

LEND LEASE DEVELOPMENT

BUILT HERITAGE ASSESSMENT

**LEND LEASE CIRCULAR QUAY
PLANNING PROPOSAL**

JUNE 2014



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HERITAGE CONSERVATION ARCHITECTURE

Cover: Looking east from George Street down Blue Anchor Lane to 33-35 Pitt Street, beneath No
182 George Street
Source: *Orwell & Peter Phillips 2013*

BUILT HERITAGE ASSESSMENT

**PROPOSED REDEVELOPMENT
LEND LEASE CIRCULAR QUAY PLANNING PROPOSAL**

Introduction

This report has been prepared for Lend Lease Development by Peter Phillips of Orwell & Peter Phillips. It assesses the potential built heritage issues arising from a planning proposal described as Lend Lease Circular Quay Planning Proposal, affecting sites at 33-35 Pitt Street, 182 George Street, 174-176A George Street, as well as Crane Lane, a part of the site at 200 George Street (known as the Mirvac Triangle) and potentially the Rugby Club in Rugby Place. This report does not consider potential archaeological issues, which are dealt with in a separate report by Casey & Lowe Pty Ltd.

Site location

The site is part of the block bounded by Alfred, Pitt, Dalley and George Streets in the City of Sydney, described as the APDG site in Sydney Development Control Plan 2012 (section 6.14). The boundary of the study site is shown in Figure 1, and the existing development in Figure 2, together with a plan showing the different land parcels making up the site.



Figure 1

Plan of study site (outlined in blue) at 182 George Street and 33-35 Pitt Street.

Source (base plan): Sydney Development Control Plan 2012 Figure 6.7, showing the APDG site.

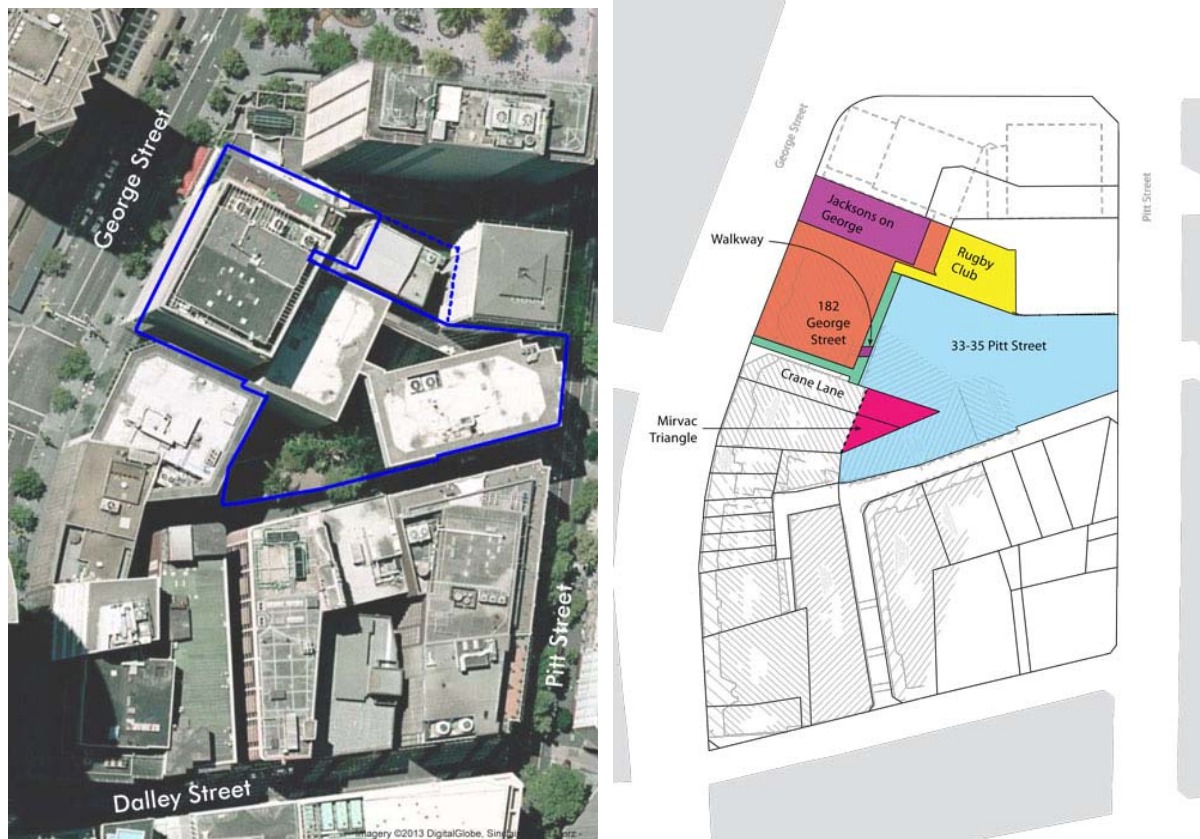


Figure 2

Existing buildings on the study site (left: site outlined in blue) and plan showing the different portions of land comprising the site (right).

