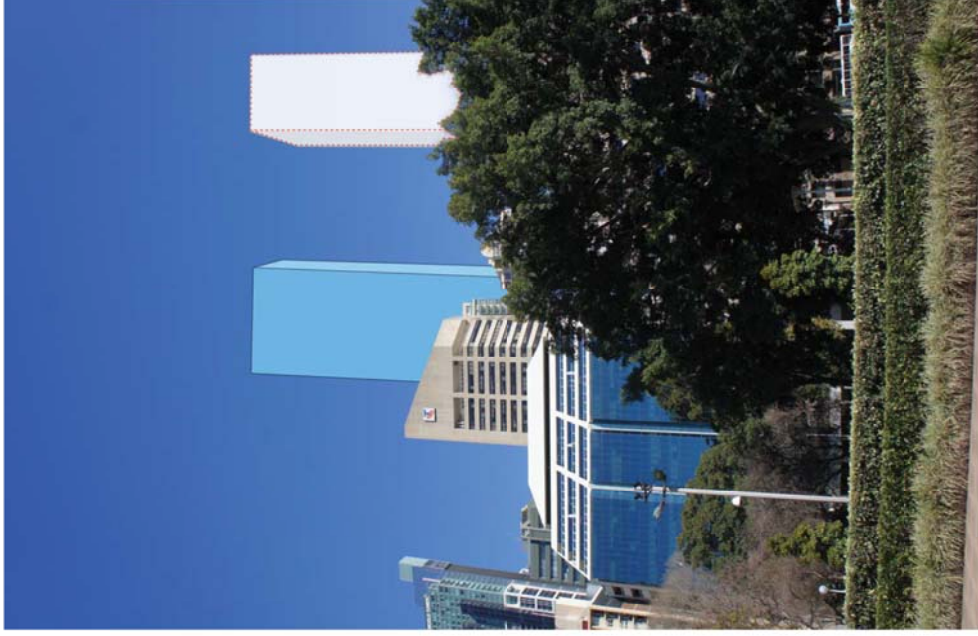


12. Looking West from Hyde Park Central

# Investigation & Analysis View Corridors Proposed Envelope



-  505 George St Proposed Envelope
-  115 Bathurst St (Greenland development)



13. Looking West from Hyde Park South



14. Looking South towards QVB on George Street

# Investigation & Analysis View Corridors Proposed Envelope



-  505 George St Proposed Envelope
-  115 Bathurst St (Greenland development)



