

Attachment A11

**Heritage Impact Assessment -
133-145 Castlereagh Street, Sydney**

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URBIS

HERITAGE IMPACT STATEMENT TO ACCOMPANY A PLANNING PROPOSAL

Stockland Piccadilly Complex,
133-145 Castlereagh Street,
Sydney NSW 2000

Prepared for
STOCKLAND
12 August 2020

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EXECUTIVE SUMMARY

Background

This Heritage Impact Statement has been prepared by Urbis on behalf of The Trust Company (the applicant). It accompanies a planning proposal seeking to initiate the preparation of a Local Environmental Plan amendment for the land known as 'Stockland Piccadilly Complex' located at 133-145 Castlereagh Street, Sydney (the site) legally described as Lot 10 in DP828419.

The planning proposal seeks to amend the floor space ratio development standard applicable to the site, under the *Sydney Local Environmental Plan 2012* (the LEP), in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In accordance with Clause 7.20 of the LEP, this planning proposal also seeks amendments to the *Sydney Development Control Plan 2012* (the DCP) to establish site specific provisions to guide the future development, including establishing a building envelope for the site as well as other key assessment criteria.

The intended outcome of the proposed amendments to the LEP and DCP is to facilitate the redevelopment of the site for a commercial office tower development above a retail podium, including Wesley Mission facilities at lower ground level, together with basement car parking and associated facilities. Such a proposal aligns with the draft Central Sydney Planning Strategy to facilitate additional commercial floor space capacity in Central Sydney while also delivering improved public domain outcomes. Such outcomes will include a northerly aligned direct through-site link between Pitt and Castlereagh Street and enhanced pedestrian amenity and activation at the ground plane.

The planning proposal is supported by a conceptual reference design, but the final details of the development will be subject to a future design excellence process and a future detailed development application.

The purpose of this Heritage Impact Statement is to assess the potential heritage impact of the Planning Proposal (including the reference scheme) on the heritage listed items located in the vicinity of the subject site as set out in Section 1.3 of this report.

Conclusions

This Planning Proposal only seeks consent to amend the underlying planning controls on the site to facilitate future development but does not seek consent for any detailed design of the reference scheme or any built works.

The subject property is located within the vicinity of a number of local and state heritage listed items. There are no physical works proposed at this stage, and no physical intervention to any heritage items in the vicinity.

The proposed development envelope is located on a city block that contains existing substantial high rise development as well as low scale historic buildings. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape.

The heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development as is the current urban environment. As outlined in Section 6.5 of this report, a number of these vicinity heritage items have existing approval for substantial redevelopment and tower forms on their sites. These sites will also contribute to the future mixed character of the precinct. Vicinity heritage items will continue to be read in their existing urban context and will continue to be able to be interpreted. Existing significant views towards heritage items in the vicinity will not be adversely affected by this Planning Proposal or by the future development it will facilitate through additional Development Applications.

All vicinity heritage items will be retained in their existing urban settings, and no changes are sought under Schedule 5 of the Sydney LEP 2012, meaning that all vicinity heritage items will retain their existing statutory heritage protections.

The proposed reference scheme outlined in this report, which demonstrates a maximum allowable envelope under the proposed planning control changes, has been prepared to ensure that the vicinity heritage items and potential impact of future development on these items is a key consideration. The proposed envelope

incorporates setbacks above the podium form at both the Pitt Street and Castlereagh Street frontages that respond to the adjoining heritage items. In particular the proposed podium form at Pitt Street provides for a transitional response between the City Tattersalls Club buildings to the north to the former Banking House building to the south.

Detailed design of the future building through additional Development Applications will provide an opportunity to architecturally respond to the character of the area and the heritage items in the vicinity through façade articulation, massing, materiality and fenestration.

The Hyde Park sun access plane will continue to define the maximum height of development on the site. Therefore, development will continue to be comparable in terms of height to the existing development on the site and to the approved development in the vicinity.

A future development in accordance with the proposed changes sought under this Planning Proposal will not have any material impact on the heritage items in the vicinity compared with a future development in accordance with the current planning controls.

The reference scheme assumes the demolition of the existing buildings on the site. As set out in Section 4.3 of this report the subject site does not meet the threshold of significance required for local heritage listing under any criterion. Therefore, none of the elements comprised within the site are required to be retained from a heritage perspective.

Recommendations

The following heritage principles should be applied during the next stage of development to inform the design of future built structures on the site, to ensure that potential heritage impacts of the proposal are avoided or mitigated and that heritage items in the vicinity are appropriately managed and conserved.

- The articulation and fenestration of the podium form of the future building should respond to and complement the adjoining heritage items, in particular the City Tattersall's Club buildings and former Banking House on Pitt Street and the David Jones Market Street building at the corner of Market and Castlereagh Street.
- The future subject site podium form should provide a considered transition between the smaller scale City Tattersalls Club heritage to the north and the grand proportions of the former Banking House heritage item to the immediate south at 226-230 Pitt Street. A considered response should include reference to the varying floor to ceiling heights of the booked-ending heritage items, along with dominant vertical and horizontal detailing inherent in the traditional architecture of these buildings.
- Future development should adopt materiality and texture that adds a richness to the character of the Pitt Street and Castlereagh Street streetscapes. Materiality should not seek to replicate traditional detail, but provide a contemporary response to the immediate context while adding a new layer of design excellence to the CBD.

