

# Appendix E Special Character Areas

2016



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# 1

## Introduction

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## Purpose of the study

The purpose of the study is to review the relevance of the current Sydney DCP and LEP controls applicable to Special Character Areas and to propose amendments as required.

Desired future and existing character, heritage importance and recent developments were considered when evaluating the applicability of the controls.

The images that illustrate this study are examples of the thorough analysis that was undertaken for each of the SCA.

## Methodology

The study is divided into 3 main sections:

- Analysis
- Principles
- Recommendations

The analysis of the Special Character Areas took into consideration:

- Setbacks and street frontage height controls
- LEP allowable FSR and height
- Heritage items
- Views and vistas from and to SCA
- Context and character
- Existing built form heights and setbacks
- Future desired character
- Development capacity
- Ownership pattern
- Streets and built form scale
- Subdivision pattern grain
- History of the area
- Places of public importance
- Overshadowing and amenity

A series of principles were developed to apply across relevant SCAs and these informed the key recommendations.





## 2

### Analysis

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**E\_02** Bridge St SCA - Bulletin Place  
Existing built form character and scale



**Current condition**

The following current condition documentation illustrates examples of the analysis undertaken.

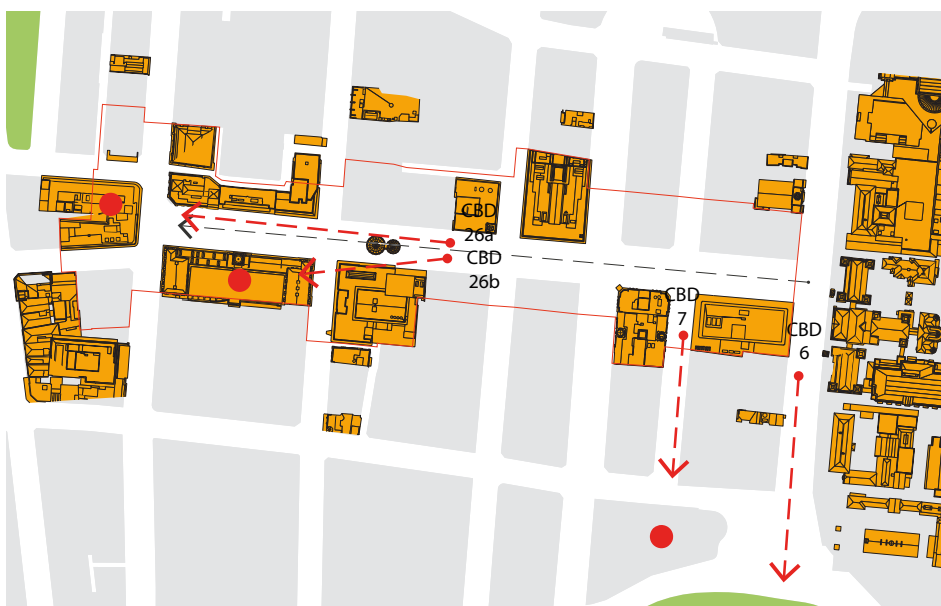
Key conditions to be noted include:

- Existing and desired future character
- Heritage importance and history
- Existing built form condition, heights, setbacks and scale
- Built form and subdivision pattern
- Views and vistas
- Location of heritage items, nodes and urban places
- Identification of public spaces
- Overshadowing of public spaces
- Development capacity
- Recent developments
- Evaluation of the attainability of applicable DCP and LEP controls

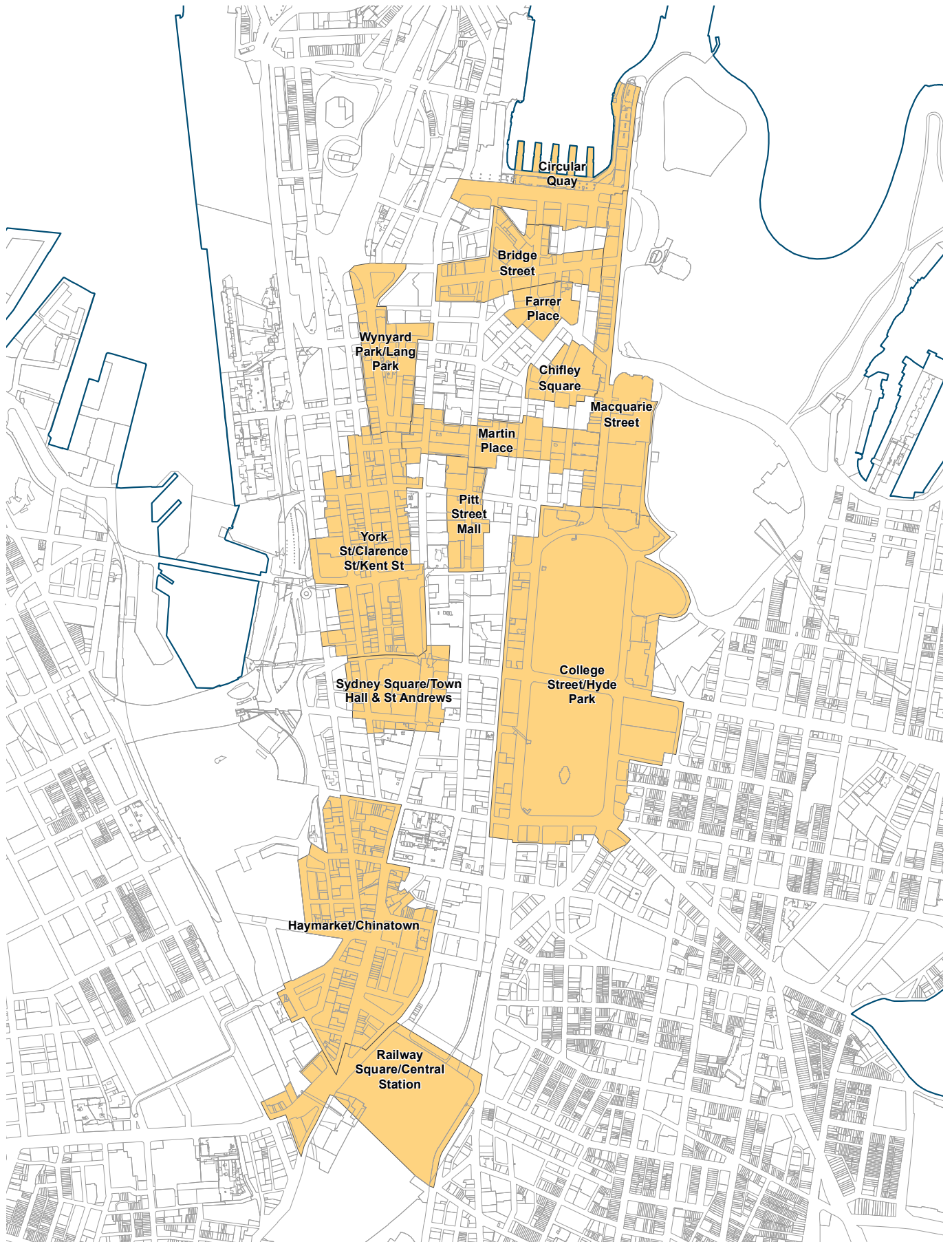
**E\_03** Martin Place SCA  
Significant views and vistas



**E\_01** Martin Place SCA  
Significant views and vistas



Current Special Character Area boundaries



**E\_05** Railway Square SCA

Built form exceeding maximum height in metres controls

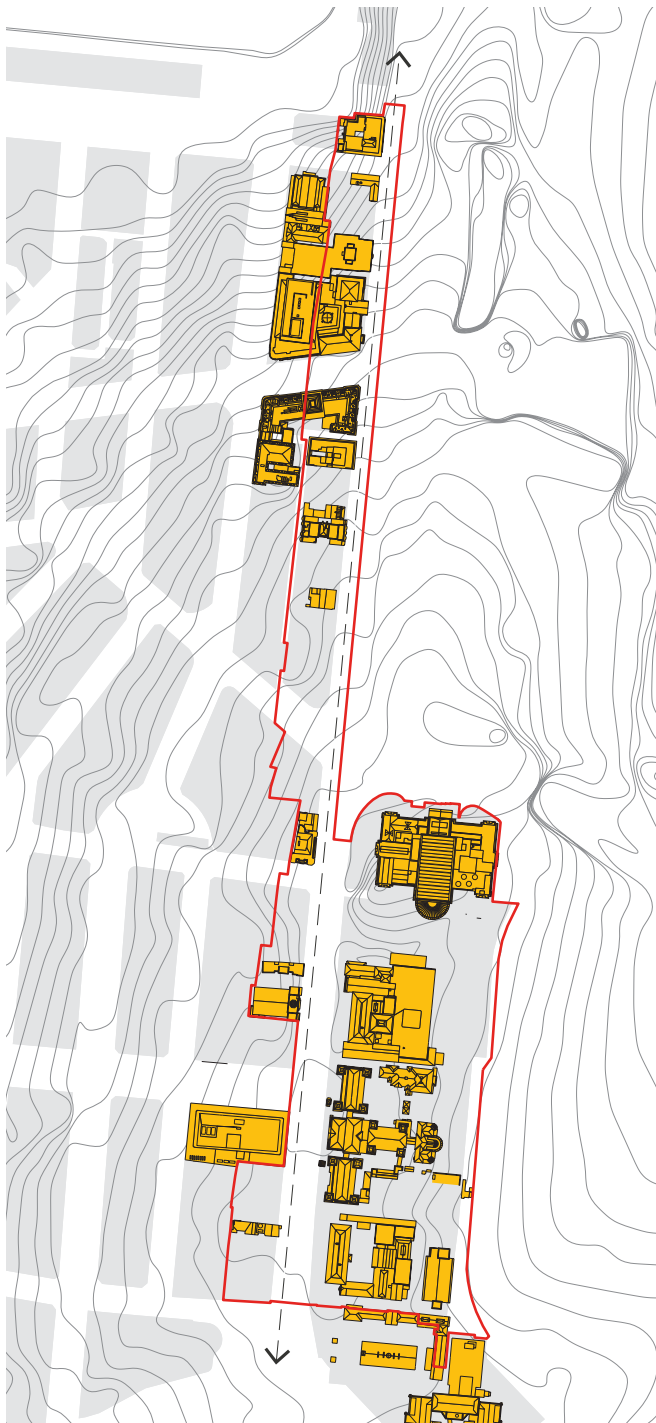


**E\_06** Chifley Square SCA

Exposed blank walls



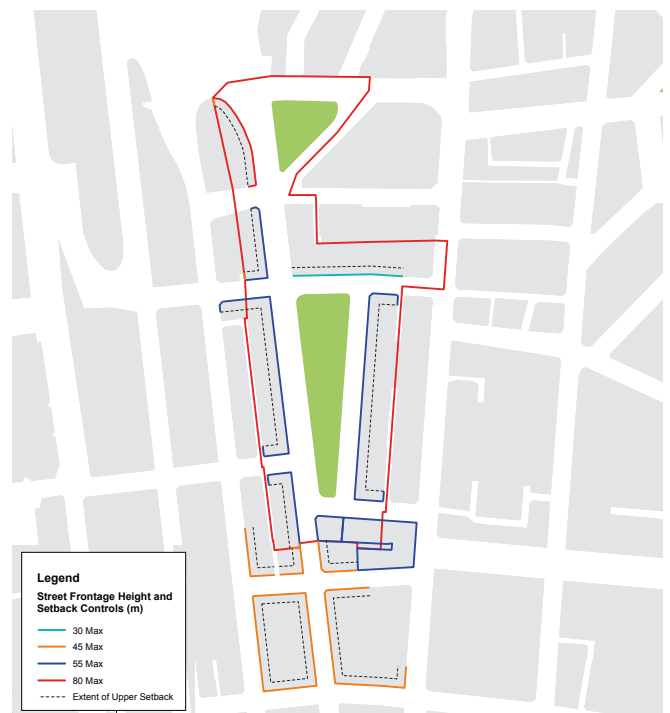
**E\_07** Macquarie Street SCA  
Heritage items - current condition



**E\_08** York Street SCA  
Current development exceeding maximum height in meters



**E\_09** Wynyard and Lang Park SCA  
Current controls



**E\_10** Circular Quay SCA

Street Frontage heights in meters - current condition



**E\_11** Chinatown SCA - George Street

Fine grain development - low scale built form

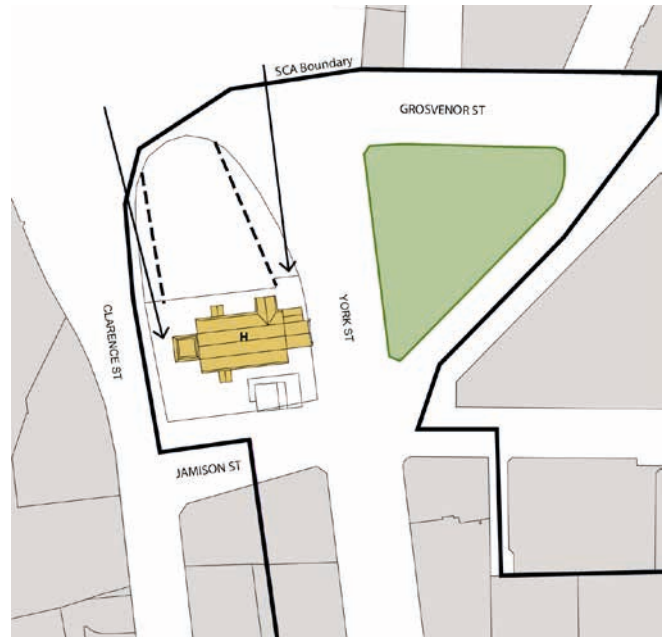


**E\_012** Chinatown SCA - Sussex Street

Existing built form - corner building



**E\_13** Wynyard SCA  
Views to Heritage Item



## Opportunities and Considerations

An analysis was undertaken of key SCA characteristics to identify opportunities and considerations. These will form the base of proposed amendments to the SCA controls.

A detailed analysis was undertaken for each SCA.

The following images depict examples of the analysis undertaken for each of the SCAs.

Key issues addressed include:

- Existing and desired future character
- Heritage importance and history
- Existing built form condition, heights, setbacks and scale
- Built form and subdivision pattern
- Views and vistas
- Location of heritage items, nodes and urban places
- Identification of public spaces
- Overshadowing of public spaces
- Development capacity
- Recent developments
- Evaluation of the attainability of applicable DCP and LEP controls

## Opportunities

- Protect character of SCA by identifying appropriate heights and setbacks
- Respond to existing built form scale
- Maintain and enhance views and vistas from and into SCA
- Maximise solar access to the public domain
- Enhance public domain by widening footpaths or identifying additional front setbacks
- Reinforce heritage nodes by identifying specific setbacks and heights
- Identification of appropriate street frontage height in meters according to scale of public domain and context
- Limit additional development to heritage items where the building has already exhausted HFS
- Protect amenity of heritage items by identifying no further development where internal courtyards, winter gardens or lightwells are impacted
- Amend SCA boundaries to include places of significance or to exclude uncharacteristic buildings or places.