Source (base plan): Google Maps

Statutory heritage controls

The heritage provisions of Sydney LEP 2012 apply to the site. Although the site is wholly within the boundary of the City of Sydney, it is also close to The Rocks area administered by the Sydney Harbour Foreshore Authority (on the western side of George Street).

As indicated on the relevant Heritage Map for the LEP (Figure 3), there are no listed heritage items on the study site (or indeed within the boundary of the entire APDG site) except for the Tank Stream, which impinges on the eastern boundary. However, there are a number of other heritage items in the vicinity of the site. There are also heritage items within The Rocks area that are in the vicinity of the site (Figure 4).

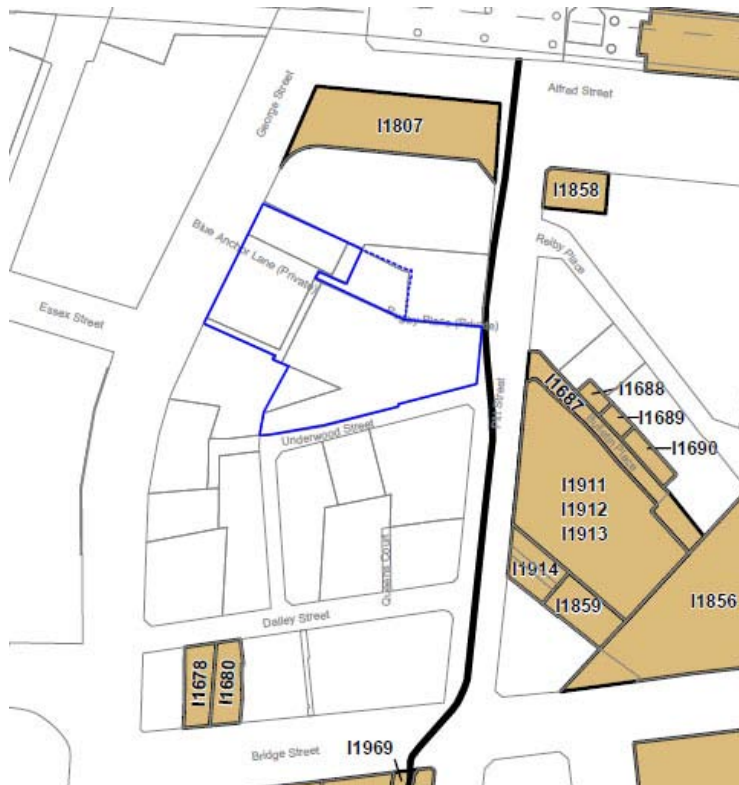


Figure 3

Extract from heritage map showing listed items (brown) in the vicinity of the subject site (blue)
 Source: Sydney Local Environmental Plan 2012 Heritage Map, Sheet 14 (detail)