1. INTRODUCTION

1.1. BACKGROUND

This Heritage Impact Statement has been prepared by Urbis on behalf of The Trust Company (the applicant). It accompanies a planning proposal seeking to initiate the preparation of a Local Environmental Plan amendment for the land known as 'Stockland Piccadilly Complex' located at 133-145 Castlereagh Street, Sydney (the site) legally described as Lot 10 in DP828419.

The planning proposal seeks to amend the floor space ratio development standard applicable to the site, under the *Sydney Local Environmental Plan 2012* (the LEP), in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In accordance with Clause 7.20 of the LEP, this planning proposal also seeks amendments to the *Sydney Development Control Plan 2012* (the DCP) to establish site specific provisions to guide the future development, including establishing a building envelope for the site as well as other key assessment criteria.

The intended outcome of the proposed amendments to the LEP and DCP is to facilitate the redevelopment of the site for a commercial office tower development above a retail podium, including Wesley Mission facilities at lower ground level, together with basement car parking and associated facilities. Such a proposal aligns with the draft Central Sydney Planning Strategy to facilitate additional commercial floor space capacity in Central Sydney while also delivering improved public domain outcomes. Such outcomes will include a northerly aligned direct through-site link between Pitt and Castlereagh Street and enhanced pedestrian amenity and activation at the ground plane.

The planning proposal is supported by a conceptual reference design, but the final details of the development will be subject to a future design excellence process and a future detailed development application.

The purpose of this Heritage Impact Statement is to assess the potential heritage impact of the Planning Proposal (including the reference scheme) on the heritage listed items located in the vicinity of the subject site as set out in Section 1.3 of this report.

1.2. SITE LOCATION

The subject site is located at 133-145 Castlereagh Street, Sydney (as shown in the image below). The legal definition of the site is Lot 10 of Deposited Plan 828419.

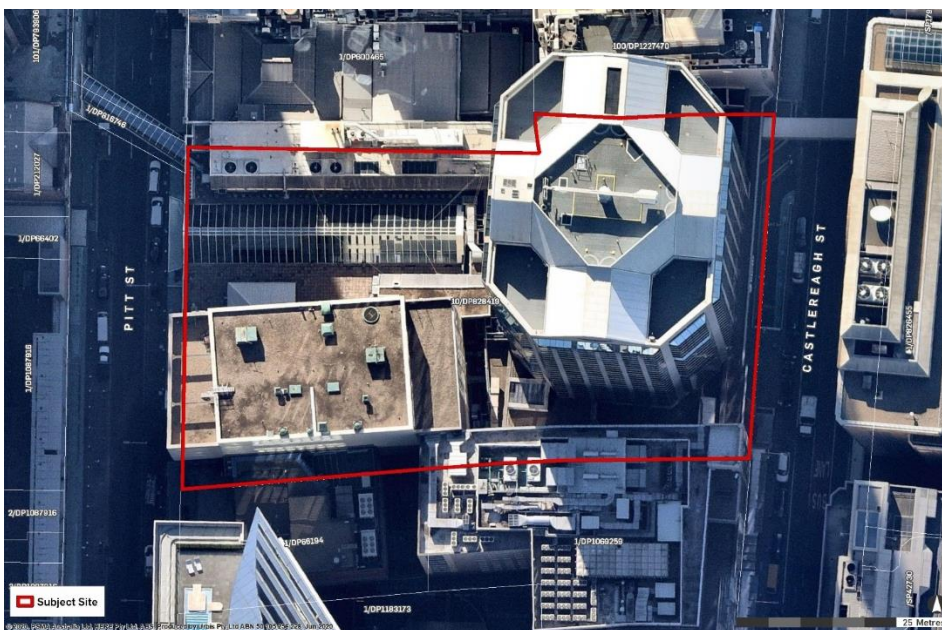


Figure 1 – Aerial image of the subject site showing its approximate extents (red).
Source: Nearmap

1.3. HERITAGE LISTINGS

The subject site is not a listed heritage item, however it adjoins and is located within the immediate vicinity of a number of heritage items, as identified on the figure below and listed below:

- Item 1929, “City Tattersalls Club” (202–204 Pitt Street) including interior, under Schedule 5 of the Sydney Local Environmental Plan 2012 (SLEP 2012).
- Item 1928, “City Tattersalls Club” (198–200 Pitt Street) including interior, under Schedule 5 of the SLEP 2012.
- Item 1930, “Banking House” including interior at 228 Pitt Street, under Schedule 5 of the SLEP 2012.
- Item 1888, “David Jones Department Store” including interior at 65-77 Market Street, under Schedule 5 of the SLEP 2012.
- Item 1932, “Simpson House” including interior at 249-251 Pitt Street, under Schedule 5 of the SLEP 2012.
- Item 1934, The Marble Bar interior within the Hilton Hotel, under Schedule 5 of the SLEP 2012.