**E\_14** Wynyard SCA  
Views to St Phillip's Church



**E\_15** Chinatown SCA - Hay Street  
View corridor to Belmore Park



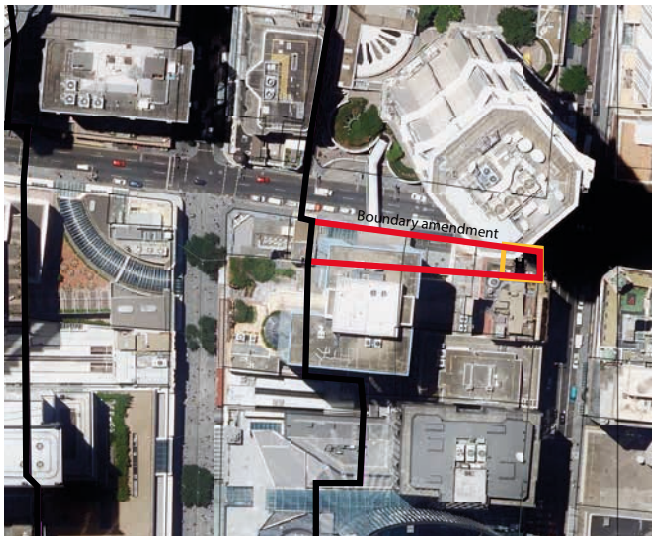
**E\_16** Chinatown SCA - George and Hay Street  
Existing built form character - Heritage node





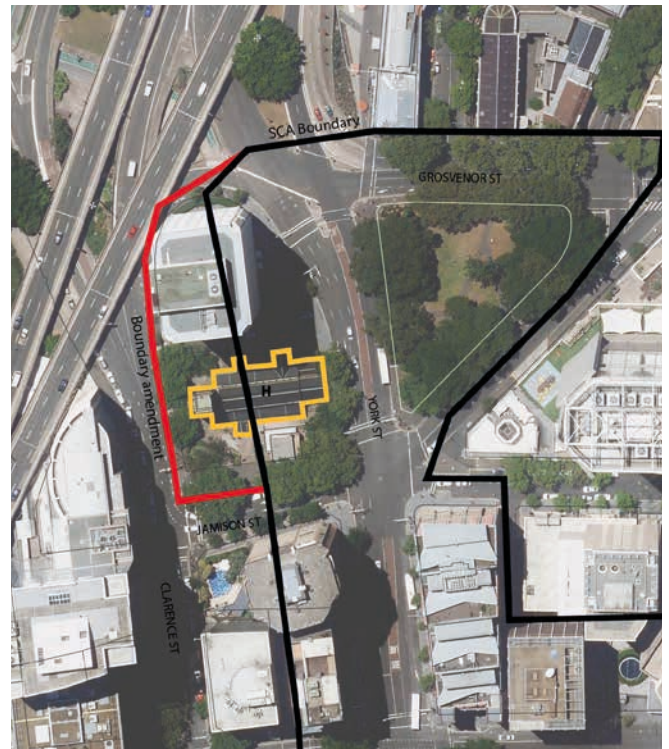
**E\_17** Pitt Street SCA

Boundary amendment to strengthen views to St James Church



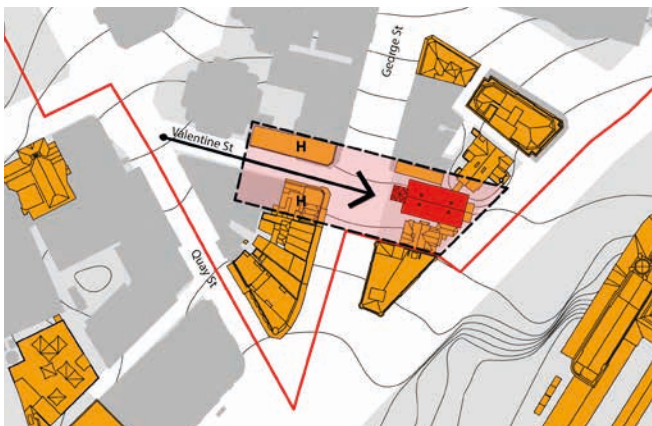
**E\_19** Wynyard SCA

Boundary amendment to include the entirety of St Philip's Church



**E\_18** Chinatown SCA

Valentine Street view corridor

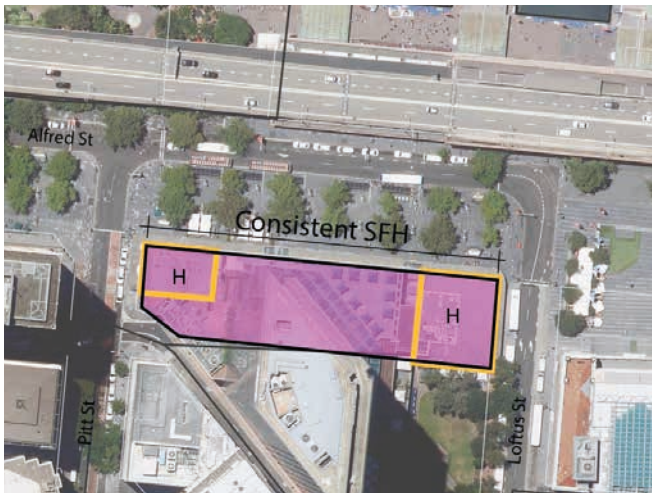


**E\_20** Chinatown SCA

Valentine Street view corridor to St Laurence Church - retain low scale built form



**E\_21** Circular Quay SCA  
 Consistent low edge to Alfred Street responding to heritage items



**E\_24** Circular Quay SCA  
 Alfred St looking East



**E\_22** Bridge St SCA  
 Podium Heights and Setbacks - Existing condition



**E\_25** Bridge St SCA  
 Bridge Street current condition



**E\_23** Bridge St SCA  
 Podium Heights and Setbacks - Current Controls



**E\_26** Bridge St SCA  
 Podium Heights and Setbacks - Preferred Controls



**E\_27** Chinatown SCA  
Heritage items node



**E\_28** Chinatown SCA  
Heritage items node - 770-772 George Street



**E\_29** Chinatown SCA  
Heritage items node - 790-798 George Street



**E\_30** Chinatown SCA  
Heritage items node - 715-723 George Street



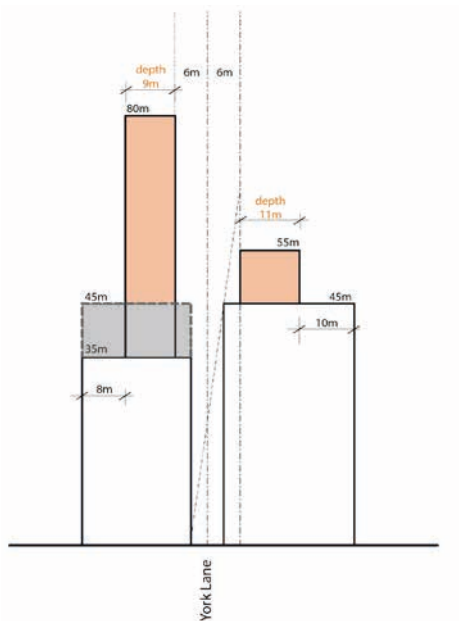
**E\_32** York Street SCA - Kent Street  
420 Kent St Heritage Item



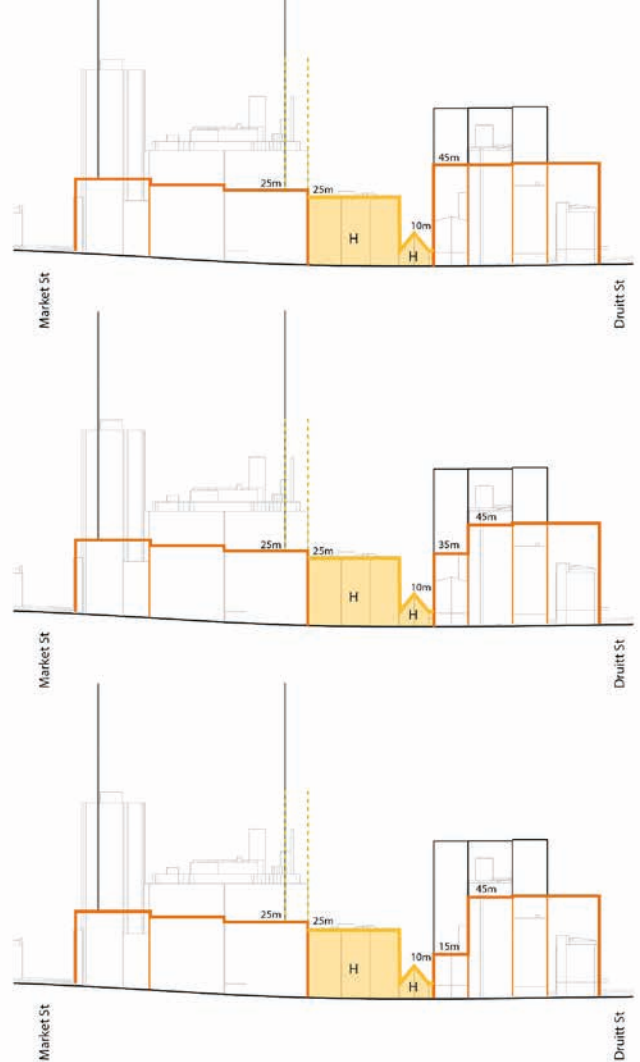
**Considerations**

- Existing development heights exceeding maximum allowable heights
- Existing encroachment into street frontage setbacks
- Views and barriers to view corridors
- Development capacity and compliance with controls
- Exposed blank walls
- Height transition to heritage items
- Overshadowing of public domain
- Appropriate scale of development to lanes
- Recent development compliance with DCP and LEP controls

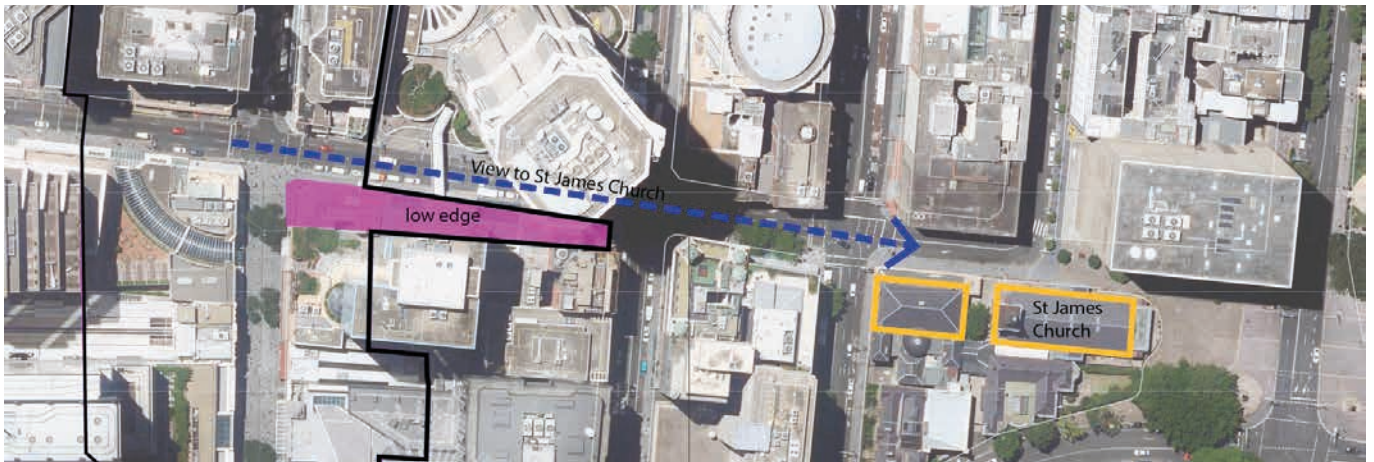
**E\_31** York Street SCA  
Test of setback requirements and permissible heights



**E\_33** York Street SCA - Kent Street  
Street frontage height analysis



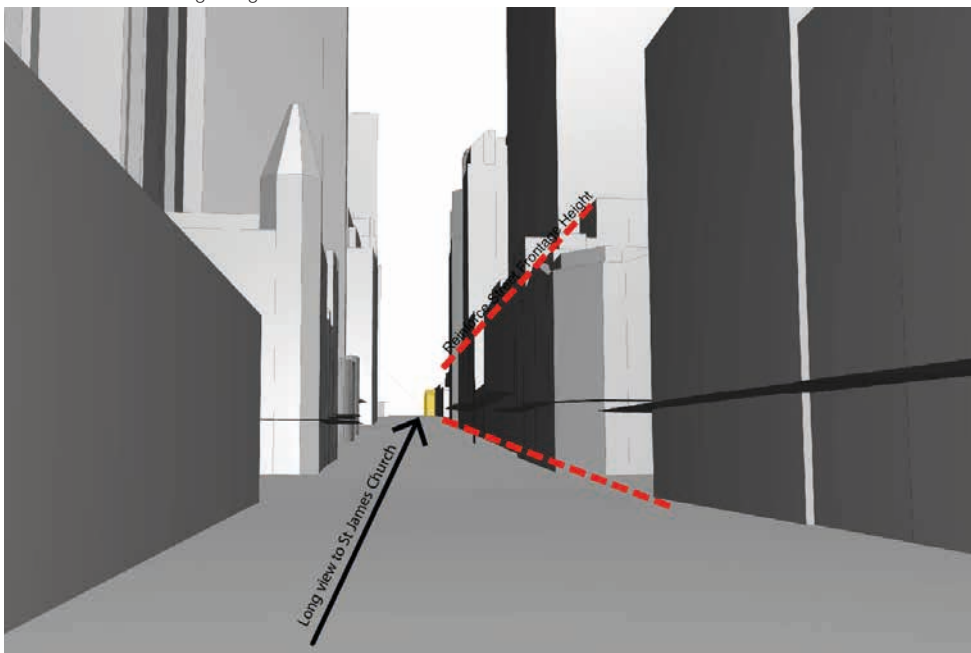
**E\_34** Pitt Street SCA - King Street  
View corridor to St James Church



**E\_35** Pitt Street SCA - King Street  
King St pedestrian bridge blocking views to St James Church



**E\_36** Pitt Street SCA - King Street  
Opportunity to enhance view corridor through removal of pedestrian bridge and consistent Street Frontage Heights





### **3**

## Principles

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The following principles were developed based on the findings of the analysis and will underpin the amendments to the SCA controls.

These principles will be applied to all the SCAs.

### Scale (built form height + setbacks + transition)

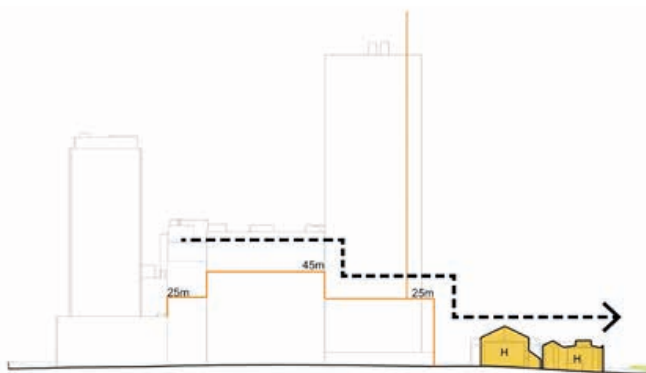
- Reinforce existing built form character by identifying appropriate heights and setbacks.
- Protect heritage items by requiring height and setback transitions to new developments.
- Maximise solar access to the public domain by identifying street frontage heights and maximum heights.

### Consistency

- Reinforce consistent characteristics by identifying specific controls.
- Ensure their uniqueness is valued and protected.

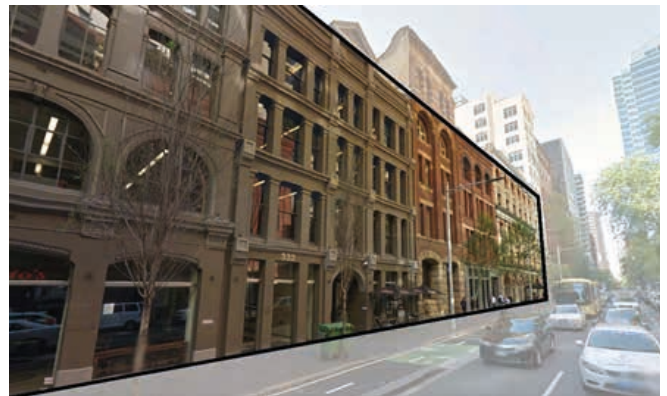
#### E\_37 Macquarie St SCA

Phillip St frontage height transition to St James Church



#### E\_39 York St / Clarence St / Kent St SCA

Kent St \_consistent scale and facade articulation



#### E\_38 Macquarie St SCA

Phillip St current condition



#### E\_40 Chinatown SCA

Ultimo St \_consistent scale and built form





## Views

- Enhance views to heritage items and places of public importance by ensuring appropriate framing is provided.
- Minimise encroachment into views.