15. Looking South towards QVB on George Street



16. Looking South towards QVB on George Street

# Investigation & Analysis

## View Corridors

### Proposed Envelope

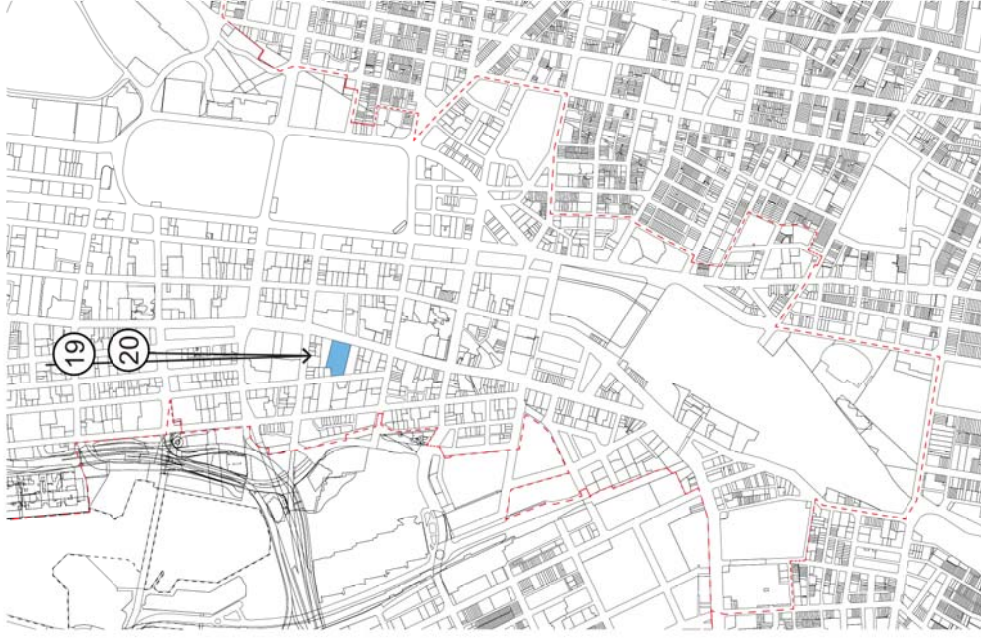


- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)