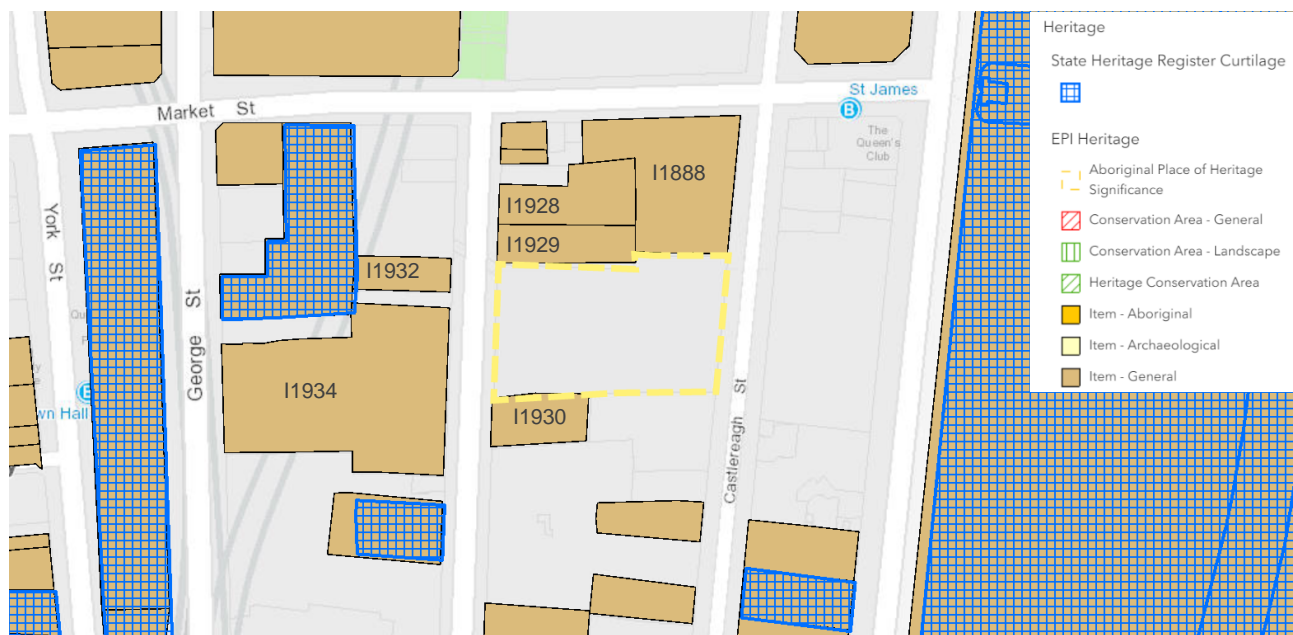


Figure 2 – Extract of heritage map, showing the subject property outlined in yellow

Source: NSW Planning Portal

The subject site is not located within a Special Character Area as identified under the Sydney Development Control Plan (DCP) 2012 (or draft amendments under the Central Sydney Planning Strategy DCP amendments).

1.4. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines ‘Assessing Heritage Significance’, and ‘Statements of Heritage Impact’. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012 (as well as the proposed DCP amendments under the Central Sydney Planning Strategy).

1.5. LIMITATIONS

It is beyond the scope of this report to consider potential for or impacts on archaeological resources (European or Aboriginal).

1.6. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian and Alexandria Barnier (Senior Heritage Consultants).

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. SITE DESCRIPTION

2.1. SITE CONTEXT

The site is located within a high-density mixed-use environment, surrounding by similar multi-storey buildings accommodating a range of land-uses.

The character of the locality is generally commercial in nature with retail, office and hotel buildings dominating the surrounding development. To the north west of the site is Pitt Street Mall, a world class retail core which is anticipated to extend further south of Market Street. This is driven by the planned Sydney Metro City & South West rail line which will improve connections within the CBD with the Pitt Street North Metro Station (located on the corner of Park, Pitt & Castlereagh Streets) expected to channel pedestrian movements north towards the site and Pitt Street Mall.

The subject site is not located in any special character area identified in the Sydney Development Control Plan 2012. However, it is located in the general vicinity of Hyde Park which is located one block east of the subject site. Hyde Park is a highly significant landmark in the CBD with its institutional building bounding the north and east sides. However, the west edge is characterised commercial development and the block behind, including the subject site are characterised by commercial and retail developments which have vistas eastward along Market Street up to Hyde Park and St James Station.

The original setting of the subject site it dominated by relatively recent development. The original fine grain office/retail blocks with narrow frontages to the street have largely been replaced by substantial office buildings similar to that existing on the subject site such as Sydney Tower and the Westfield building at 85 Castlereagh Street. The setting of the building to the east however is more intact in terms of early, modestly scale buildings and bound Hyde Park.



Figure 3 View south along Castlereagh Street towards the subject site showing the scale of development in the vicinity.

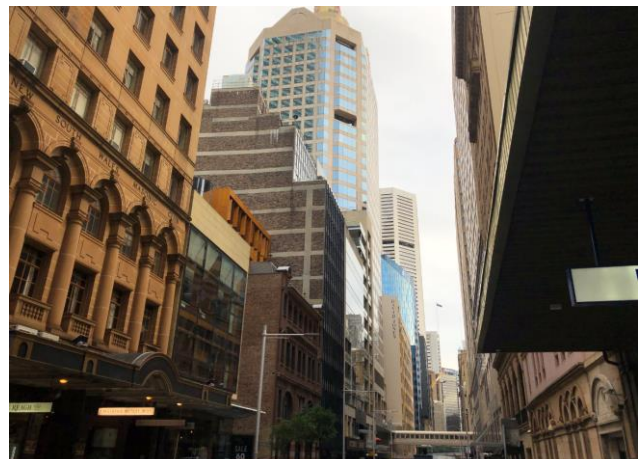


Figure 4 View north along Castlereagh Street towards the subject site showing the scale of development in the vicinity.