### E\_41 Farrer SCA

Significant view to Sydney Harbour Bridge



## Heritage

- Protect the heritage significance and unique characteristics of each SCA by identifying controls to ensure their uniqueness is respected and enhanced.

### E\_42 Sydney Square/Town Hall & St Andrews SCA

Gathering places Gathering places



## Nodes

- Identify nodes generated by the agglomeration of unique characteristics, for example heritage items and spaces of public importance.
- Reinforce nodes by identifying specific controls to ensure their uniqueness is valued and protected.

**E\_43** Sydney Square/Town Hall/St Andrews SCA  
Sydney Square gathering place







## 4

### Recommendations

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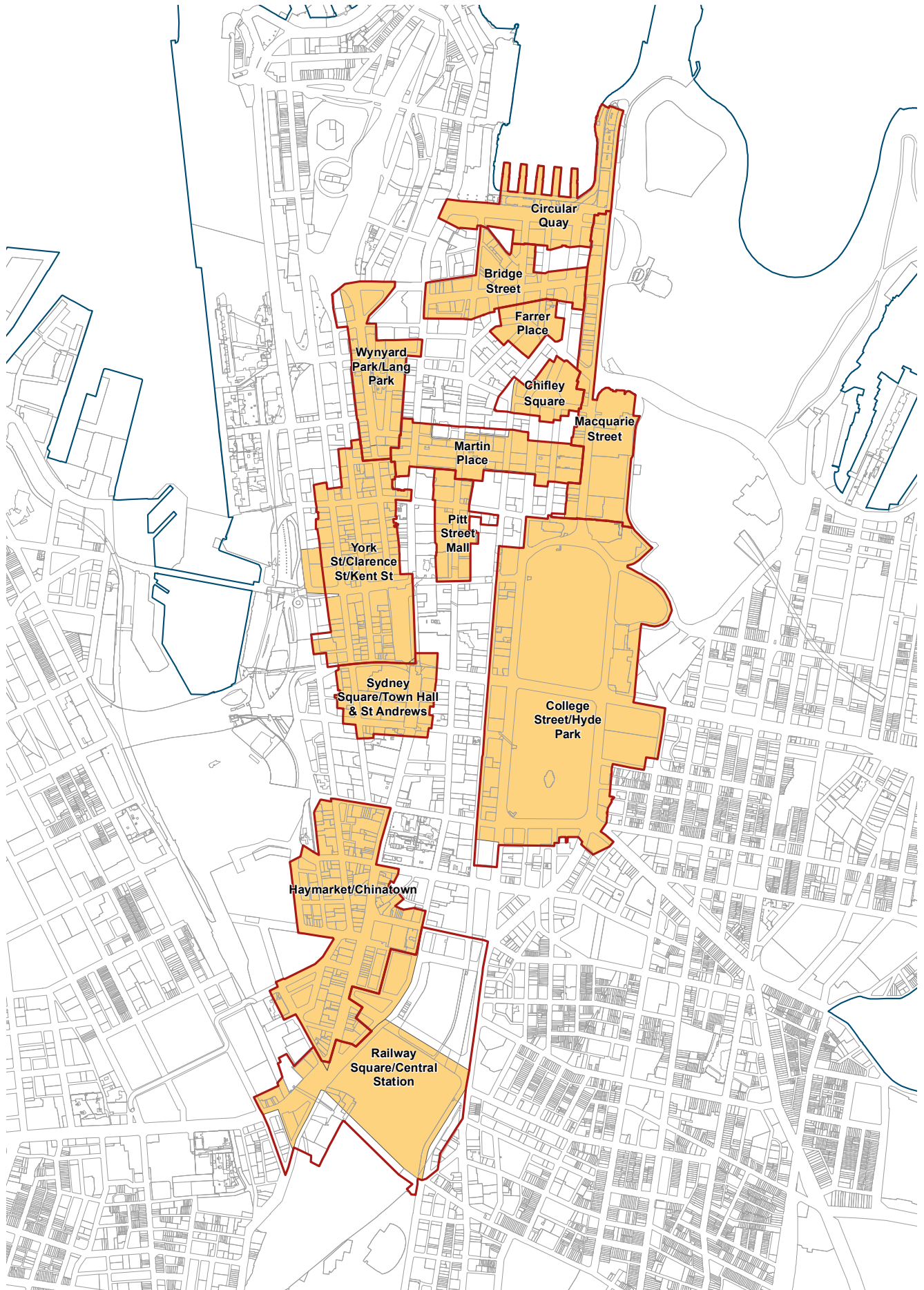
## Recommendations

The following are key recommendations deriving from the study.

- Amend boundaries to York Street SCA, College Street/Hyde Park SCA, Haymarket/Chinatown SCA, Macquarie Street SCA, Martin Place SCA, Pitt Street Mall SCA, Wynyard Park/Lang Park SCA, Railway Square/Central Station SCA and Chifley Square SCA.
- Identify street frontage setbacks and heights that respond to existing built form character and scale.
- Identify building setbacks to enhance views to heritage items and view corridors.
- Identify front building setbacks to enhance the public domain.
- Limit additional development for sites with heritage items.
- Identify specific controls responding to each area uniqueness.

The following maps illustrate the proposed controls for each SCA.

Proposed amendment to Special Character Area boundaries





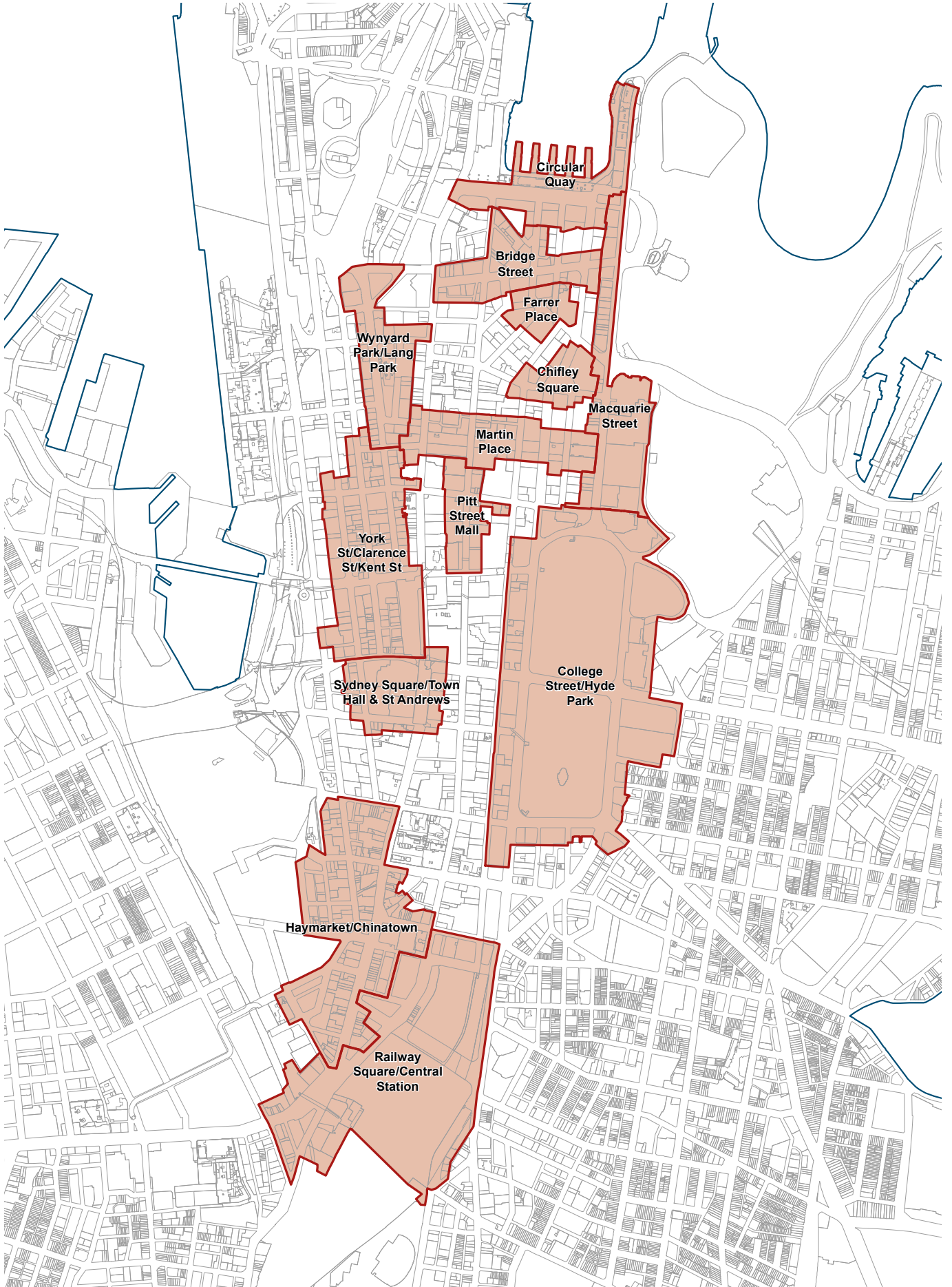


## 5

### Proposed SCA controls: Maps

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Proposed Special Character Area boundaries



Pitt Street Mall SCA Proposed controls



Martin Place SCA Proposed controls



Macquarie Street SCA Proposed controls



**Macquarie Street Special Character Area**

Figure X.X

<ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Special character area</li> <li><span style="background-color: #f0f0f0; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heritage item</li> <li><span style="background-color: #e0ffe0; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Open space</li> <li><span style="border-bottom: 1px solid green; width: 15px; display: inline-block; margin-right: 5px;"></span> Laneway setback</li> <li><span style="border-bottom: 1px solid black; width: 15px; display: inline-block; margin-right: 5px;"></span> 10m setback above street</li> <li><span style="border-bottom: 1px solid black; width: 15px; display: inline-block; margin-right: 5px;"></span> frontage height of heritage item</li> <li><span style="border-bottom: 1px dashed black; width: 15px; display: inline-block; margin-right: 5px;"></span> Front setback</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 15px; display: inline-block; margin-right: 5px;"></span> Setback above street frontage height (no variation)</li> <li><span style="border-bottom: 1px dashed red; width: 15px; display: inline-block; margin-right: 5px;"></span> Setback above street frontage height (compensation system applies)</li> </ul> <p><b>Street Frontage Height</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Zero street frontage height (full setback)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d2b48c; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height of building (no further development)</li> <li><span style="background-color: #c08080; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 15m</li> <li><span style="background-color: #a0522d; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 20m</li> <li><span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 25m</li> <li><span style="background-color: #ff4500; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #ffa500; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 35m</li> <li><span style="background-color: #ff8c00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 40m</li> <li><span style="background-color: #ff69b4; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> </ul>	<p><b>Height Control</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site specific controls</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height</li> <li><span style="background-color: #ff0000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> No specific SCA max height</li> <li><span style="background-color: #008000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> <li><span style="background-color: #4169e1; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 50m</li> <li><span style="background-color: #483d8b; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 55m</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 60m</li> <li><span style="background-color: #808000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 70m</li> <li><span style="background-color: #008080; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 80m</li> <li><span style="background-color: #00b0f0; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 130m</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 1</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 3</li> </ul>
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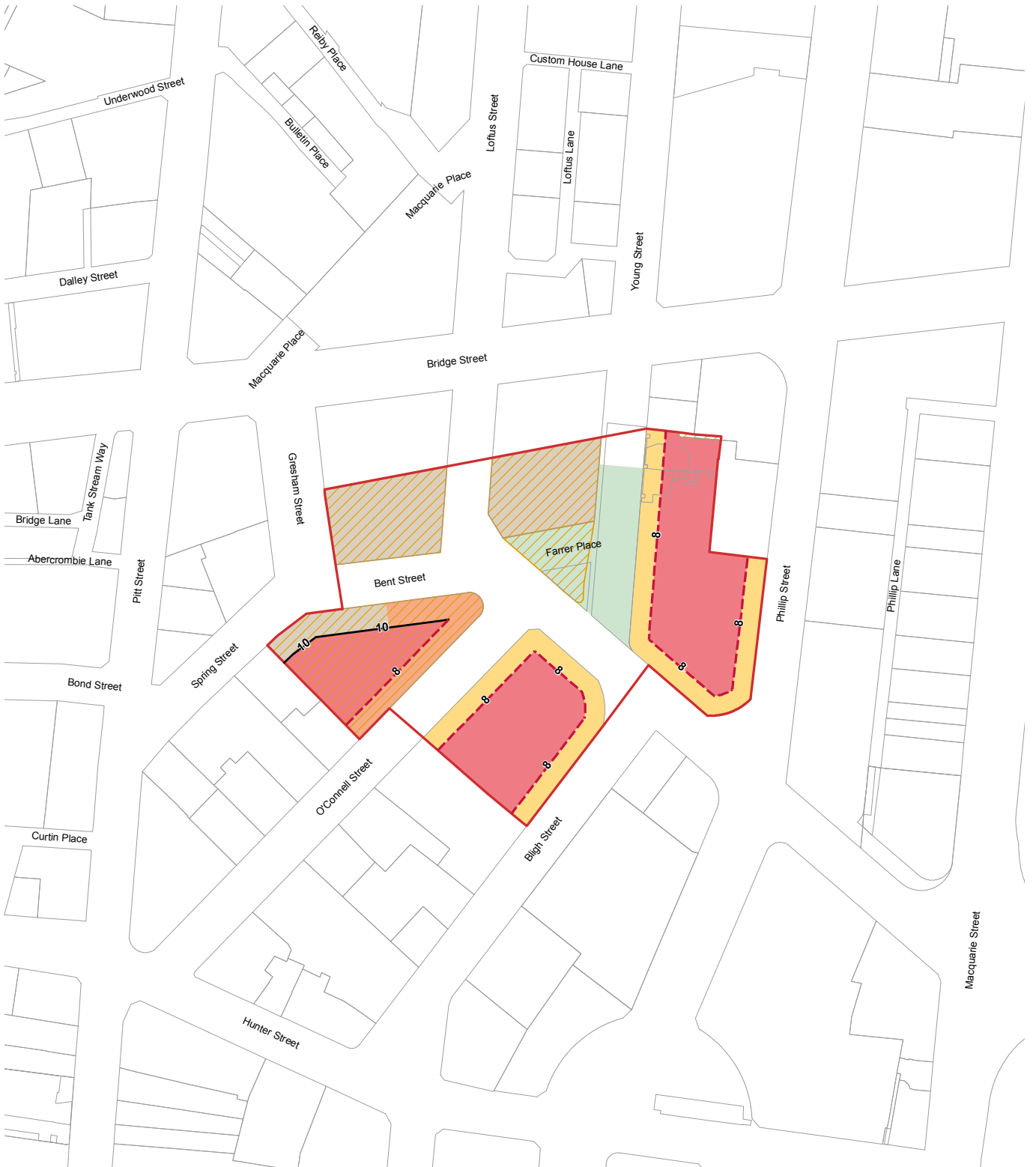
**Haymarket / Chinatown Special Character Area**

Figure X.X

<ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Special character area</li> <li><span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heritage item</li> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Open space</li> <li><span style="border-bottom: 1px solid green; display: inline-block; width: 15px; margin-right: 5px;"></span> Laneway setback</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> 10m setback above street</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> frontage height of heritage item</li> <li><span style="border-bottom: 1px dotted black; display: inline-block; width: 15px; margin-right: 5px;"></span> Front setback</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (no variation)</li> <li><span style="border-bottom: 1px dashed red; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (compensation system applies)</li> </ul> <p><b>Street Frontage Height</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #cccccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Zero street frontage height (full setback)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height of building (no further development)</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 15m</li> <li><span style="background-color: #f4b084; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 20m</li> <li><span style="background-color: #f8d7da; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 25m</li> <li><span style="background-color: #fde0dd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #fff2cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 35m</li> <li><span style="background-color: #fff2cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 40m</li> <li><span style="background-color: #fff2cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> </ul>	<p><b>Height Control</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site specific controls</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height</li> <li><span style="background-color: #f4cccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> No specific SCA max height</li> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> <li><span style="background-color: #f4b084; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 50m</li> <li><span style="background-color: #f8d7da; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 55m</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 60m</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 70m</li> <li><span style="background-color: #f4b084; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 80m</li> <li><span style="background-color: #f8d7da; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 130m</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 1</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 3</li> </ul>
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Farrer Place SCA Proposed controls