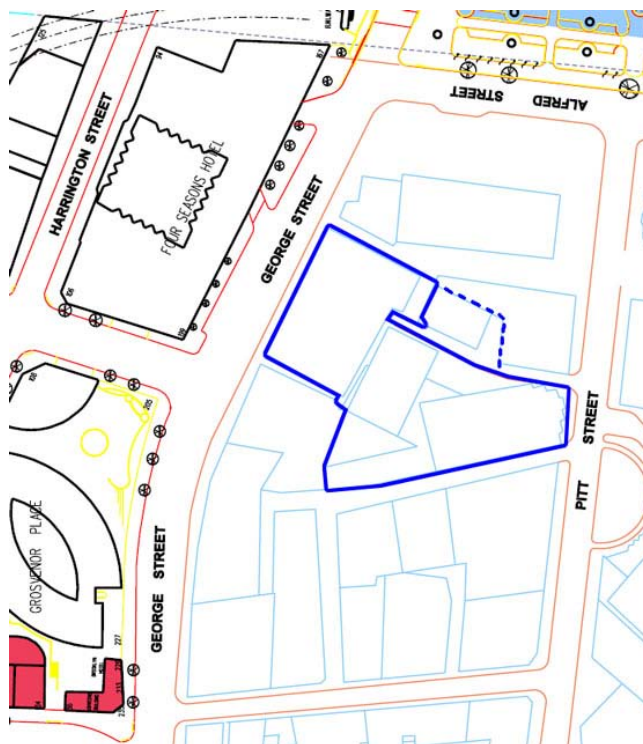


Figure 4

Extract from heritage map showing listed items (red) in the vicinity of the site (outlined in blue)
 Source: The Rocks Heritage Management Plan Volume 1, April 2010, Appendix B (detail).

Brief history of the site

The following history has been summarised from a report by Casey & Lowe Pty Ltd.¹



Figure 5

Extract from Meehan's plan showing location of the study site (orange)

Source: James Meehan. Plan of Sydney, 1807, reproduced in Archaeological Advice report by Casey & Lowe Pty. Ltd.

The site is located on the western edge of the former estuary of the Tank Stream (Figure 5). The mudflats of the estuary were subsequently reclaimed and the level of the land raised. This work was completed by 1865, and by then the Tank Stream itself had been enclosed by a drain beneath what had become the northern end of Pitt Street. By this time also, Underwood Street had been formed, and there were buildings on Pitt, George and Underwood Streets, and more buildings between Pitt and George Streets reached by laneways and rights of way on the alignments of the present Blue Anchor Lane and the western end of Crane Place (Figure 6).



Figure 6

Extract from 1865 Trigonometrical Survey of Sydney showing location of the study site (orange)

Source: Historical Atlas of Sydney, City of Sydney Archives, reproduced in Archaeological Advice report by Casey & Lowe Pty. Ltd.

¹ Casey & Lowe Pty Ltd. Archaeological Advice: 33-35 Pitt Street & 182 George Street, Sydney. Report to Lend Lease, December 2012

By 1880 the site area contained numerous small shops, offices, yards and storehouses. Much of the site was indicated as yard area on Dove's plan (Figure 7).

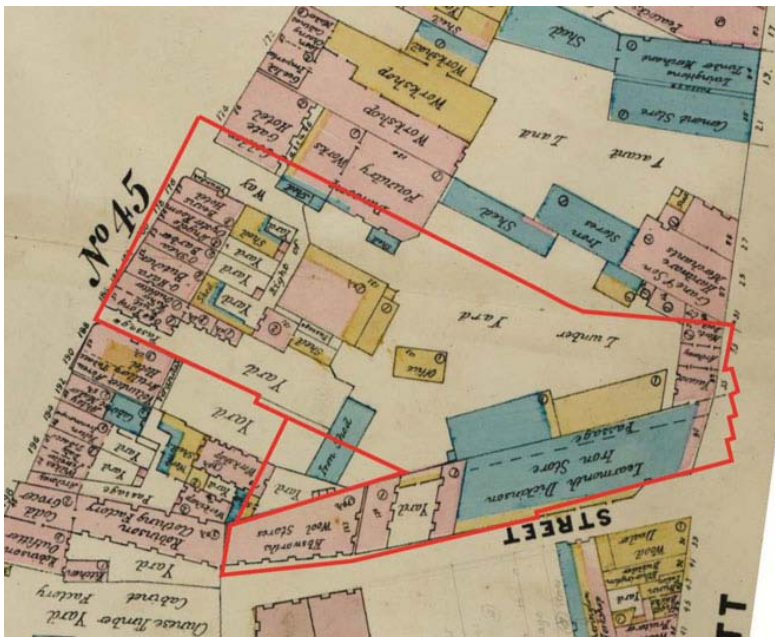


Figure 7

Extract from Dove's plan of 1880 showing location of the study site (orange)

Source: Historical Atlas of Sydney, City of Sydney Archives, reproduced in Archaeological Advice report by Casey & Lowe Pty. Ltd.

By the early 20th century, most of the buildings previously on the site had been replaced, and the former yards had been built over. A lane known as Crane Place had been created to connect Pitt Street to earlier laneways behind George Street.



Figure 8

Extract from Fire Underwriters' insurance plan of 1917-1939 showing location of the study site (orange)

Source: Historical Atlas of Sydney, City of Sydney Archives, reproduced in Archaeological Advice report by Casey & Lowe Pty. Ltd.