2.2. THE SITE

The site is known as *Stockland Piccadilly Complex* and located at 133-145 Castlereagh Street, Sydney (the site). It is irregular in shape, extends to an area of 4,800m² and contains two street frontages onto Castlereagh Street to the east (55m) and Pitt Street to the west (54m).

The site currently comprises three buildings known as the 'Piccadilly Complex' completed in 1991 which has been the subject of progressive improvements to upgrade selected elements within the building. Piccadilly Complex comprises Piccadilly Court, Piccadilly Shopping Centre and Piccadilly Tower which are each described below.

Piccadilly Court

Piccadilly Court comprises a 14-storey office building completed in 1975 and was first refurbished in 1991 with frontage to Pitt Street. The extensive refurbishments in the 90s and subsequent fitouts in accordance with its ongoing use have removed any fabric internally and on the ground floor façade which is easily identifiable at 1970s fabric. Notably, early images of the building show a pronounced double height awning over the entrance which has since been removed.

Above the ground/first floor street frontage which appears to comprise entirely 1990s fabric the primary western façade appears to retain its original 1970s composition. The façade is constructed of concrete and the fenestration pattern is identifiable for the period. The building presents as a highly altered and pedestrian example of 1970s architecture.



Figure 5 Entrance to Piccadilly Court.



Figure 6 Principal (western) façade of Piccadilly Court.

Piccadilly Shopping Centre

Piccadilly Shopping Centre comprises a 3-storey retail building and the Wesley Mission facilities including the Wesley Church, Lyceum, Wesley Theatre and office space.

The Wesley Mission facilities comprise the following patron capacity; Theatre – 950, Lyceum – 277, Chapel – 534.

The shopping centre comprises entirely late 20th century fabric and no particularly remarkable architectural features. A footbridge over Pitt Street connects the building to 55 Market Street to the west.



Figure 7 View of entrance to Piccadilly Shopping Centre on Pitt Street.



Figure 8 View of entrance to Piccadilly Shopping Centre on Pitt Street and walkway to 55 Market.



Figure 9 Internal view of Piccadilly Shopping Centre.



Figure 10 View towards Wesley Mission Chapel inside Piccadilly Shopping Centre.

Piccadilly Tower

Piccadilly Tower comprises a 31-storey commercial building comprising office floor space and end of trip facilities and four basement levels of car parking accessed from Castlereagh Street. The building includes two lobby spaces, the main Castlereagh Street entrance and a separate lobby to the south of the site on Castlereagh Street which provides access to Wesley office space facilities on L3 and L4 of the tower.

The tower is a typical late 20th century commercial building, construction was completed in 1992. The building does not comprise any remarkable architectural features.

A footbridge over Castlereagh Street connects the building to the Sheraton On the Park located to the east of the site.



Figure 11 View of entrance to Piccadilly Tower.



Figure 12 View of entrance to Piccadilly Tower.



Figure 13 Piccadilly Tower from the south east.



Figure 14 View of top of Piccadilly Tower.

3. HISTORICAL OVERVIEW

3.1. HISTORY OF THE SITE

Historically, the block was a hub of retail activity. The trigonometric survey of 1865 indicates that there was a significantly higher density of built fabric on the site than in the 1830s. The buildings were almost entirely with timber structures in the rear yards.¹ Much of the Castlereagh Street frontage appears to have been redeveloped by this time with the exception of the corner building.

Doves Plan confirms that the uses of these buildings by 1880 were primarily retail and included businesses such as millers, milliners, plumbers and tailors. There was also a substantial horse bazaar and stables located on the site at this time behind the terraces which fronted Castlereagh Street.

The subject site was subdivided and developed by 1833 as shown on the following map (Figure 15). The site comprised the entirety of five city lots (lots owned by Edward Tully, Patrick Moore, Charles Reynolds, Richard Roberts and Hugh Taylor), and half of three city lots (owned by Thomas Hyndes, George Hill and Mr Holmes). Each of the lots appears to have been improved with buildings by this time.