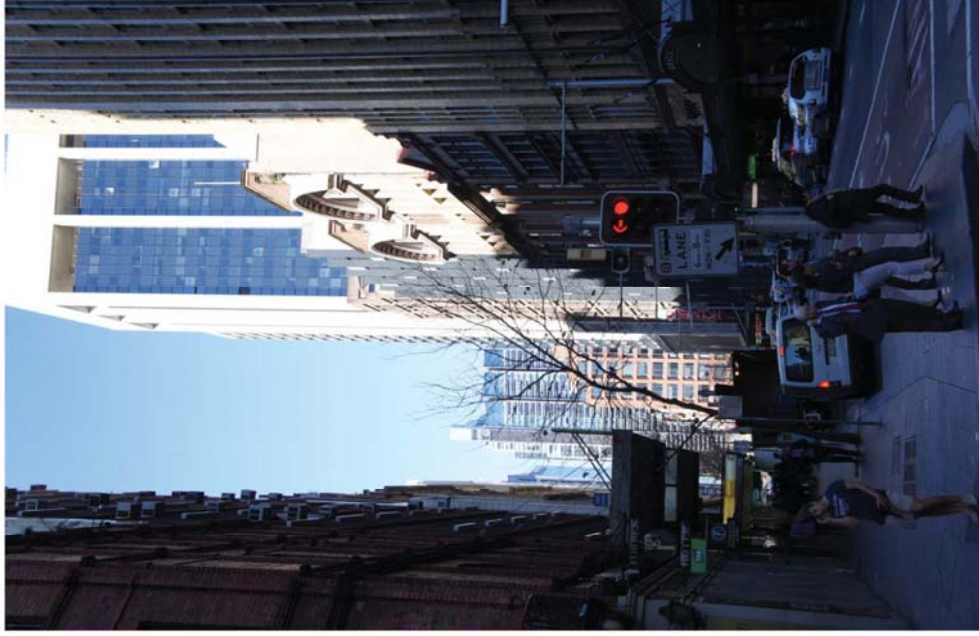


18. Looking South on York Street

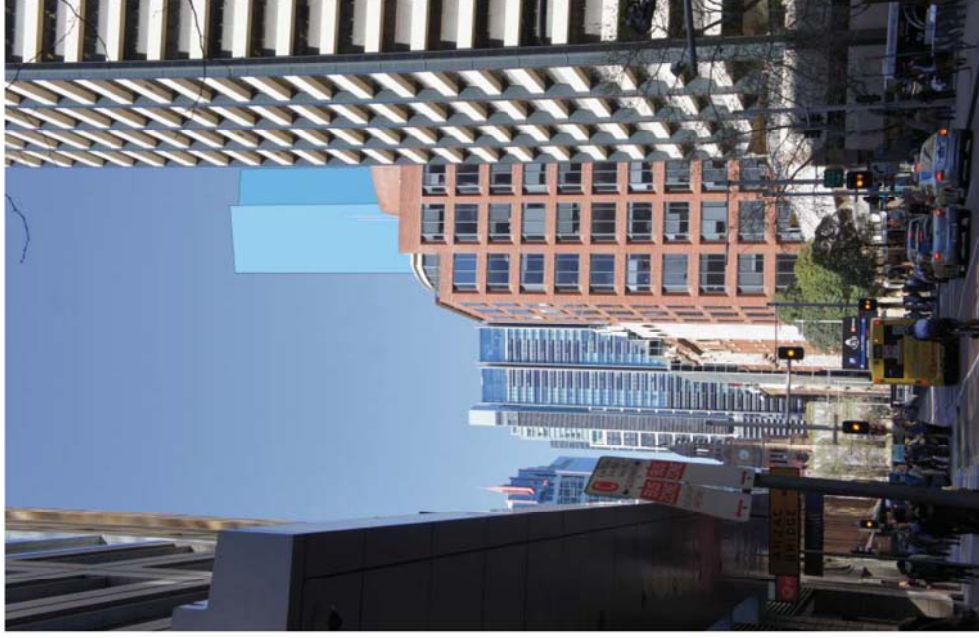
# Investigation & Analysis View Corridors Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)

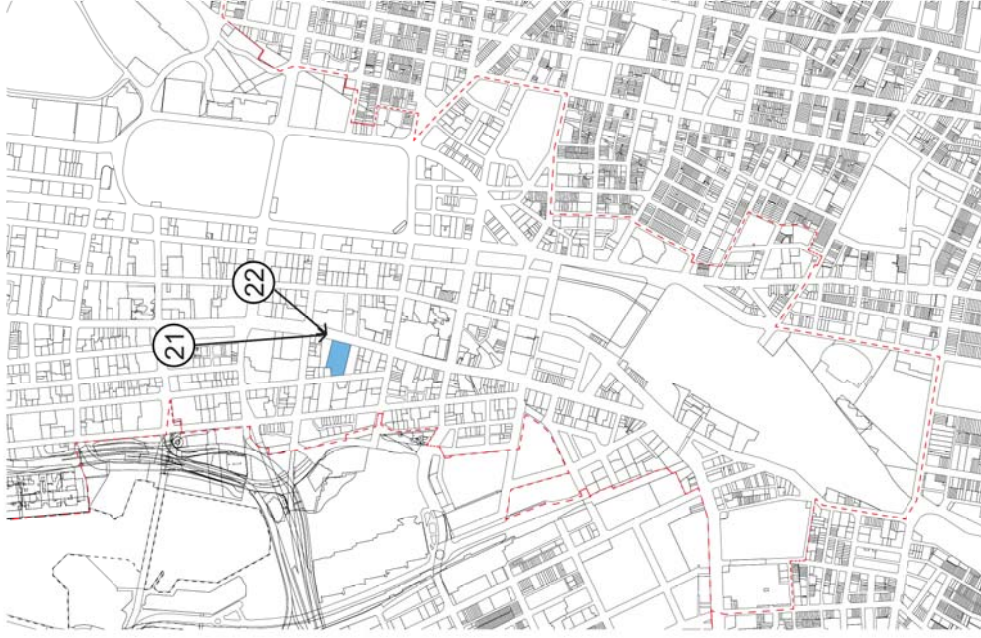


19. Looking South on York Street



20. Looking South on York Street

# Investigation & Analysis View Corridors Proposed Envelope



-  505 George St Proposed Envelope
-  115 Bathurst St (Greenland development)