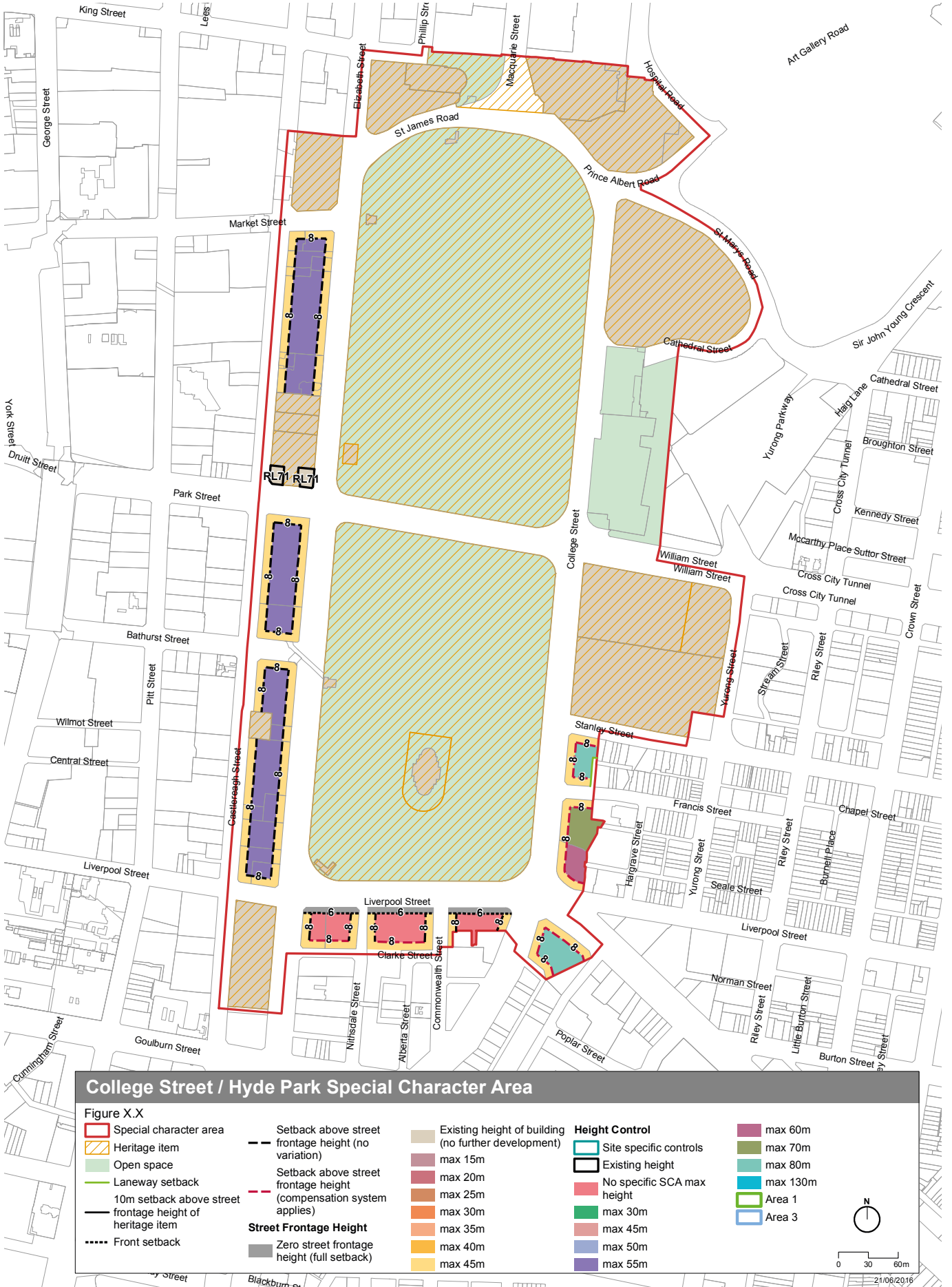
**Farrer Place Special Character Area**

Figure X.X

<ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Special character area</li> <li><span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heritage item</li> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Open space</li> <li><span style="border-bottom: 1px solid green; display: inline-block; width: 15px; margin-right: 5px;"></span> Laneway setback</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> 10m setback above street frontage height of heritage item</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Front setback</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (no variation)</li> <li><span style="border-bottom: 1px dashed red; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (compensation system applies)</li> </ul> <p><b>Street Frontage Height</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #808080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Zero street frontage height (full setback)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height of building (no further development)</li> <li><span style="background-color: #f4cccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 15m</li> <li><span style="background-color: #f4b084; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 20m</li> <li><span style="background-color: #f48fb1; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 25m</li> <li><span style="background-color: #f46d43; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #f44914; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 35m</li> <li><span style="background-color: #f42d00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 40m</li> <li><span style="background-color: #f40d00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> </ul>	<p><b>Height Control</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site specific controls</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height</li> <li><span style="background-color: #f4cccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> No specific SCA max height</li> <li><span style="background-color: #4f81bd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #c44e52; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> <li><span style="background-color: #4f81bd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 50m</li> <li><span style="background-color: #4f81bd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 55m</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #c44e52; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 60m</li> <li><span style="background-color: #4f81bd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 70m</li> <li><span style="background-color: #4f81bd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 80m</li> <li><span style="background-color: #4f81bd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 130m</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 1</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 3</li> </ul>
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 0 20 40m  
 21/06/2016

College Steet and Hyde Park SCA Proposed controls







**Chifley Square Special Character Area**

Figure X.X

<ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Special character area</li> <li><span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heritage item</li> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Open space</li> <li><span style="border-bottom: 1px solid green; display: inline-block; width: 15px; margin-right: 5px;"></span> Laneway setback</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> 10m setback above street</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> frontage height of heritage item</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Front setback</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (no variation)</li> <li><span style="border-bottom: 1px dashed red; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (compensation system applies)</li> </ul> <p><b>Street Frontage Height</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #cccccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Zero street frontage height (full setback)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height of building (no further development)</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 15m</li> <li><span style="background-color: #f4b084; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 20m</li> <li><span style="background-color: #f89666; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 25m</li> <li><span style="background-color: #f47920; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #f08080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 35m</li> <li><span style="background-color: #f49128; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 40m</li> <li><span style="background-color: #f9c79f; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> </ul>	<p><b>Height Control</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site specific controls</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height</li> <li><span style="background-color: #f4cccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> No specific SCA max height</li> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> <li><span style="background-color: #f49128; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 50m</li> <li><span style="background-color: #f9c79f; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 55m</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 60m</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 70m</li> <li><span style="background-color: #f4cccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 80m</li> <li><span style="background-color: #f9c79f; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 130m</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 1</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 3</li> </ul>
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21/06/2016



Bridge Street SCA Proposed Controls

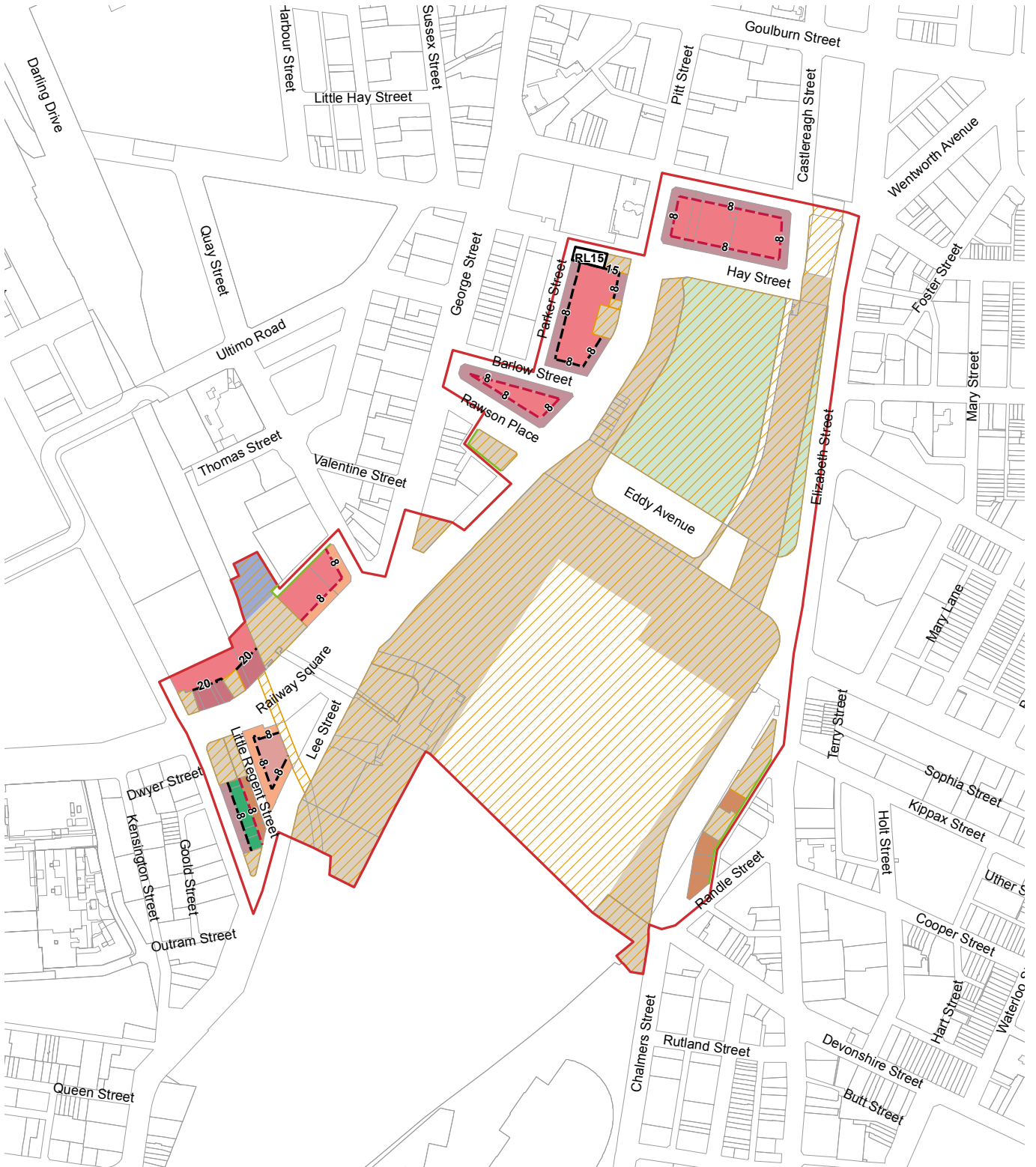


**Bridge Street Special Character Area**

Figure X.X

<ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Special character area</li> <li><span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heritage item</li> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Open space</li> <li><span style="border-bottom: 1px solid green; display: inline-block; width: 15px; margin-right: 5px;"></span> Laneway setback</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> 10m setback above street</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> frontage height of heritage item</li> <li><span style="border-bottom: 1px dotted black; display: inline-block; width: 15px; margin-right: 5px;"></span> Front setback</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (no variation)</li> <li><span style="border-bottom: 1px dashed red; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (compensation system applies)</li> </ul> <p><b>Street Frontage Height</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #cccccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Zero street frontage height (full setback)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height of building (no further development)</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 15m</li> <li><span style="background-color: #c45e4a; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 20m</li> <li><span style="background-color: #9932cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 25m</li> <li><span style="background-color: #800000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #4f81bd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 35m</li> <li><span style="background-color: #339933; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 40m</li> <li><span style="background-color: #9933cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> </ul>	<p><b>Height Control</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site specific controls</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height</li> <li><span style="background-color: #ff0000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> No specific SCA max height</li> <li><span style="background-color: #008000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #9933cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> <li><span style="background-color: #4f81bd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 50m</li> <li><span style="background-color: #339933; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 55m</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #9933cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 60m</li> <li><span style="background-color: #008000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 70m</li> <li><span style="background-color: #00b0f0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 80m</li> <li><span style="background-color: #0000ff; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 130m</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 1</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 3</li> </ul>
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21/06/2016



**Railway Square / Central Station Special Character Area**

**Figure X.X**

Special character area	Setback above street frontage height (no variation)	Existing height of building (no further development)	Site specific controls	max 60m
Heritage item	Setback above street frontage height (compensation system applies)	max 15m	Existing height	max 70m
Open space	Street Frontage Height	max 20m	No specific SCA max height	max 80m
Laneway setback	Zero street frontage height (full setback)	max 25m	max 30m	Area 1
10m setback above street frontage height of heritage item		max 30m	max 45m	Area 3
Front setback		max 35m	max 50m	
		max 40m	max 55m	
		max 45m		

21/06/2016



**Sydney Square / Town Hall & St Andrews Special Character Area**

Figure X.X

<ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Special character area</li> <li><span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heritage item</li> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Open space</li> <li><span style="border-bottom: 1px solid green; display: inline-block; width: 15px; margin-right: 5px;"></span> Laneway setback</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> 10m setback above street</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> frontage height of heritage item</li> <li><span style="border-bottom: 1px dotted black; display: inline-block; width: 15px; margin-right: 5px;"></span> Front setback</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (no variation)</li> <li><span style="border-bottom: 1px dashed red; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (compensation system applies)</li> <li><b>Street Frontage Height</b></li> <li><span style="background-color: #cccccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Zero street frontage height (full setback)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height of building (no further development)</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 15m</li> <li><span style="background-color: #c45e4a; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 20m</li> <li><span style="background-color: #9932cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 25m</li> <li><span style="background-color: #800000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #ff9900; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 35m</li> <li><span style="background-color: #ff6600; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 40m</li> <li><span style="background-color: #ff3300; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> </ul>	<ul style="list-style-type: none"> <li><b>Height Control</b></li> <li><span style="border: 1px solid cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site specific controls</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height</li> <li><span style="background-color: #ff0000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> No specific SCA max height</li> <li><span style="background-color: #008000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #9933cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> <li><span style="background-color: #6600cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 50m</li> <li><span style="background-color: #3300cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 55m</li> <li><span style="background-color: #cc0000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 60m</li> <li><span style="background-color: #990000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 70m</li> <li><span style="background-color: #00cc00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 80m</li> <li><span style="background-color: #0000cc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 130m</li> <li><span style="border: 1px solid cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 1</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 3</li> </ul>
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21/06/2016