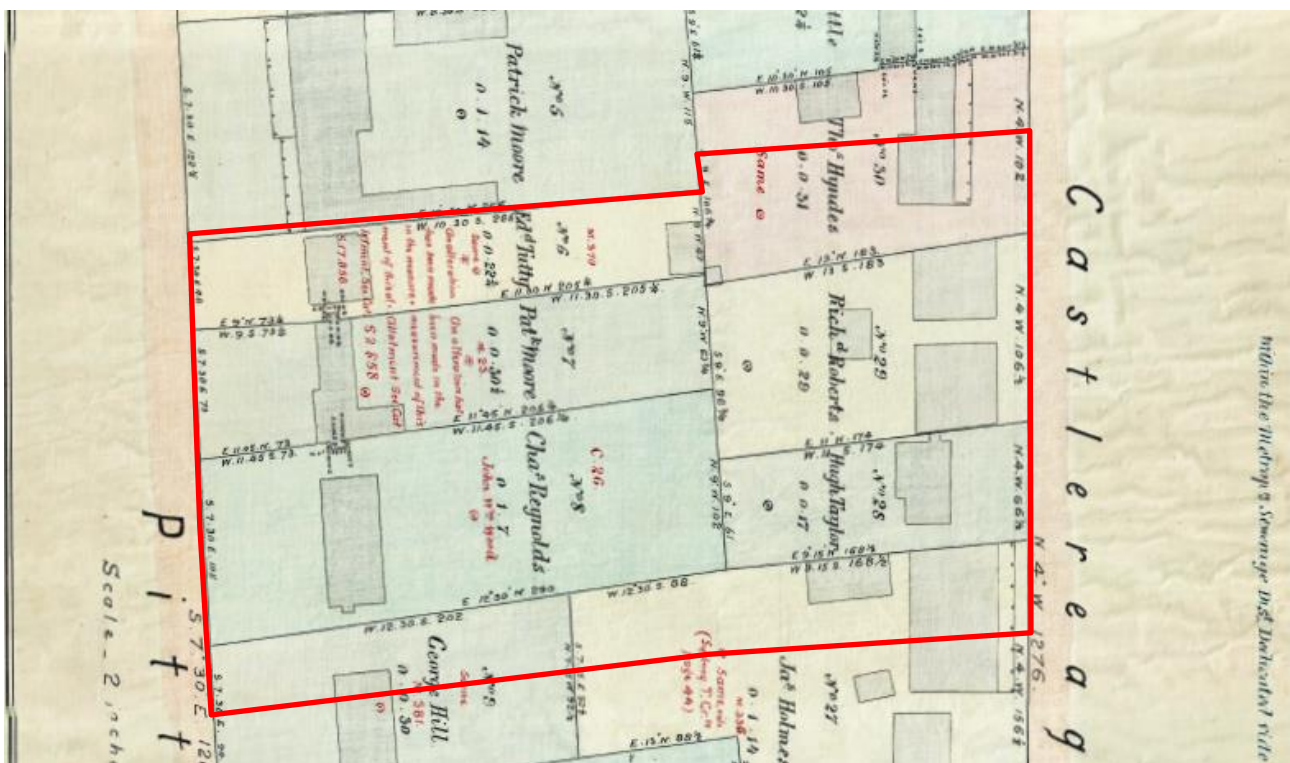


Figure 15 Extract of c.1833 Survey Plan showing the approximate location of the subject site outlined in red

Source: City of Sydney Archives, *Historical Atlas of Sydney, City of Sydney - Survey Plans, 1833: Section 32*

¹ Trigonometrical Survey of Sydney, 1855-1865 – Block F2



Figure 16 Extract of c.1855-65 Trigonometrical Survey showing the approximate location of the subject site outlined in red

Source: City of Sydney Archives, *Historical Atlas of Sydney, City of Sydney - Trigonometrical Survey, 1855-1865: Block F2*

By 1880, the subject site had been further subdivided and redeveloped, and now contained numerous residential dwellings in the form of terraces, as well as a range of retail and commercial uses. Many of the buildings had rear yards and outbuildings including stables.