From the 1960s on, this part of Sydney was almost entirely redeveloped for medium-rise commercial buildings. Former warehouses at 3-15 Underwood Street were demolished for the construction of a parking station for the Meat and Allied Trades Federation, completed in 1961², and the northern part of this building was itself demolished in 1980 and rebuilt as the base of the building now occupying 33-35 Pitt Street. The only building to have survived from the first half of the twentieth century is the former Bacon's Building in what is now known as Rugby Place (formerly Crane Place). It was built in about 1913³ and then known as 31A Pitt Street. Since 1952 the building has housed the Rugby Club.

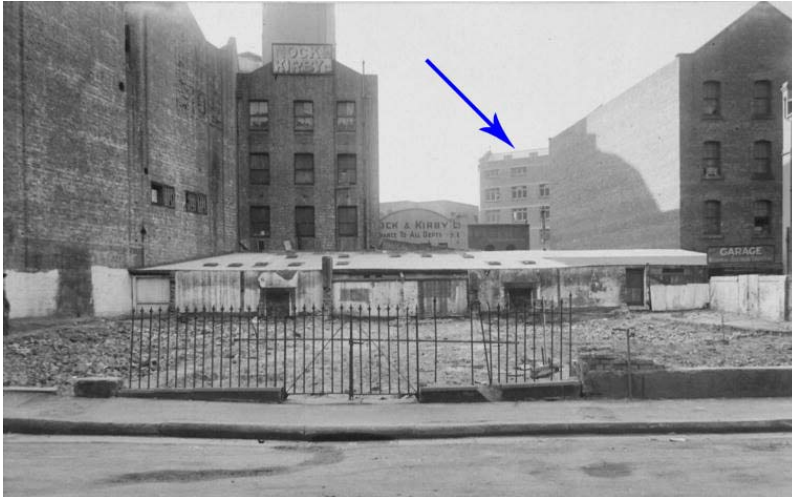


Figure 9

Dalley Street, looking north, in August 1922. The building in the distance (arrowed) appears to be Bacon's Building.

Source: City of Sydney Archives image No 004231.



Figure 10

Underwood Street, looking west, in about 1960. The parking station in the distance (arrowed) is still in existence.

Source: City of Sydney Archives image No 036_036515.

² BA 673/61, City of Sydney Archives.

³ *Freeman's Journal* 6 Nov 1913: 12.

Site inspection

An inspection of the site and surrounding streets and buildings has been made. Building interiors were not inspected, except in the case of the parking station in Underwood Street, and the Rugby Club building, where brief internal inspections (without photographs) were undertaken. The interiors of the Ruby Club are of recent origin, with all floors covered, false ceilings, oversheated columns and modern framed partitions.



Figure 11

Underwood Street, looking west in 2013 (compare Figure 9 above)
Source: Orwell & Peter Phillips 2013



Figure 12

Underwood Street parking station (left) and Rugby Club building in Rugby Place (right).
Source: Orwell & Peter Phillips 2013



Figure 13

Existing buildings at 182 George Street (left) and 33-35 Pitt Street (right).
 Source: Orwell & Peter Phillips 2013



Figure 14

Jacksons on George, 174-176A George Street. The entrance to Blue Harbour Lane beneath No 182 George Street is on the right.
 Source: Orwell & Peter Phillips 2013

The cultural significance of the place and its elements

The site as a whole is part of the earliest settled area of Sydney Cove, although no visible trace remains of this early history. The archaeological significance and potential of the site are dealt with in the Casey and Lowe report cited above. Some significant associations are reflected in the local street names: Underwood Street (for James Underwood, a former convict and boat-builder) and Crane Place (for G E Crane and Co, suppliers of building materials). The present street and laneway pattern has been established gradually from the early 1800s to the early 1900s.

There are no listed heritage items within the site boundary, except possibly for the Tank Stream. There is some uncertainty as to the exact location of the Tank Stream drain, although according to the Archaeological Advice report it appears to lie beyond the boundary of the site.