York Street, Clarence Street and Kent Street SCA Proposed Controls



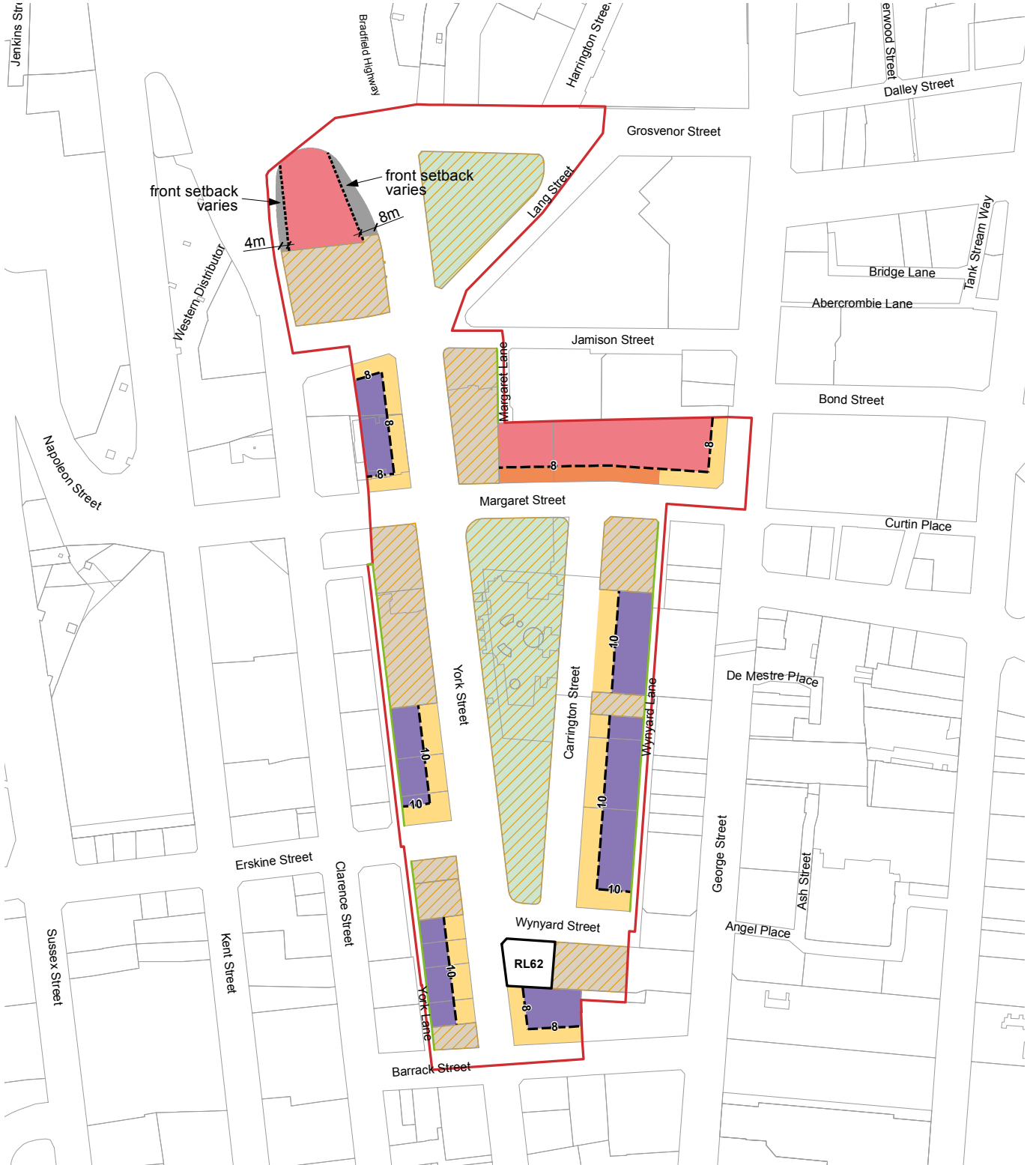
**York Street / Clarence Street / Kent Street Special Character Area**

Figure X.X

Special character area	Setback above street frontage height (no variation)	Existing height of building (no further development)	Site specific controls	max 60m
Heritage item	Setback above street frontage height (compensation system applies)	max 15m	Existing height	max 70m
Open space	10m setback above street frontage height of heritage item	max 20m	No specific SCA max height	max 80m
Laneway setback	10m setback above street frontage height of heritage item	max 25m	max 30m	Area 1
10m setback above street frontage height of heritage item	Front setback	max 30m	max 45m	Area 3
Front setback	Street Frontage Height	max 35m	max 50m	
	Zero street frontage height (full setback)	max 40m	max 55m	
		max 45m		

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 0 25 50m  
 21/06/2016

Wynyard Park and Lang Park SCA Proposed Controls



**Wynyard Park / Lang Park Special Character Area**

Figure X.X

<ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Special character area</li> <li><span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heritage item</li> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Open space</li> <li><span style="border-bottom: 1px solid green; display: inline-block; width: 15px; margin-right: 5px;"></span> Laneway setback</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> 10m setback above street</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> frontage height of heritage item</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Front setback</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (no variation)</li> <li><span style="border-bottom: 1px dashed red; display: inline-block; width: 15px; margin-right: 5px;"></span> Setback above street frontage height (compensation system applies)</li> <li><b>Street Frontage Height</b></li> <li><span style="background-color: #808080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Zero street frontage height (full setback)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #d9ead3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height of building (no further development)</li> <li><span style="background-color: #e18374; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 15m</li> <li><span style="background-color: #f4b084; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 20m</li> <li><span style="background-color: #f8a484; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 25m</li> <li><span style="background-color: #f4912f; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #f8c865; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 35m</li> <li><span style="background-color: #f4d03f; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 40m</li> <li><span style="background-color: #f0e68c; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> </ul>	<ul style="list-style-type: none"> <li><b>Height Control</b></li> <li><span style="border: 1px solid cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site specific controls</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing height</li> <li><span style="background-color: #f8cbad; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> No specific SCA max height</li> <li><span style="background-color: #27ae60; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 30m</li> <li><span style="background-color: #e67e22; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 45m</li> <li><span style="background-color: #3498db; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 50m</li> <li><span style="background-color: #2980b9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 55m</li> <li><span style="background-color: #e91e63; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 60m</li> <li><span style="background-color: #8bc34a; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 70m</li> <li><span style="background-color: #4db6ac; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 80m</li> <li><span style="background-color: #00bcd4; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> max 130m</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 1</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area 3</li> </ul>
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### Heritage items: Tables

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Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations			Existing addition	Feasibility of vertical addition	Potential for several additional floors subject to CMP + setbacks
							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Cook & Phillip Park		Lots 4-8, DP 873273; Lots 31-33, DP 1007439; Lot 1, DP 1000281	Local	11655	Significant roof form and/or structure, parapet form, prominent views, corner site						Existing vertical addition, other than building services plant	No addition (M-minor addition of one level may be feasible)	
Sydney	Royal Botanic Gardens		Lot 25, DP 39586	State	11652									
Sydney	Tank Stream including tanks and tunnels		Lot 4, DP 787934; Lots 5 and 6, DP 2885; Lot 1, DP 63968; Lot 23, Section 37, DP 80763 (SP 6119); Lots A and B, DP 109825; Lot 1, DP 113509; Lots 1 and 2, DP 225060; Lot 1, DP 544167; Lot 1, DP 597691; Lot 1, DP 628553; Lot 1, DP 630190; Lot 4, DP 787934; Lots 1 and 3, DP 850895 (SP 50276, SP 60441, SP 61007, SP 62889, SP 69300, SP 77409); Lot 11, DP 881681; Lots 11-14, DP 1010601 (SP 62223); Lots 10 and 11, DP 1027838; Lots 1-	State	11656									

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
			3, DP 1039996 (SP 67754, SP 70031, SP 72093, SP 71292, SP 72095, SP 73815, SP 74424, SP 71295, SP 75133, SP 77582, SP 79698); Lot 7002, DP 1057990; Lot 7006, DP 1120394			Significant roof form and/or structure, parapet form, prominent views, corner site						Existing vertical addition, other than building services plant		
Sydney	The Domain		Lots 26, 27 and 32-35, DP 39586; Lot 1824, DP 41390; Lot 51, DP 47732; Lot 7007, DP 93650; Lot 100, DP 129570; Lot 36, DP 259026; Lot 5, DP 259027; Lot 1, DP 512335; Lot 101, DP 854472	State	11653									
Sydney	Abercrombie Lane	Abercrombie Lane		Local	11657									
Sydney	Albion Place	Albion Place		Local	11658									
Sydney	Former warehouse group including interiors, hoist machinery (Nos 1 and 5), chimney and catheads	1-7 Albion Place	Lot 1, DP 60642	Local	11659*	X		X					X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Circular Quay Railway Station including interior	2 Alfred Street	Lot 2, DP 787935	State	11660	X					X	X		
Sydney	Former Customs House including interior	31 Alfred Street	Lot 23, Section 103, DP 984172	State	11661*	X			X		X	X		
Sydney	"AMP Building" including interior	33 Alfred Street	Lot 1, DP 1073376	Local	11662*	X		X				X		
Sydney	Angel Place	Angel Place		Local	11663									
Sydney	The Domain Lodge including interiors	Art Gallery Road	Lot 101, DP 854472	State	11664*	X			X			X		
Sydney	Art Gallery of NSW including interiors (many parts)	2B Art Gallery Road	Lot 102, DP 854472	Local	11665*	X			X			X		
Sydney	Ash Street	Ash Street		Local	11666									
Sydney	Commercial building including interiors and cartway	1 Barrack Street	Lot 2, DP 608601	Local	11667*	X			X	X 281		X		
Sydney	Former warehouse including interiors and cart dock	2-6 Barrack Street	Lot 1, DP 842212 (SP 48653, SP 56502)	State	11668*	X	X			552	X	X		
Sydney	Former Savings Bank of NSW including interiors	11 Barrack Street	Lot 8, DP 70476	Local	11669*	X	X			610	X	X		

Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations		Existing addition	Feasibility of vertical addition	
							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
Sydney	Commercial building including interior	93 Bathurst Street	Lot 1, DP 66734	Local	11670*	X			X			X	
Sydney	Former "Bible House" including interior and two lightwells	95 Bathurst Street	Lot 1, DP 172795	Local	11671*	X	X		X			X	
Sydney	Former "Sydney Water" building (339-341 Pitt Street) including interiors and lightwell	115-119 Bathurst Street	Lot 1, DP 621404	State	11672*	X		X	X			X	
Sydney	Richard Johnson Square including monument and plinth	Bligh Street		Local	11673								
Sydney	Wentworth Hotel including interiors	2 Bligh Street (and 61-101 Phillip Street)	Lots 1 and 2, DP 1084537	Local	11674*	X			X			X	
Sydney	Former "City Mutual Life Assurance" building including interiors	10 Bligh Street	Lot 1, DP 1084599 (SP 76907, SP 78709, SP 79260)	State	11675*	X	X					X	
Sydney	Former "NSW Club" building including interiors	31 Bligh Street	Lot 1, DP 587198	State	11676*	X		X				X	

Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations			Existing addition	Feasibility of vertical addition	
							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Bridge Lane	Bridge Lane		Local	11677								Potential for several additional floors subject to CMP + setbacks	
Sydney	Commercial building "Cliveden" including interiors	4 Bridge Street	Lot 1, DP 900220 (SP 22784)	Local	11678*			X	X	365		X	No addition (M-minor addition of one level may be feasible)	
Sydney	Former "Burns Philp & Co" building including interior	5-11 Bridge Street	Lot 100, DP 876814 (SP 57011)	State	11679*	X	X			865		X		
Sydney	Former "Northumberland Insurance" building including interiors	6 Bridge Street	Lot 1, DP 227365 (SP 67311)	Local	11680*					X	360		X	
Sydney	Former "Liner House" building including interiors and Douglas Annand Mural Screen	13-15A Bridge Street	Lot 1, DP 77314; Lot 1, DP 117300	State	11681*	X				X	395		X	
Sydney	Former "Scottish House" including interiors	17-19 Bridge Street	Lots 1 and 2, DP 112117 (SP 20038)	Local	11682*	X					725		X	
Sydney	Former "Department of Lands" building including interior	23-33 Bridge Street	Lot 1877, DP 877000	State	11683*	X			X		3315	X	X	SSD approved but not built

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
Sydney	Department of Education building including interior	35-39 Bridge Street	Lot 56, DP 729620	State	11684*	X			X	2750		X	
Sydney	First Government House site including Museum of Sydney, archaeology and "Edge of the Trees" artwork	41 Bridge Street	Lot 101, DP 834054	National	11685		X					X	
Sydney	Former "Booth House" including interiors	44 Bridge Street	Lot 5, DP 614377 (SP 17759)	Local	11686*	X				X 270		X	
Sydney	Bulletin Place	Bulletin Place		Local	11687								
Sydney	Former warehouse including interiors	6-8 Bulletin Place	Lot B, DP 110204	State	11688*	X	X			X 86		X	
Sydney	Former warehouse including interiors	10-14 Bulletin Place	Lot 3, DP 109096	State	11689*	X	X			X 82		X	
Sydney	Former warehouse including interiors	16-18 Bulletin Place	Lot 4, DP 109096	State	11690*	X				X 180		X	
Sydney	Former "Shell House" including interior	2-12 Carrington Street	Lot 10, DP 595978	Local	11691*	X		X		1050		X	
Sydney	Former "Lisgar House" including interiors	30-32 Carrington Street	Lot 1, DP 719725 (SP 42724, SP 47839)	Local	11692*	X		X		X 320		X	

Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations			Existing addition	Feasibility of vertical addition	
							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Former Metropolitan "Usher's" Hotel including interiors	64-68 Castlereagh Street	Lot 2, DP 984182 (SP 22232, SP 22944, SP 77886)	Local	11693*				X	500		X	XX	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "Culwulla Chambers" including interiors	65-71 Castlereagh Street	Lot 1, DP 87181 (SP 21574, SP 22417, SP 30430, SP 55268, SP 56340, SP 56762)	Local	11694*	X				560		X	X	
Sydney	Commercial building facade (162 Pitt Street)	77-83A Castlereagh Street	Lot 10, DP 775619	Local	11695		X			N/A			X	
Sydney	Former "Bank of NSW" facade (164-166 Pitt Street)	77-83A Castlereagh Street	Lot 10, DP 775619	Local	11696		X			N/A			X	
Sydney	"David Jones Department Store" including interior	84-110 Castlereagh Street	Lot 1, DP 34666; Lot 1, DP 74609	Local	11697*	X		X					X	
Sydney	Former "Legion House" including interiors	161-163 Castlereagh Street	Lot 1, DP 86187	Local	11698*	X		X	X				X	
Sydney	Community building "Masonic Club" including interior	169-173 Castlereagh Street	Lot 1, DP 68635	Local	11699*	X	X			631			X	
Sydney	Former "CENEFF House" including interiors	201 Castlereagh Street	Lot 1, DP 64604	Local	11700*	X				600		X	X	



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Sydney	St George's Church including interior and forecourt	201A Castlereagh Street	Lot 3, DP 984180	Local	11701*	X			X			X		
Sydney	"Porter House" including interior	203 Castlereagh Street	Lot 1, DP 799594	Local	11702*	X		X					X	
Sydney	Metropolitan Fire Brigade building including interior and central yard	211-217 Castlereagh Street	Lot 13, DP 60488; Lot 1, DP 547459	Local	11703*	X	X						X	
Sydney	Former City South Telephone Exchange including interior	219-227 Castlereagh Street	Lots 1 and 2, DP 1066859	Local	11704*							X		
Sydney	Former "Worker's Building" including interiors and lightwell	238-240 Castlereagh Street	Lot 1, DP 187103	Local	11705*	X							X	
Sydney	Former "American Tobacco Co" warehouse facade	267-277 Castlereagh Street	Lot 1, DP 620730 (SP 78425, SP 40414, SP 77216)	Local	11706			X				X	N/A	
Sydney	Central Local Courthouse and Holding Cells including interiors, forecourt and central yard	7 Central Street (and 98 Liverpool Street)	Lots 1 and 2, DP 844093	State	11707*	X					X		X	

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Sydney	Chifley Square	Chifley Square	Lot 1, DP 870244	Local	11708									
Sydney	Cast iron railings	Circular Quay	Lot 4, DP 787934	Local	11709									
Sydney	Cast iron railings	Circular Quay East	Lots 2 and 3, DP 787933; Lot 11, DP 847490	Local	11710									
Sydney	Former Harbour Warden's Post and Public Lavatory including interior	Circular Quay East	Lot 5, DP 787933; Lot 1, DP 775925	Local	11711*	X				X			X	
Sydney	Sydney Opera House including forecourt, seawall, platforms and interiors	Circular Quay East	Lot 5, DP 775888; Lot 4, DP 787933	World	11712*	X			X				X	
Sydney	Former "John Sands" building including interiors	62 Clarence Street	Lot 1, DP 78723	Local	11713*	X	X						X	
Sydney	Former warehouse "Gardiner & Co." including interiors	104-118 Clarence Street	Lot 1, DP 78983 (SP 17719, SP 30376); Lot 6, DP 84049	Local	11714*					650	X		X	
Sydney	Commercial building including interior	105A Clarence Street	Lot 102, DP 626245	Local	11715*	X				X			X	
Sydney	Former Noyes Bros warehouse including interiors	115 Clarence Street	Lot 1, DP 85252	Local	12272*	X				X			X	