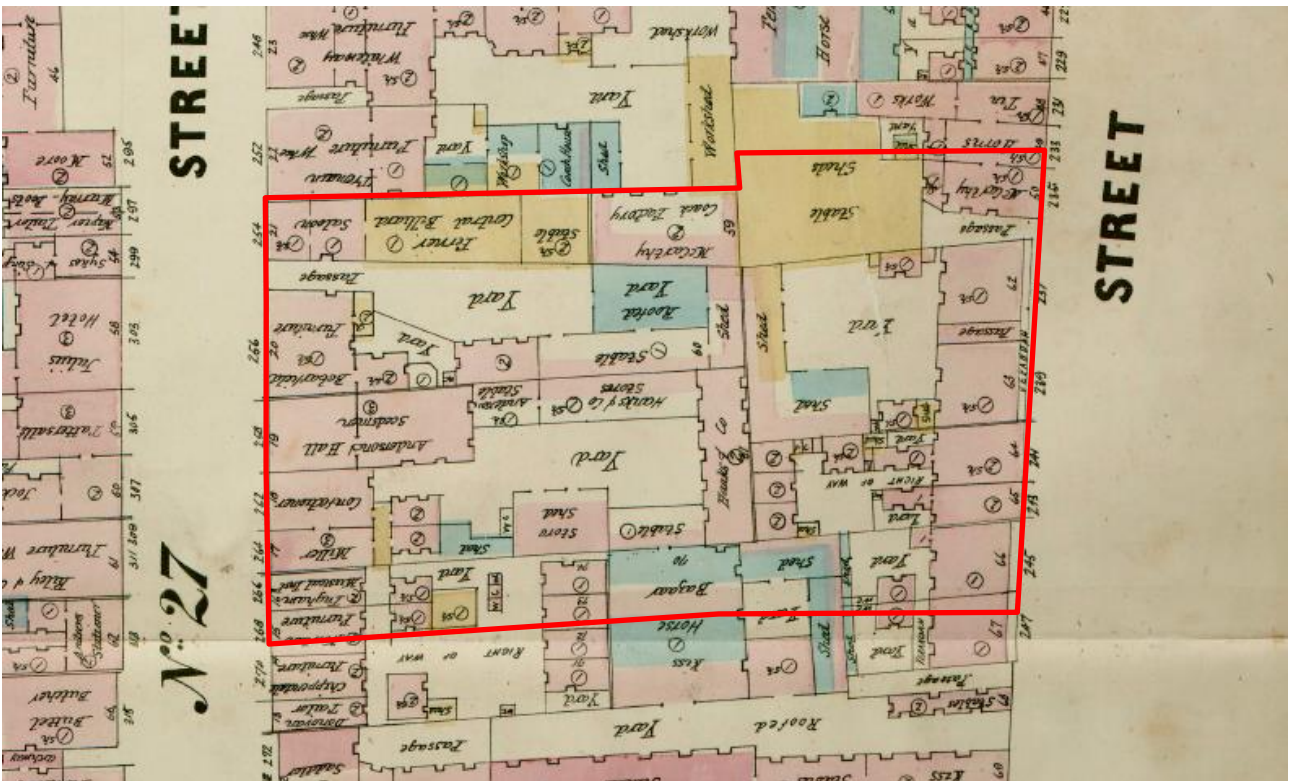


Figure 17 Extract of c.1880 Dove's Plan showing the approximate location of the subject site outlined in red

Source: City of Sydney Archives, *Historical Atlas of Sydney, Plans of Sydney (Doves)*, 1880: Map 10 - Blocks 27, 28

The first major building to be developed on the subject site was the Lyceum Hall or Lyceum Theatre, which was constructed in the 1890s and was located in the centre of the subject site stretching between Pitt and Castlereagh Streets.

The Lyceum Hall opened on 26 December 1892², and was designed by Messrs. Backhouse and Ladley for Mr Walter Ives.³ During construction it was purported to be a 'magnificent new building' and was proposed to be the 'handsomest, most complete and comfortable theatre in the southern hemisphere'.⁴

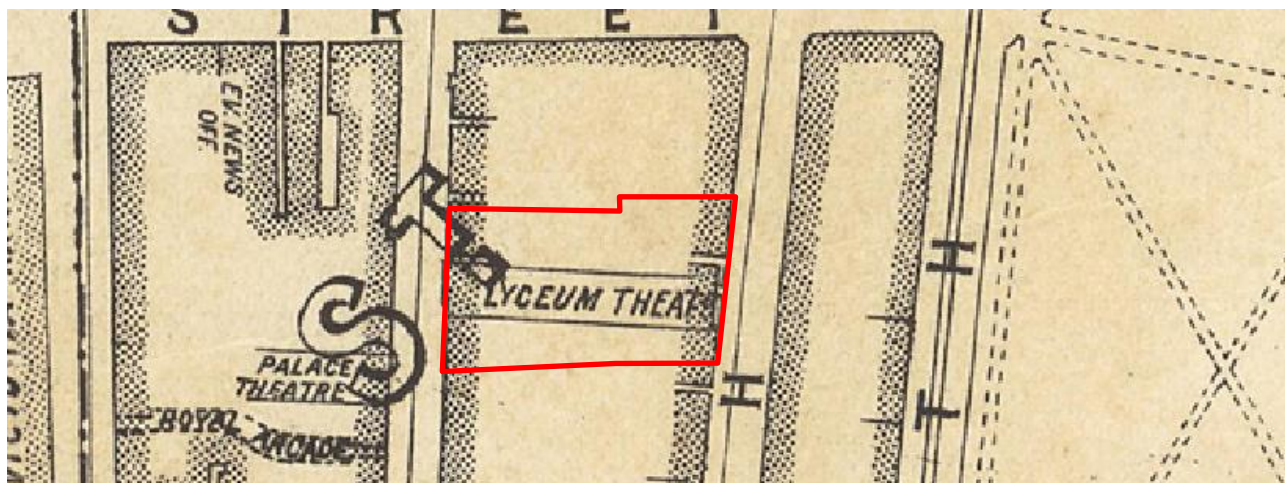


Figure 18 Extract of c.1903 Sydney Survey showing the subject site outlined in red

Source: City of Sydney Archives, Historical Atlas of Sydney, City of Sydney, 1903: Single sheet

Around the turn of the century the remainder of the subject site was also redeveloped, with larger buildings typically replacing the former one to two storey residences and retail shops at ground level. New buildings included the Victoria Coffee Palace to the immediate north of the Lyceum.