21. Looking South on York Street

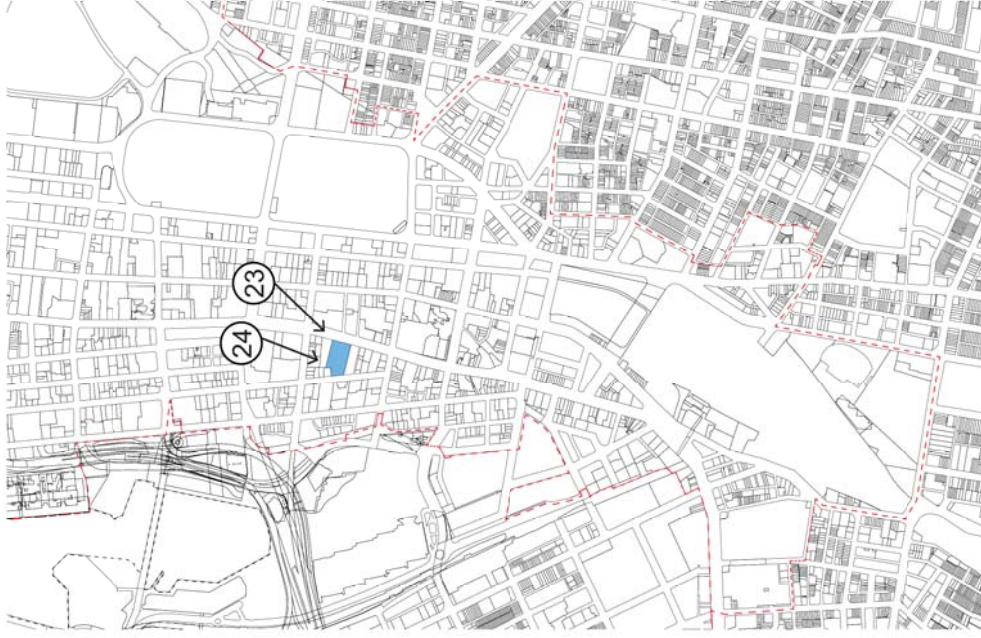


22. Looking West towards Town Hall on Park Street

# Investigation & Analysis

## View Corridors

### Proposed Envelope

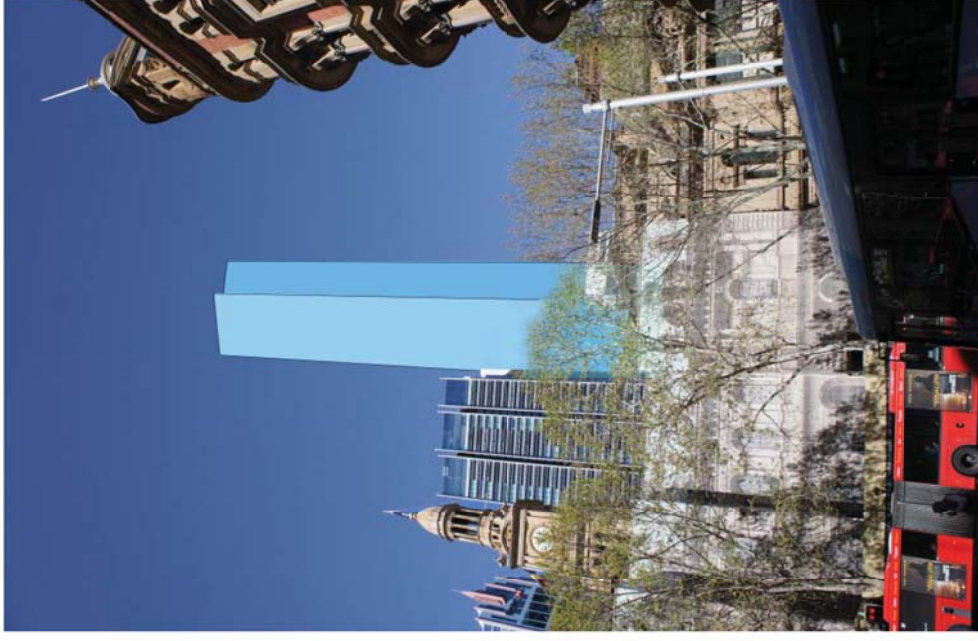


505 George St Proposed Envelope

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23. Looking South towards Town Hall from the corner of George and Park Street



24. Looking South towards Town Hall from the corner of York and Druiitt Street



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