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
Sydney	Former Edwards Dunlop & Co warehouses including interiors	123-129 Clarence Street (and 252-258 Kent St)	Lot 1, DP 58120; Lot 1, DP 69420 (SP 18406)	Local	12274*	Significant roof form and/or structure, parapet form, prominent views, corner site					Existing vertical addition, other than building services plant	X	
Sydney	Former warehouse including interiors, cartway and courtyard	152-156 Clarence Street	Lot 100, DP 731373	Local	11716*	X	X		X			X	
Sydney	Former "Hoffnung & Co" warehouse including interiors	153-159 Clarence Street	Lot 1, DP 109722	State	11717*	X	X				X	X	
Sydney	Former "Broughton House" warehouse including interior	177-181 Clarence Street	Lot 1, DP 522846 (SP 16651)	Local	11718*	X			X		X	X	
Sydney	Former Electrical substation No. 164 including interior	183 Clarence Street	Lot 1, DP 168428	Local	11719*							X	
Sydney	Former Shelley warehouse including interiors	185 Clarence Street	Lot 2, DP 168428	Local	12273*	X						X	
Sydney	Shorter House including interiors	193-195 Clarence Street	Lot 1, DP 55298; Lot 1, DP 71333	Local	12275*	X			X	North of courtyards		X	

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Sydney	Former warehouse including interiors	197-199 Clarence Street	Lots B and C, DP 438976	Local	11720*	X	X		X	Adjacent to courtyard		X	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former warehouse group including interiors (201-207) and courtyard (201-203)	201-207 Clarence Street	Lots 1-3, DP 33215	Local	11721*	X			X	Adjacent to courtyard		X		
Sydney	Former warehouse including interior and remnants of the Freemasons Hall	204-206 Clarence Street	Lot 10, DP 863974	Local	11722*	X			X		X	X		
Sydney	Former warehouse facade and external walls	222 Clarence Street	Lot 1, DP 60367; Lot 6, DP 64913; Lot 6, DP 66544	Local	11723	X				X	X	X		
Sydney	Former "Trafalgar Square" warehouse including interiors	230 Clarence Street	Lot 501, DP 793602	Local	11724*	X					X	X		
Sydney	Hotel Sweeney's including interior	236 Clarence Street	Lot 1, DP 70535	Local	11725*	X					X	X		
Sydney	Former police station including interiors and central lightwell	281 Clarence Street	Lot 3, DP 123554	State	11726*	X	X		X	X	X	X		

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Sydney	Former warehouse "Nelson House" including interiors and rear yard	283-285 Clarence Street	Lot 2, DP 66550	Local	11727*	X Significant roof form and/or structure, parapet form, prominent views, corner site		X 240			X Existing vertical addition, other than building services plant	X	
Sydney	Former warehouse building including interiors	287-289 Clarence Street	Lot 1, DP 634689	Local	11728*	X		X				X	
Sydney	Edward VII statue	Conservatorium Road	Lot 10, DP 779598	Local	11729								
Sydney	Conservatorium of Music including interior and grounds	1 Conservatorium Road	Lot 19, DP 752057; Lot 1, DP 832310	Local	11730*	X			X			X	
Sydney	Customs House Lane	Customs House Lane		Local	11731								
Sydney	Douglass Lane	Douglass Lane		Local	11732								
Sydney	Bicentennial Plaza including monuments	Druitt Street		Local	11736								
Sydney	Former "Central Agency" warehouse including interiors	48-58 Druitt Street	Lot 8, DP 665144	Local	11734*		X					X	
Sydney	Former "Gresham Hotel" including interiors	80 Druitt Street	Lot 1, DP 60727	State	11735*	X	X			X 437		X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		
Sydney	Municipal sewer vent	Elizabeth Street, corner Bathurst Street		State	11752								Potential for several additional floors subject to CMP + setbacks
Sydney	Museum Railway Station including interiors	Elizabeth Street	Lot 1, DP 1062685	State	11743*	X				X		X	
Sydney	Flat building including interior	7 Elizabeth Street	Lot 8, DP 984182 (SP 13171, SP 54478)	Local	11737*	X						X	
Sydney	Former "GIO" building including interiors	60-70 Elizabeth Street	Lot 1, DP 87319	State	11738*	X	X						X
Sydney	Supreme Court and old Registry Office building group including interiors, fences and grounds	102 Elizabeth Street	Land in MS 902.3000 Sy and MS 9285.3000 Sy	State	11739*	X			X				X
Sydney	St James Railway Station including interior	108 Elizabeth Street	Lot 1, DP 1062688	State	11740*	X							N/A as under-ground
Sydney	Former tram shelter including interior	110 Elizabeth Street	Land in S402-858	Local	11741*	X			X				X
Sydney	Hyde Park including north and south park reserves,	110-120 Elizabeth Street	Lot 1, DP 1082647; Lot 7303, DP1167657	Local	11654								

Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions	Footprint limitations	Existing addition	Feasibility of vertical addition
	Archibald Memorial Fountain, Anzac Memorial, Pool of Remembrance, stone perimeter walls and steps, St James Station, Museum Station, Dalley Statue, Oddfellows Memorial, Captain Cook Statue, Frazer Fountain, Fort Macquarie Cannon, Emden Gun, Thornton Obelisk, Sundial, former public toilets, Busby's Bore Fountain, Sandringham Gardens including memorial gates/ pergola, Nagoya Gardens, Chess Board, F J Walker Fountain, John Baptist Fountain, Busby's					Significant roof form and/or structure, parapet form, prominent views, corner site	HFS award Floor space transfer to major developm't	Footprint issues: Cartway/ courtyard/ Forecourt/ Light well/ landscape Site area limited under 500 Sq M Adjacent to a lane, place, open space or park	Existing vertical addition, other than building services plant	No addition (M-minor addition of one level may be feasible) Potential for several additional floors subject to CMP + setbacks

Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations			Existing addition	Feasibility of vertical addition	Potential for several additional floors subject to CMP + setbacks	
							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park				
	Bore and archaeology														
Sydney	Anzac War Memorial including Pool of Reflection, pavements, plantings, flagpoles, staircase, platform, interiors, lightwells, bas reliefs, statues, sculptures and movable heritage (artefacts and memorabilia)	120 Elizabeth Street	Lot 1915, DP 906666	State	11742*	X					X				
Sydney	Former "Mark Foy's Parking Station" including facades, internal structure and building elements	148-148A Elizabeth Street	Lot 1, DP 851778 (SP 50530); Lot 2, DP 851778 (SP 58458)	Local	11744	X		X			X				
Sydney	"Cyprus Hellene Club" including interior	150-152 Elizabeth Street	Lot 2, DP 881869; Lot 1, DP 33933	National	11745*	X	X						X		
Sydney	"Metters Building" including interior	154-158 Elizabeth Street	Lot 1, DP 925681 (SP 35136, SP 37215, SP 41735, SP 51547, SP 22263)	State	11746*	X				X			X		



Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations			Existing addition	Feasibility of vertical addition	
							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Crown Hotel including interior	160-162 Elizabeth Street	Lot 1, DP 772931	State	11747*	Significant roof form and/or structure, parapet form, prominent views, corner site					X	Existing vertical addition, other than building services plant	X	
Sydney	Former "Manchester Unity" building including interiors	183-187 Elizabeth Street	Lot 185, DP 871183	Local	11748*	X	X			X	X	X	X	
Sydney	Former "Wentworth House" flat building and former warehouse including interiors	184-196 Elizabeth Street	Lot 3, DP 6380	Local	11749*	X			X		X		X	
Sydney	The Great Synagogue including interior	187A Elizabeth Street	Lot 1, DP 52572	State	11750*	X	X				X		X	
Sydney	Former "Australian Consolidated Press" facade	189-197 Elizabeth Street	Lot 1, DP 796742; Lot 1, DP 218728	Local	11751							X	X	
Sydney	Commercial Terrace group including interiors	42-50 Erskine Street	Lots 11 and 12, DP 1085323	Local	11754*	X		X			X		X	
Sydney	Former "CW Foley & Co" commercial terrace pair including interiors	52-54 Erskine Street	Lot 13, DP 1085323	Local	11755*	X		X			X		X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park				
Sydney	Commercial Terrace group including interiors	62-66A Erskine Street	Lot 15, DP 1085323	Local	11758*	X		X		X		Existing vertical addition, other than building services plant	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks	
Sydney	"Watch House Terrace" including interiors	68-80 Erskine Street	Lot 101, DP 626245 (SP 195663)	State	11757*	X	X			X	541		X		
Sydney	Former "Watch House" including interiors	82 Erskine Street	Lot 2, Section 58, DP 980176	State	11758*	X					X		X		
Sydney	Palm trees	Farrer Place	Lot 7020, DP 93666	Local	11759										
Sydney	Cast iron urinals	George Street		Local	11760										
Sydney	St Andrew's Cathedral group including interiors, courtyard spaces and forecourts	George Street	Lot 5, DP 785173	State	11793*	X				X			X		
Sydney	"Sydney Square" plaza	George Street	Lot 1, DP 596863; Lot 1, DP 600413; Lot 5, DP 785173	Local	11791										
Sydney	Ward boundary marker	George Street	Lot 1, DP 596863	Local	11792										
Sydney	Metropolitan Hotel including former terrace (246) and including interiors	244-246 George Street	Lot 1, DP 723689	State	11761*	X					X		X		

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "George Patterson House" including interiors	248-252 George Street	Lot 1, DP 81420; Lot 1, DP 100529	Local	11762*	Significant roof form and/or structure, parapet form, prominent views, corner site	X	X	X			X		
Sydney	Former "Telford Trust" building including interiors	261 George Street	Lot 261, DP 1015114 (SP 62822)	Local	11763*								X	
Sydney	"Australia Square" including tower and plaza buildings, forecourt, plaza and interiors	264-278 George Street (and 87-95 Pitt Street)	Lots 1 and 2, DP 225060	Local	11764*				X				X	
Sydney	Former commercial building including interiors	285-287 George Street	Lot 23, DP 59753; Lot 22, DP 56723	Local	11765*				X				X	
Sydney	Former Skidders Family Hotel including interiors	296 George Street	Lot 1, DP 438188	State	11766*		X		X				X	
Sydney	Commercial building facades and external walls only	319-321 George Street	Lot 1, DP 59260	Local	11767							X	X	
Sydney	Regimental Square	339A George Street	Lot 1, DP 254818	Local	11768								N/A	
Sydney	Bank of NSW former head office including interiors	341 George Street	Lots 4-12, Section 1, DP 939718; Lot 1, DP 131112	State	11769*		X					X	X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	CBC Bank former head office including interior	343 George Street	Lot 2, DP 771947	State	11770*	X						X	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "Equitable Life Assurance" building including interiors	348-352 George Street	Lot 1, DP 115117	State	11771*	X	X						X	
Sydney	Former Bank of Australasia including interiors	354-360 George Street	Lot 1, DP 123553	State	11772*	X				X		X	X	
Sydney	Former ES & A Bank including interiors and archaeology (well)	365 George Street	Lot 101, DP 1010007	Local	11773*	X		X				X	X	
Sydney	Former commercial building including interiors	375-377 George Street	Lot 1, DP 608921 (SP 16120, SP 18166)	Local	11774*	X			X	X			X	
Sydney	Commercial building including interiors	387 George Street	Lot 1, DP 63232	Local	11775*	X			X				X	
Sydney	Commercial building including interior	389 George Street	Lot 1, DP 53468	Local	11776*	X			X			X	X	
Sydney	Commercial building facade	395-397 George Street	Lot 1, DP 958647; Lot 1, DP 937202	Local	11777	X			X				X	

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "Ashdown & Co" building including interior	396 George Street	Lot 3, DP 39023	Local	11778*	Significant roof form and/or structure, parapet form, prominent views, corner site						X	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "Sydney Arcade" facade (97-103 King Street)	400 George Street	Lot 100, DP 789171	Local	11779		X					X	No addition (M-minor addition of one level may be feasible)	
Sydney	Commercial building "Strand Arcade" including interior and lightwells	412-414A George Street	Lot 1, DP 580910	State	11780*		X		X				X	
Sydney	Commonwealth Bank including interiors and sculptural relief and sculpture	423-427 George Street (corner of Market Street)	Lot 4648, DP 669119	Local	11781*	X				580			X	
Sydney	Commercial building "Dymocks" including interiors	424-430 George Street	Lots 101-103, DP 456820	Local	11782*	X	X				X		X	
Sydney	Queen Victoria Building including interior	429-481 George Street	Lot 1, DP 811077	State	11783*	X							X	
Sydney	Former Crystal Hotel facade (432-434 George Street)	432-450 George Street	Lot 1, DP 1047949	Local	11784			X					X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Former "Farmer & Co" department store facade (436-450 George Street)	432-450 George Street	Lot 1, DP 1047949	Local	11785	Significant roof form and/or structure, parapet form, prominent views, corner site	X	X			X	No addition (M-minor addition of one level may be feasible)		
Sydney	(74 Market Street) Former "Farmer & Co" department store facade	432-450 George Street	Lots 1-2, DP 1047949	Local	11786			X			X			
Sydney	Former "Way Building" facade and awning (213-219 Pitt Street)	432-450 George Street	Lot 1, DP 1047949	Local	11787			X			X			
Sydney	Former "Central Pitt" building facade (221-229 Pitt Street)	432-450 George Street	Lot 1, DP 1047949	Local	11788			X			X			
Sydney	Former "Gowing Bros" building including interiors	452-456 George Street	Lot 1, DP 667918	Local	11789*	X						X		
Sydney	Sydney Town Hall including interior	483 George Street	Lot 1, DP 600413	State	11790*	X			X			X		
Sydney	Former Bank of NSW including interiors	485 George Street	Lot 201, DP 1041307	State	11794*	X	X					X		
Sydney	Former "Vine House" including interiors, cathead, hoists, hoist	531-535 George Street	Lots 1 and 2, DP 178974	Local	11795*	X		X		X		X		

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
	machinery (roof space), rear yard and gates												
Sydney	Former "Bank of Australasia" including interior	553-555 George Street	Lot 1, DP 877238	Local	11796*	X			X	303		X	
Sydney	Sir John Young Hotel including interior	557-559 George Street	Lot 1, DP 131398	Local	11797*	X				240		X	
Sydney	Former "Buckle House" facade, awning and interior	569-581 George Street	Lot 101, DP 1022347 (SP 65111, SP 65785)	Local	11798		X				X	X	
Sydney	Former warehouse facade (8 Central Street)	600-612 George Street (and 343-357 Pitt Street)	Lot 11, DP 835886 (SP 22674, SP 45626); Lot 1, DP 872326 (SP 55792)	Local	11799		X				X	X	
Sydney	Former Plaza Theatre building including facade, external walls, foyer and roof	600-612 George Street	Lot 11, DP 835886 (SP 22674, SP 45626); Lot 1, DP 872326 (SP 55792)	Local	11800		X			X		X	
Sydney	Century Hotel including interior	640-642 George Street	Lot 1, DP 724114	Local	11801*	X				X		X	
Sydney	Former "Sydney Trades Hall" including interiors	4-10 Goulburn Street	Lot 1, DP 1090155	State	11802*	X	X		X		X	X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Former Trades Hall Hotel including interior	12-14 Goulburn Street	Lot 1, DP 64754	Local	11803*	X			X	150			X	
Sydney	German Lutheran Church including interior	90B Goulburn Street	Lot 1, DP 65633	Local	11804*	X			X	160	X		X	
Sydney	Former "Goldsmiths Building" including interior	92-96 Goulburn Street	Lots 1-4, DP 553558	Local	11805*	X			X	250	X		X	
Sydney	Hamilton Street	Hamilton Street		State	11806									
Sydney	Tank Stream Fountain	Herald Square		Local	11807									
Sydney	"NSW Sports Club" including interiors	10-14 Hunter Street	Lot 1, DP 789940	Local	11808*	X					X		X	
Sydney	"Grand Hotel" including interior	30-32 Hunter Street	Lot 1, DP 81535	State	11809*	X					X		X	
Sydney	Former "Perpetual Trustee" commercial building including interiors	33-39 Hunter Street	Lot 1, DP 187361	State	11810*	X			X				X	
Sydney	Former "Qantas House" including interiors	68-96 Hunter Street	Lot 1, DP 1079705 (SP 74556, SP 76390)	State	11811*	X							X	
Sydney	James Lane	James Lane		Local	11812									