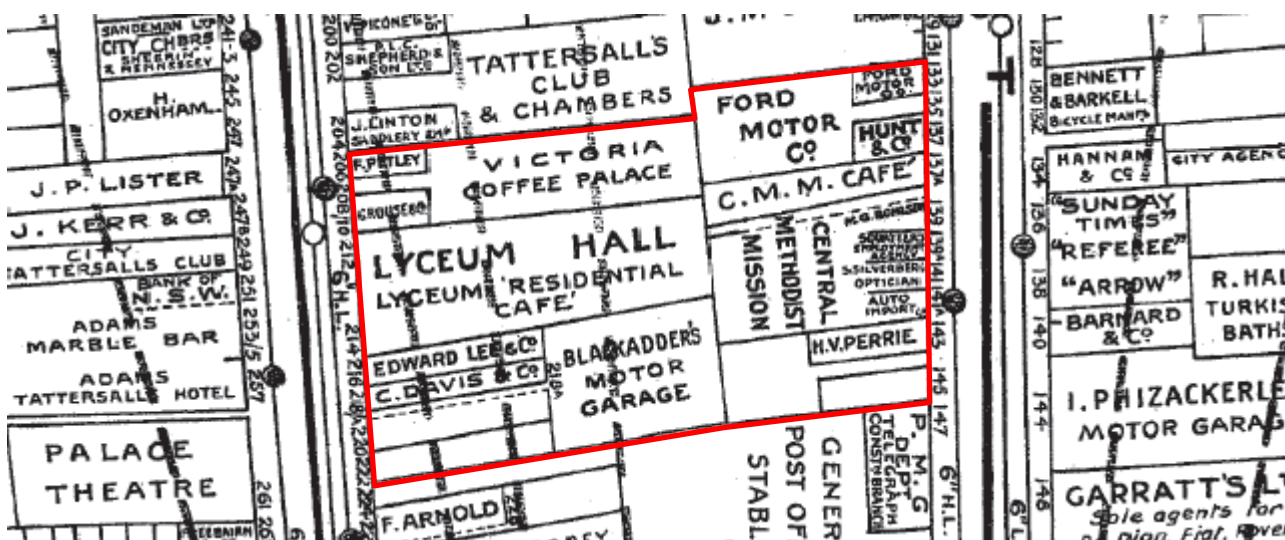


Figure 19 Extract of c.1910 Sydney Survey showing the subject site outlined in red

Source: City of Sydney Archives, Historical Atlas of Sydney, Central City of Sydney, 1910: Single sheet

The following images show the streetscape in the early twentieth century along Pitt Street, where the principal buildings within the street were located.

² Cinema Treasures, Lyceum Theatre, accessed online at

<http://cinematreasures.org/theaters/37916#:~:text=Lyceum%20Hall%20opened%2026th%20December,produced%20travelogues%20and%20eventually%20features.>

³ 1892 'Advertising', The Australian Star (Sydney, NSW : 1887 - 1909), 24 December, p. 1. , viewed 16 Jul 2020, <http://nla.gov.au/nla.news-article227302592>

⁴ 1892 'Advertising', The Daily Telegraph (Sydney, NSW : 1883 - 1930), 3 December, p. 2. , viewed 16 Jul 2020, <http://nla.gov.au/nla.news-article235966056>



Figure 20 C.1926-27 Front of the Lyceum Theatre at night, with Jaqueline Logan and Alan Hale in "The Leopard Lady." Also announcing: "Cinesound Talkies opening here soon with Warner Bros. Vitaphone Drama, Al Jolson in 'The Jazz Singer'" (Vitaphone was a sound-on-disk system).

Source: State Library of NSW, Call Number Home and Away - 7856

The Lyceum Theatre was purchased by Ebenezer Vickery in 1905 and gifted to the Methodist Church. He also built the Vickery Mission Settlement to the rear of the theatre fronting Castlereagh Street at the time. This new name can be seen in the following images.



Figure 21 Street front view, Lyceum Theatre (owned by Central Methodist Mission)

Source: State Library of NSW, Call Number Digital order no: hood_09536



Figure 22 Interwar photograph of the Pitt Street frontage showing the Lyceum Theatre frontage and the Public Benefit Bootery to the north.

Source: State Library of NSW, Call Number Home and Away - 9542

The remaining buildings located throughout the site during the interwar period are shown on the following map (Figure 23). A five-storey building known as the Piccadilly Arcade was constructed to the immediate south of the Lyceum Theatre and fronted both Castlereagh and Pitt Streets. This five-storey building with

ground floor arcade connecting two streets replaced earlier buildings including a garage and small retail buildings.

To the Castlereagh Street frontage, the Vickery Mission Settlement building dominated the streetscape and held a commanding position. On either side of this imposing building included the Castlereagh frontage of the Piccadilly Arcade (to the south) and a four-storey commercial and retail building (to the north) known as Lincoln House. This Castlereagh Street streetscape is visible in (Figure 24 below).