The following table lists the buildings on the site, with a brief summary of their history and significance:

Building name/address	History	Significance
182 George Street	Completed in 1981 for the NSW Building Society ⁴	Low
Jacksons on George 174-176A George Street	Completed in 1985 for Tooth and Co, as replacement for Port Jackson Hotel	Low
33-35 Pitt Street, incorporating Underwood Street garage	Garage completed in 1961 for Meat and Allied Trades Federation. Northern section (formerly 186A George Street) demolished 1980 for construction of new building designed by H Stossel at 33-35 Pitt Street	Low
Rugby Club, Rugby Place	Built 1913 for Bacon & Co., process engravers, who occupied the building until 1951 ⁵ . Partially remodelled for the Rugby Club in 1953, with later alterations in 1965 ⁶ .	Moderate, but unlikely to warrant listing as a former commercial building (see below)

⁴ Sydney CityScope Map 1 Property 5

⁵ BA 1229/51, City of Sydney Archives

⁶ BAs 318/53 and 1625/65, City of Sydney Archives

Building name/address	History	Significance
Crane Lane	There appears to have been an informal laneway off George Street in the 1880s, but Crane Lane itself seems to have been formed as part of the development of the Johnson Estate in 1890. Crane Place extending through to Pitt Street was formalised in 1904 ⁷ .	Moderate

There are thus no structures within the core site likely to have sufficient heritage significance to warrant heritage listing or protection: the earliest is the southern section of the Underwood Street parking station which dates from 1961, is the work of a relatively unknown architect (Douzans) and exhibits few aesthetic qualities. It is therefore unlikely that this building would be of sufficient significance to warrant listing. As previously mentioned, the building that houses the Rugby Club dates from the early 20th century, although it has been the subject of numerous alterations since then, including two reconstructions following fire⁸. The building exhibits little physical evidence of its original function and is less intact and of less architectural interest than warehouses of the same period elsewhere in the City. It is therefore unlikely to warrant listing as a heritage item.

Of the listed heritage items in the vicinity of the site, the closest are the Tank Stream drain, an item which lies beneath Pitt Street and is listed on the State Heritage Register, and Bulletin Place, a listed laneway on the opposite side of Pitt Street. The issue of the Tank Stream is dealt with more fully in the Casey & Lowe report. The remainder of the buildings on and around the site are of relatively recent date and are not considered to have associations, or artistic or technical qualities, that would justify future heritage listing.

The planning proposal

The Lend Lease Circular Quay scheme contemplates:

- Demolition of existing commercial office buildings at 182 George Street and 33-35 Pitt Street, and possibly also of the Rugby Club building (optional site), including the removal and disposal of hazardous materials (where relevant)
- The retention, modification and adaptive reuse of Jacksons on George
- Site preparatory works including (where relevant):
 - the erection of hoardings and overhead protection structures;
 - remediation of contamination;
 - undertaking of archaeological investigation and protection works; and
 - augmentation and diversion of existing infrastructure services.
- The erection of a commercial office tower up to 220m in height and of up to 70,000 m² of gross floor area, and approximately three basement levels.
- Delivery of new public realm consisting of a public plaza on George Street and new interconnecting laneway extensions between Underwood Street and Rugby Place.

⁷ Casey & Lowe report, section 3.8.

⁸ BA 840/30 and BA 661/71, City of Sydney Archives

- The construction of shared laneway and plaza retail for the purpose of activating the new public realm.
- Internal traffic amendments to Rugby Place.

Heritage assessment

There are no listed heritage items (apart possibly from the Tank Stream) within the boundary of the proposal site. The unlisted built heritage items are almost all of relatively recent construction and would not meet the thresholds for local significance when assessed under Heritage Council criteria. Other listed items in the vicinity are separated from the site by streets or intervening modern buildings, and it is considered unlikely that redevelopment of the subject site would affect the significance of any of the listed items in its vicinity.

It is noted that the proposal involves a widening and realignment of the north-south section of Crane Lane, and the incorporation of the east west section of this lane and also of Blue Anchor Lane (beside Jacksons on George and beneath 182 George Street) into a proposed new plaza on George Street. The preferred approach (a plaza at George Street level) retains a relocated laneway below plaza level, while the alternative (a plaza below George Street) would incorporate the laneway into the plaza and arguably result in some loss of its definition. In either case, it would be desirable to interpret the early 20th century laneway pattern through paving design and associated signage.

Conclusion

The proposed redevelopment of the site at 182 George Street and 33-35 Pitt Street will not directly affect any listed heritage items, and is unlikely to have any material effect on listed heritage items in the vicinity of the site. It is not considered that any of the other buildings on the site would warrant heritage listing or protection.

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