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Sydney	Former warehouse "Grafton Bond Store" including interiors	201-217 Kent Street	Lot 1, DP 813557	State	11813*	Significant roof form and/or structure, parapet form, prominent views, corner site	X	X		X	Adjacent to a lane, place, open space or park	Existing vertical addition, other than building services plant	X	Potential for several additional floors subject to CMP + setbacks
Sydney	Former warehouse "Andrews Bros" including interiors	306 Kent Street	Lot 1, DP 1062427	Local	11814*	X	X		X	X	X	X	X	
Sydney	Former warehouse (332-334 Kent Street) including interiors	332 Kent Street	Lot 1, DP 738190	Local	11815*	X	X		X	X			X	
Sydney	Former warehouse including interior, cartway and courtyard	332 Kent Street	Lot 1, DP 738190	Local	11816*	X	X		X	X			X	
Sydney	Former warehouse including cartway, courtyard and interior (formerly 340 Kent Street)	338 Kent Street	Lot A, DP 438976	Local	11819*	X			X	X			X	
Sydney	Former warehouse facade "The Ambassador"	339-347 Kent Street	Lot 101, DP 860736	Local	11817		X						X	
Sydney	City Hotel facade (38 King Street)	339-347 Kent Street	Lot 101, DP 860736	Local	11818		X						X	
Sydney	Former warehouse including interiors	342-344 Kent Street	Lot 1, DP 103254	Local	11820*		X		X	X			X	

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							HFS award	Floor space transfer to major development	Footprint issues:	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Former warehouse including interiors, cartway, courtyard and interior	346-348 Kent Street	Lot 4, DP 33215	Local	11821*	X	X		X			X	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former warehouse including interiors	352-358 Kent Street	Lot 2, DP 901217 (SP 21187)	Local	11822*				X	X	X	X	X	
Sydney	Former "Hordern" warehouse including interiors	360-362 Kent Street	Lot 1, DP 901217	Local	11823*					X	X			X-2 only
Sydney	Former warehouse including interior and cart docks	364-372 Kent Street	Lot 1, DP 57767	Local	11824*	X			X	X	X	X	X	
Sydney	Former warehouse facade (365 Kent Street)	365-377 Kent Street	Lot 100, DP 1010700 (SP 63094)	Local	11825		X				X	X	X	
Sydney	Former warehouse facade (367-371 Kent Street)	365-377 Kent Street	Lot 100, DP 1010700 (SP 63094)	Local	11826		X				X	X	X	
Sydney	Former warehouse facade (373-377 Kent Street)	365-377 Kent Street	Lot 100, DP 1010700 (SP 63094)	Local	11827		X				X	X	X	
Sydney	Former warehouse "Edward Dunlop & Co" including interiors and cart dock	414-418 Kent Street	Lot B, DP 434888; Lot 1, DP 544281	Local	11828*	X		X					X	

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
Sydney	Former church including interior and front fence	420 Kent Street	Lot 1, DP 782342	Local	11829*	X Significant roof form and/or structure, parapet form, prominent views, corner site			X Cartway/courtyard/Forecourt/Light well/landscape	X 240		X	
Sydney	Former Grace House warehouse including interiors	426-430 Kent Street	Lot A, DP 939220	Local	12276*					X		X	
Sydney	Former warehouse Edward Dunlop & Co including cartway, goods yard and interiors	435A-441 Kent Street	Lots 1 and 2, DP 107644; Lot A, DP 438012	Local	11830*	X		X	X cartway, goods yard			X	
Sydney	Former warehouse including interiors	469-475 Kent Street	Lot C, DP 435519	Local	11831*	X				X 400		X	
Sydney	Former warehouse including interior	477-481 Kent Street	Lot B, DP 435519	Local	11832*							X	
Sydney	Former warehouse including former cart dock and interiors	484 Kent Street	Lot 1, DP 68620	Local	11833*			X				X	
Sydney	Former "Universal Film Manufacturing Co" warehouse including interior and yard	499-501 Kent Street	Lot 1, DP 51147; Lot 1, DP 68565; Lot 1, DP 665145	Local	11834*						X		X
Sydney	Former "Judge's House" including	531 Kent Street	Lot 1, DP 605974	State	11835*	X		X	X			X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park				
	interiors and garden														
Sydney	Former warehouse facade	533-539 Kent Street	Lot 101, DP 710105 (SP 22481, SP 33244, SP 40791, SP 42471, SP 46213)	Local	11836		X				X				
Sydney	Former warehouse facades	545-553 Kent Street	Lot 31, DP 855390	Local	11837		X				X				
Sydney	Former warehouse including interiors and cart dock	44 King Street or 120 Clarence St	Lot 1, DP 61553	Local	11838*	X		X	200		X				
Sydney	Former York Hotel facade	46-52 King Street	Lot 1, DP 73933	Local	11839						X				
Sydney	Former "ACA" building including interiors	58-68 King Street	Lot 1, DP 523223	Local	11840*	X				X					
Sydney	Former warehouse "Reid House" including interiors	69-75 King Street	Lot 21, DP 801935 (SP 36666)	Local	11841*	X		X	490						
Sydney	Commercial building including interiors	104 King Street	Lot 1, DP 548675	Local	11842*		X		110						
Sydney	Commercial building including interiors	106 King Street	Lot 11, DP 588128	Local	11843*	X		X	85						

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
Sydney	Commercial building including interiors	141-147B King Street	Lot 100, DP 1029171 (SP 67212, SP 71884)	Local	11844*	Significant roof form and/or structure, parapet form, prominent views, corner site	X				Existing vertical addition, other than building services plant	X	
Sydney	Former Surry Hotel including interiors	153 King Street	Lot 1, DP 78062	Local	11845*	X		X	X	120		X	
Sydney	Former "Bank of NSW" including interiors	155-159 King Street	Lot 102, DP 828461 (SP 46528, SP 47697, SP 49274, SP 68306)	State	11846*	X	X			715		X	
Sydney	St James Church including interior, courtyards, perimeter walls and fences	173 King Street	Lot 1, DP 1022557	State	11847*	X			X			X	
Sydney	Lang Park including plaques, fountain and archaeology	Lang Street		Local	11848								
Sydney	Former warehouse "Buckle Chambers" including interiors	53-55 Liverpool Street (and 1 Douglass Street)	Lot 1, DP 60150; Lot 1, DP 61203; Lot 1, DP 61794; Lot 1, DP 63036; Lot 1, DP 63289; Lot 1, DP 930250	Local	11733*	X					X	X	
Sydney	Commercial terrace group including cartway and interiors	69-79 Liverpool Street	Lots A-E, DP 23162	Local	11849*	X	X		X			X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former warehouse including interiors and lightwell	76-78 Liverpool Street	Lot 1, DP 58575	Local	11850*	Significant roof form and/or structure, parapet form, prominent views, corner site	X		X	350		Existing vertical addition, other than building services plant	X	
Sydney	Former warehouse including interiors	88 Liverpool Street	Lot 1, DP 67498	Local	11851*	X							X	
Sydney	Brickfield Place	98-112 Liverpool Street	Lot 2, DP 844093; Lots 3 and 4, DP 1112871	Local	11852									
Sydney	Former "Snow's Emporium" including interiors	127-131 Liverpool Street	Lot 1, DP 57617; Lot 1, DP 68747; Lot 1, DP 69997; Lot 1, DP 780004; Lot 1, DP 185621; Lot 1, DP 780000	Local	11853	X								X
Sydney	Former "Mark Foy's Emporium" including interiors and forecourt	143-147 Liverpool Street	Lot 21, DP 827813	State	11854*	X		X	X				X	
Sydney	Former "Barker's Wool and Produce Stores" including interiors	12-14 Loftus Street	Lot 1, DP 87960	Local	11855*	X		X					X	
Sydney	Macquarie Place including road reserve, park reserve, "Macquarie Obelisk", "Sirius" anchor and canon,	Macquarie Place	Lot 1, DP 838060; Lot 1 Section 48, DP 268942; Lot 7048, DP 93668	State	11856									

Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations			Existing addition	Feasibility of vertical addition	
							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
	"T S Mort" statue, public conveniences, "Christie Wright" memorial fountain, memorial gate pillars, sandstone fence, and archaeology													
Sydney	Paragon Hotel facades and interior (27-29 Alfred Street)	1 Macquarie Place	Lot 53, DP 787143	Local	11857	Significant roof form and/or structure, parapet form, prominent views, corner site		X			X	Existing vertical addition, other than building services plant	X	
Sydney	Former Ship Inn facade (10-18 Pitt Street)	1 Macquarie Place	Lot 53, DP 787143	Local	11858		X				X		X	
Sydney	"Kyle House" including interiors	27-31 Macquarie Place	Lot 10, DP 1044710 (SP 68748)	State	11859*	X				X	470		X	
Sydney	Palm trees	Macquarie Street	Lots 2-9 and 11, DP 859014; Lots 26, 32 and 33, DP 39586; Lot 5, DP 849662	State	11861									
Sydney	Queen's Square	Macquarie Street	Lots 2 and 3, DP 588101; Lot 3, DP 588101	Local	11882									
Sydney	Steps and rock face "Tarpeian Way"	Macquarie Street	Lot 10, DP 779599	State	11860									

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		
Sydney	Government House including interior, gardens and movable heritage	2A Macquarie Street	Lot 7012, DP 93649	State	11862*	Significant roof form and/or structure, parapet form, prominent views, corner site			X		Existing vertical addition, other than building services plant	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Government House Lodge including interior and entrance gates	4 Macquarie Street	Lot 25, DP 39586	Local	11863*				X			X	
Sydney	Parliament House	6 Macquarie Street	Lot 1823, DP 841390; Lot 1, DP 51387	State	11864*	X			X			X	
Sydney	Sydney Hospital group including interiors, courtyards, forecourts and fences	8 Macquarie Street	Lot 1, DP 119264; Lots 101 and 102, DP 129490	Local	11865*	X			X			X	
Sydney	Former Royal Mint Building including interior, forecourt, courtyards, cartway, entrance gates, fence and archaeology, former Police Station building	10 Macquarie Street	Lots 42-44, DP 47116	State	11866*	X			X			X	
Sydney	Former Hyde Park Barracks including	12 Macquarie Street	Lots 45-50, DP 47116	World	11867*	X			X			X	



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	forecourt, wall and gatehouses, interiors, grounds, former District Courts and offices and archaeology													
Sydney	"Royal Automobile Club" including interiors	89-91 Macquarie Street	Lot 4, DP 123570; Lots 5-7, DP 758942	State	11868*	X					X		X	
Sydney	Former Department of Health building including interiors	93-97 Macquarie Street	Lot 1, DP 839564	Local	11869*	X		X					X	
Sydney	"Transport House" including interiors	99-113 Macquarie Street	Lot 3, DP 785393	Local	11870*	X							X	
Sydney	Former Treasury Building including interiors	115-119 Macquarie Street	Lot 40, DP 41315; Lot 4, DP 785393	State	11871*	X		X		X			X	
Sydney	Former Chief Secretary's Building including interiors	121 Macquarie Street (and 50 Phillip Street)	Crown land in S268 858R, Lots 32-34, DP 984186	State	11872*	X				X			X	
Sydney	Flat building "The Astor" including interiors	123-125 Macquarie Street	Lot 1, DP 1071136	Local	11873*	X				X			X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Terrace house "History House" including interiors	133 Macquarie Street	Lot 1, DP 64691	State	11874*	X			X			X	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Commercial building "BMA House" including interior	135-137 Macquarie Street	Lot 17, DP 76335; Lot 18, DP 78095 (SP 14172)	State	11875*	X	X			X		X		
Sydney	"Royal Australian College of Physicians" terrace house including interior	145 Macquarie Street	Lot 1, DP 548480	Local	11876*	X				X		X		
Sydney	Terrace house "Horbury House" including interior	171-173 Macquarie Street	Lot 6, DP 89692; Lot 1, DP 91202	Local	11877	X		X				X		
Sydney	Commercial Chambers "Wyoming" including interiors	175-181 Macquarie Street	Lot 9, DP 63218; Lot 8, DP 63928; Lot 7, DP 65353; Lot 2, DP 217711	Local	11878*	X						X		
Sydney	Commercial Chambers "Hengrove Hall" including interiors	193 Macquarie Street	Lot 121, DP 1027251	Local	11879*	X						X		
Sydney	St Stephen's Uniting Church including interior	197 Macquarie Street	Lot 1, DP 185400	State	11880*	X		X		X		X		

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
Sydney	"Beanbah Chambers" including interiors	235 Macquarie Street	Lot 2, DP 66255 (SP 15731)	Local	11881*	X						X	
Sydney	Scots Church including interior	42-44 Margaret Street (and 2 York Street)	Lots 10 and 11, DP 1086866 (SP 75520)	Local	11884*	X					X		
Sydney	Market Row	Market Row		Local	11885								
Sydney	Former warehouse "Archway Terrace" including interiors	26-32 Market Street	Lots A and B, DP 392745	Local	11886*	X						X	
Sydney	State Theatre and former State Shopping Block including interiors	49-51 Market Street	Lot 1, DP 115628	State	11887*	X						X	
Sydney	"David Jones Department Store" including interior	65-77 Market Street	Lot 1, DP 538917	Local	11888*	X	X						X
Sydney	Martin Place	Martin Place	Lot 7005, DP 1120403; Lot 7006, DP 1120394; Lot 1, DP 260232; Lot 2, DP 771109	Local	11889								
Sydney	Former Sydney General Post Office including interior	1 Martin Place	Lot 11, DP 881681	State	11890*	X		X			X		

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Martin Place Railway Station including interiors	3 Martin Place	Lots 1-3, DP 623821; Lot 10, DP 629101; Lots 1 and 4-6, DP 250060	State	11891*								Potential for several additional floors subject to CMP + setbacks	
Sydney	Commercial building "Challis House" including interior	4-10 Martin Place	Lot 1, DP 931300	State	11892*	X	X				X		N/A Under-ground	
Sydney	Former "Colonial Mutual Life Building" facade	10A-16 Martin Place	Lot 1, DP 571986	Local	11893		X				X		N/A	
Sydney	Former "MLC Building" including interior	38-46 Martin Place	Lots 1 and 2, DP 915091; Lot 1, DP 83642	State	11894*	X	X						X	
Sydney	Commonwealth Bank of Australia including interior	48-50 Martin Place	Lot 1, DP 182023	State	11895*	X	X				X		X	
Sydney	Former Australian Provincial Assurance (APA) Building including interiors	53-63 Martin Place	Lot 53, DP 1070879 (SP 73146)	State	11896*	X	X						X	
Sydney	Reserve Bank including interior	65 Martin Place	Lot 1, DP 444499	Local	11897*	X					X		X	
Sydney	Moore Stairs	Moore Stairs		Local	11898									
Sydney	Mullins Street	Mullins Street		Local	11899									

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
Sydney	Former "Chatsworth House" facade (1-7 Bent Street)	1-15 O'Connell Street	Lot 1, DP 814858	Local	11900			X			X	N/A	
Sydney	Former "Orient Building" facade (2-6 Spring Street)	1-15 O'Connell Street	Lot 1, DP 814858	Local	11901			X			X	N/A	
Sydney	Former "Manufacturers House" including interiors	12-14 O'Connell Street	Lot 1, DP 1066602 (SP 73569, SP 74935, SP 76030, SP 79745)	Local	11902*	X	X					X	
Sydney	Former "Bank of NSW" including interiors	16 O'Connell Street	Lot 1, DP 125121 (SP 55932, SP 64588, SP 71881)	Local	11903*	X	X					X	
Sydney	Former "Rofe Chambers" including interiors	19-21 O'Connell Street	Lot 1, DP 131917	State	11904*	X						X	
Sydney	Phillip Lane	Phillip Lane		Local	11905								
Sydney	Justice & Police Museum including interior	4 Phillip Street	Lots 18-23, Section 105, DP 758942	State	11906*	X			X	X		X	
Sydney	Terrace pair including interiors	39-41 Phillip Street	Lot 104, DP 836610	State	11907*	X	X					X	
Sydney	Terrace house including interior	43 Phillip Street	Lot 104, DP 836610	State	11908*	X	X					X	
Sydney	Terrace house including interior	45 Phillip Street	Lot 104, DP 836610	State	11909*	X	X					X	

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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park				
Sydney	Terrace house including interior	47 Phillip Street	Lot 104, DP 836610	State	11910*	X		X					X		
Sydney	Former Customs House Hotel facade (17–21 Macquarie Place)	30 Pitt Street	Lot 1, DP 804285	Local	11911	X		X			X		X		
Sydney	Former "Sirius House" (23–25 Macquarie Place)	30 Pitt Street	Lot 1, DP 804285	Local	11912	X		X			X		X		
Sydney	Former "Coal Exchange Chamber" facade (38–40 Pitt Street)	30 Pitt Street	Lot 1, DP 804285	Local	11913	X		X					X		
Sydney	Former warehouse "Gerling House" including interiors, cartway and gates	42–44 Pitt Street	Lot 1, DP 909754	Local	11914*	X		X		X			X		
Sydney	Former Wales House including interiors	64–66 Pitt Street	Lot 1, DP 108276	State	11915*	X		X				X	X		
Sydney	Former hotel facade and external walls, former "Exchange Hotel" including facades, external form and building elements	69–73 Pitt Street	Lot 1, DP 86265	Local	11916	X					X		X		

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M			Adjacent to a lane, place, open space or park
Sydney	Former "Royal Exchange Assurance Building" including interiors	75-77 Pitt Street	Lot 1, DP 186488	Local	11917*	X Significant roof form and/or structure, parapet form, prominent views, corner site			X 240	X	Existing vertical addition, other than building services plant	X No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "Bryant House" including interiors and grounds	80-82A Pitt Street	Lots E-G, DP 9703	Local	11918*	X		X			X		
Sydney	Former "Commonwealth Bank of Australia Building" including interiors and grounds	108-120 Pitt Street	Lot 120, DP 882436	Local	11919*	X		X		X		X	
Sydney	Former "Millions Club" including interiors	122-122B Pitt Street	Lot 1, DP 67172; Lot 2, DP 573094	State	11920*	X	X			X		X	
Sydney	Former "Angel Hotel" including interiors	125 Pitt Street	Lot 1, DP 61607	Local	11921*	X			X 125	X		X	
Sydney	Former hotel "Trickett's Hotel" including interiors	138-140 Pitt Street	Lot 1, DP 67940	State	11922*	X	X NEAR		X	X	X	X	
Sydney	Former Australian Mutual Fire Insurance building including interiors	142-144 Pitt Street	Lot 1, DP 901185	State	11923*	X	X					X	

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Sydney	Former "Phoenix Chambers" and Soul Pattinson Store including interior	158-160 Pitt Street	Lot 1, DP 57459	Local	11924*	X	X			X		X		
Sydney	Former "Liverpool Arms" hotel including interiors	181 Pitt Street	Lot 1, DP 121507	Local	11925*	X				X	145		X	
Sydney	Former "Fay's Chambers", exterior only	192-192A Pitt Street	Lot 10, DP 865713; Lot 1, DP 132358	Local	11926	X				X	200	X	X	
Sydney	Former "Symonds' buildings" including interior	194 Pitt Street	Lot 1, DP 945729	Local	11927*	X							X	
Sydney	"City Tattersalls Club" (198-200 Pitt Street) including interior	196-204 Pitt Street	Lot 1, DP 600465	Local	11928*	X							X	
Sydney	"City Tattersalls Club" (202-204 Pitt Street) including interior	196-204 Pitt Street	Lot 1, DP 600465	Local	11929*	X							X	
Sydney	"Banking House" including interior	226-230 Pitt Street	Lot 1, DP 66194	Local	11930*	X		X					X	
Sydney	"National Building" including interior	248A-250 Pitt Street	Lot 1, DP 1042711 (SP 68274, SP 74861, SP 75167, SP 75732)	Local	11931*	X		X					X	



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							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park		No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	"Simpson House" including interior	249-251 Pitt Street	Lot 1, DP 212027	Local	11932*	X							X	
Sydney	Criterion Hotel including interior	258-260 Pitt Street	Lot 1, DP 230025	Local	11933*	X							X	
Sydney	The Marble Bar interior	259 Pitt Street	Lot 1, DP 1087916	Local	11934								N/A	
Sydney	"Pilgrim House" including interior	262-264 Pitt Street	Lot 1, DP 80969	Local	11935*	X	X						X	
Sydney	Pitt Street Uniting Church including interior	264A Pitt Street	Lot 1, DP 80969	State	11936*	X			X				X	
Sydney	Former School of Arts including interiors	275 Pitt Street	Lot 111, DP 1014769; Lot 12, DP 1048563	State	11937*	X		X	X				X	
Sydney	"Lincoln Building" including interior	280-282 Pitt Street	Lot 1, DP 535299	Local	11938*	X							M	
Sydney	Former "Speedwell House" including interiors	284-292 Pitt Street	Lot 11, DP 1048658	Local	11939*	X							M	
Sydney	Edinburgh Castle Hotel including interior	294-294B Pitt Street	Lot 1, DP 516988	Local	11940*	X					X		X	
Sydney	Former "YMCA" building including interiors	323-331 Pitt Street	Lot 200, DP 1083474	Local	11941*	X		X					X	
Sydney	Former Lismore Hotel facade	343-357 Pitt Street	Lot 1, DP 872326 (SP 55792)	Local	11942			X					X	

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Sydney	Former "Snow's Emporium" including interiors	350-360 Pitt Street	Lot 1, DP 1087249	Local	11943*									X
Sydney	"Fayworth House" including interior	379-383 Pitt Street	Lot 1, DP 853043 (SP 50853)	Local	11944*	X	X						X	
Sydney	Civic Hotel including interior	386-388 Pitt Street	Lots 1-3, DP 1006059	Local	11945*	X		X					X	
Sydney	Frazer Memorial Fountain	Prince Albert Road, corner St Mary's Road		Local	11947									
Sydney	Former Registrar General's Department building including interior	1 Prince Albert Road	Lot 1863, DP 1000001; Lot 1864, DP 1000002	State	11946*	X					X		X	
Sydney	Rowe Street	Rowe Street		Local	11948									
Sydney	Shakespeare Place including Shakespeare monument and Bourke Statue	Shakespeare Place	Lots 2-4, 7 and 17-20, DP 859014	Local	11949									
Sydney	State Library of NSW including interiors	1 Shakespeare Place	Lot 7028, DP 1077148	State	11950*	X				X			X	
Sydney	St Mary's Cathedral and Chapter House	2 St Mary's Road	Lot 1, DP 119119; Lot 1001, DP	State	11951*	X				X			X	

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	group including interiors, grounds and fences		131260; Lots 1-3, DP 782462			Significant roof form and/or structure, parapet form, prominent views, corner site					Existing vertical addition, other than building services plant		
Sydney	Trees and sandstone retaining walls (adjacent Napoleon Street)	Sussex Street		Local	11952								
Sydney	Former "New Hunter River Hotel" including interiors	20-26 Sussex Street	Lots 1 and 2, DP 1033719	State	11953*	X					X DA	X	
Sydney	Former MWS&B pumping station	21-25 Sussex Street	Lot 1, DP 87659; Lot 1, DP 531630	Local	11954*	X			X			X	
Sydney	"Bristol Arms" hotel including interior	81 Sussex Street	Lot 6, DP 707526	State	11955*	X		X				X	
Sydney	Former "Hawken & Vance Produce Exchange" (95-99 Sussex Street) facades and exterior form	95-105 Sussex Street	Lots 7 and 8, DP 707526	State	11956	X		X				X	
Sydney	Former "Cuthbert's Patent Slip" warehouse including interiors	107-113 Sussex Street	Lot 100, DP 876614	State	11957*	X		X				X	

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Sydney	Former "Royal George Hotel" including interiors	115-117 Sussex Street	Lot 100, DP 876614	State	11958*	X		X					X		
Sydney	Former "City Bank of Sydney and Post Office" including interiors	138 Sussex Street (23-25 KING)	Lot 1, DP 57627	Local	11959*	X	X						X		
Sydney	Former warehouse including interiors and grounds (29A King Street)	140-152 Sussex Street	Lot 1, DP 777788	Local	11960*		X						X		
Sydney	Former "CMC House" facade	160-166 Sussex Street	Lot 1, DP 83716	Local	11962		X						X		
Sydney	Former "Foley Bros" warehouse including cartway, courtyard and interiors	230-232 Sussex Street	Lot 7, DP 71092	Local	11963*	X	X		X				X		
Sydney	Former warehouse including interiors	281-287 Sussex Street	Lot 1, DP 63907 (SP 17163)	Local	11964*	X	X						X		
Sydney	Former Sussex Street Public School including grounds, fence and interiors	320-334 Sussex Street	Lot 3, DP 650016	Local	11965*	X			X				X		
Sydney	Former "Commerce Building" including	345B Sussex Street	Lot 1, DP 124203	Local	11966*	X	X			X			X		

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							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M		Adjacent to a lane, place, open space or park	No addition (M-minor addition of one level may be feasible)
	interiors and grounds, cartway, courtyard and hoists												
Sydney	Former "Commerce House" including interiors and courtyard	365-375 Sussex Street	Lot 1, DP 84772 (SP 22569)	Local	11967*	X						X	
Sydney	Former "Foley Bros" warehouse group including interiors	374-386 Sussex Street	Lot 1, DP 65641; Lot 1, DP 71091	Local	11968*	X				X		X	
Sydney	Tank Stream Way	Tank Stream Way		Local	11969								
Sydney	Temperance Lane	Temperance Lane		Local	11970								
Sydney	Wynyard Park including parkland, mature trees, remnant fences, underground conveniences and Lang Statue	York Street		Local	11971								
Sydney	St Phiip's Church of England including interior and grounds	3 York Street	Lot 1, DP 239163; Lot 1, DP 1033475	Local	11972*	X			X			X	

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Sydney	Former "Pomeroy House" including interiors	14-16 York Street	Lot 9, DP 880073 (SP 58903, SP 63566)	State	11973*	X	X					X	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "John Solomon" warehouse including interiors and grounds	18-20 York Street	Lot 1, DP 432685	Local	11974*	X			X				X	
Sydney	Former Railway House (part of Transport House) including interiors	11-31 York Street	Lot 1, DP 1003146; Lot 100, DP 1015076	State	11975*	X	X						X	
Sydney	Former warehouse including interiors (22 York Street)	22-26 York Street	Lot 103, DP 1010007 (SP 62101); Lot 1, DP 1006536	State	11976*	X	X	X					X	
Sydney	Former warehouses including interiors (24-26 York Street)	22-26 York Street	Lot 103, DP 1010007 (SP 62101)	Local	11977*	X	X	X					X	
Sydney	Forbes Hotel including interior	30 York Street	Lot 1, DP 88025	Local	11978*	X					X		X	
Sydney	Former warehouse "Carlton House" including interiors, cartway and courtyard	38-44 York Street	Lots 1 and 2, DP 60830; Lot 1, DP 66982; Lot 1, DP 635682	Local	11979*			X	X				X	

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Sydney	Occidental Hotel including interior	43 York Street	Lot 1, DP 71926	Local	11980*		X		X		Existing vertical addition, other than building services plant	X		
Sydney	Former "AWA" Building including interiors and tower	45-47 York Street	Lot 1, DP 826252 (SP 42495, SP 44848, SP 44849, SP 44850, SP 44853, SP 49213)	State	11981*	X	X			X		X		
Sydney	Former warehouse "Spiden House" including interiors and lightwell	46-48 York Street	Lot A, DP 72012	Local	11982*		X					X		
Sydney	Former warehouse "York House" including interiors	50-54 York Street	Lot 1, DP 1010972 (SP 63152)	Local	11983*	X	X				X	X		
Sydney	Former warehouse "John Frazer & Co" including interiors	63 York Street	Lot 1, DP 57799	Local	11984*	X					X	X		
Sydney	Former "Asbestos House" including interiors	65-69 York Street	Lot 10, DP 1067353 (SP 75031, SP 73850, SP 77521)	Local	11985*	X	X					X		
Sydney	Former "Knock and Kirby" building facade (413-421 George Street)	68 York Street	Lot 1, DP 88513	Local	11986*			X				N/A		
Sydney	Former "Gardiner House" including interiors	71 York Street	Lot 1, DP 80148 (SP 61233)	Local	11987*	X	X					X		

Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations			Existing addition	Feasibility of vertical addition	
							HFS award	Floor space transfer to major development	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M	Adjacent to a lane, place, open space or park			
Sydney	Former "Henley House" including interiors	73 York Street	Lot 1, DP 86286	State	11988*	X			X			X	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "National House" including interiors	75 York Street	Lots 2-3, DP 73933	State	11989*	X			X		X		X	
Sydney	Former "Grace Building" including interiors	77-79 York Street	Lot 1, DP 109554	State	11990*	X	X						X	
Sydney	Former "Storey & Co" warehouse including interiors and grounds	81 York Street	Lot 1, DP 917438	Local	11991*	X			X				X	
Sydney	Former "Sargood & Co" warehouse including interiors	83-87 York Street	Lot 1, DP 67879	Local	11992*	X			X					X
Sydney	Former warehouse "Sargood & Co" warehouse including interiors and grounds (144 Clarence Street)	83-87 York Street	Lot 2, DP 65646; Lot 1, DP 67879	Local	11993*	X			X					X
Sydney	Former warehouse "Frank F Bundock" including interiors	125 York Street	Lot 11, DP 872744	Local	11994*	X	X				X		X	
Sydney	Former warehouse "Leitch House" including interiors	127-127A York Street	Lot 1, DP 68093	Local	11995*	X					X		M	



Suburb	Item Description	Item Address	Lot	Sign level	Item No	Significance	Floor space restrictions		Footprint limitations		Existing addition	Feasibility of vertical addition	
							HFS award	Floor space transfer to major developm't	Footprint issues: Cartway/courtyard/Forecourt/Light well/landscape	Site area limited under 500 Sq M			Adjacent to a lane, place, open space or park
Sydney	Former warehouse "WH Friend" including interior	129 York Street	Lot 1, DP 68057	Local	11996*	Significant roof form and/or structure, parapet form, prominent views, corner site				X	Existing vertical addition, other than building services plant	No addition (M-minor addition of one level may be feasible)	Potential for several additional floors subject to CMP + setbacks
Sydney	Former "Taylor Family" warehouse including interiors	141 York Street	Lot 1, DP 64996	Local	11997*	X				X	X	X	
Sydney	Former warehouse including interiors	143-145 York Street	Lot 1, DP 65322	Local	11998*	X					X	X	
Sydney	Former "Hinchcliff Wool Stores" including interior	5-7 Young Street	Lot 1, DP 104784; Lot 1, DP 723381	State	11999*	X		X		X		X	
Sydney	Young Street Terraces including interiors	36-42 Young Street	Lot 101, DP 834054	State	12000*	X		X				X	