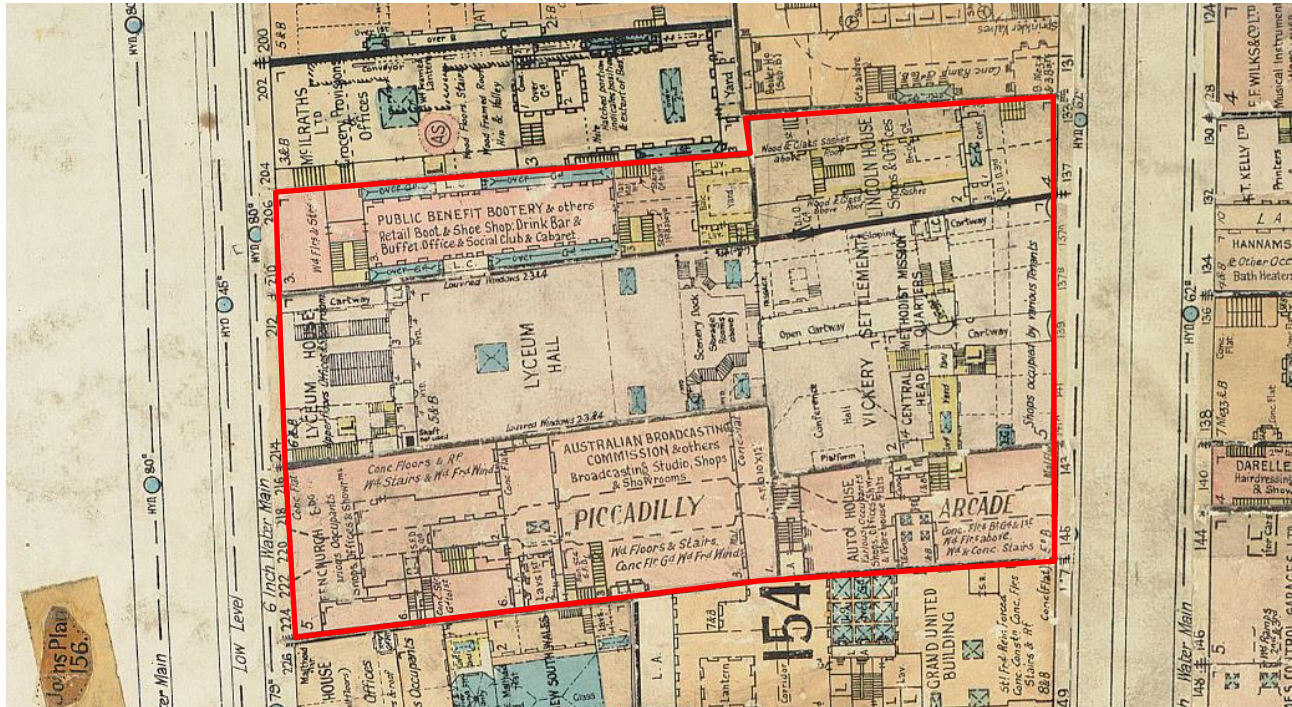


Figure 23 Extract of c.1917-1939 Fire Underwriter Plan showing the subject site outlined in red

Source: City of Sydney Archives, *Historical Atlas of Sydney, Plans of Sydney (Fire Underwriters), 1917-1939: Blocks 153, 154*



Figure 24 Vickery Mission Settlement and Central Methodist Mission

Source: State Library of NSW, Call Number Home and Away - 9540

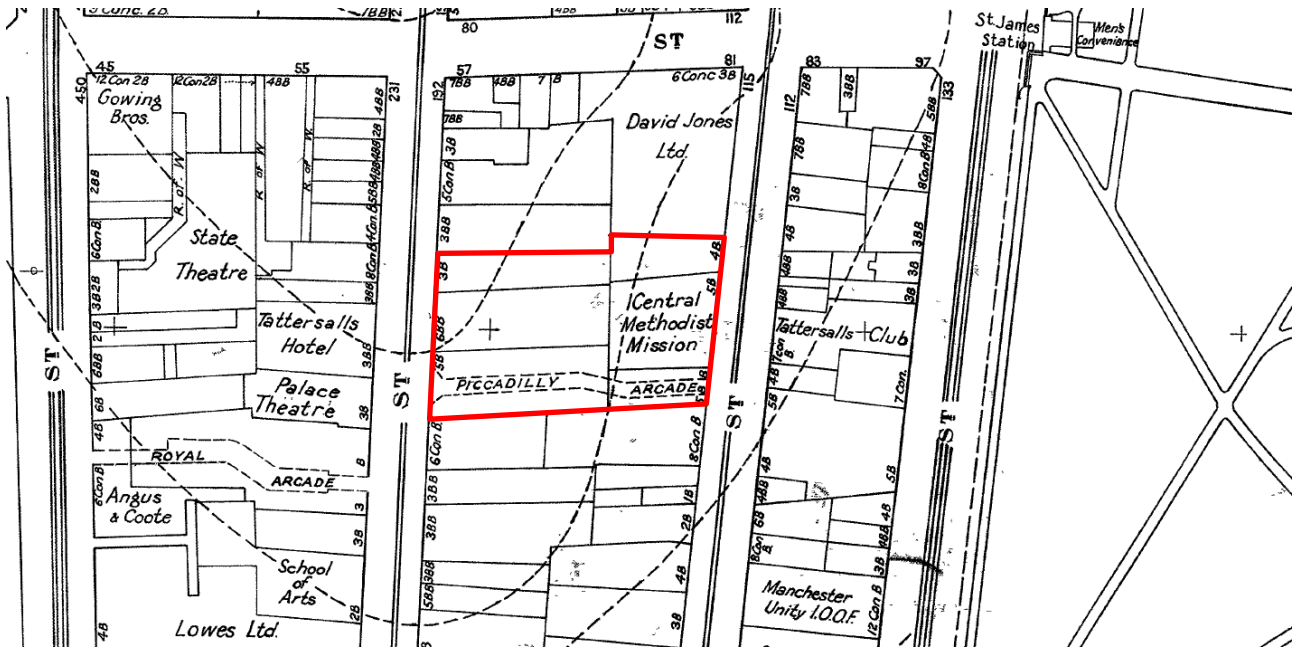


Figure 25 Extract of c.1938-1950 Sydney Civic Survey showing the subject site outlined in red

Source: City of Sydney Archives, *Historical Atlas of Sydney, City of Sydney - Civic Survey, 1938-1950: Map 7A - City Proper*

The Lyceum was substantially altered during the 1940s with an art deco interior shown in the following images by Sam Hood.

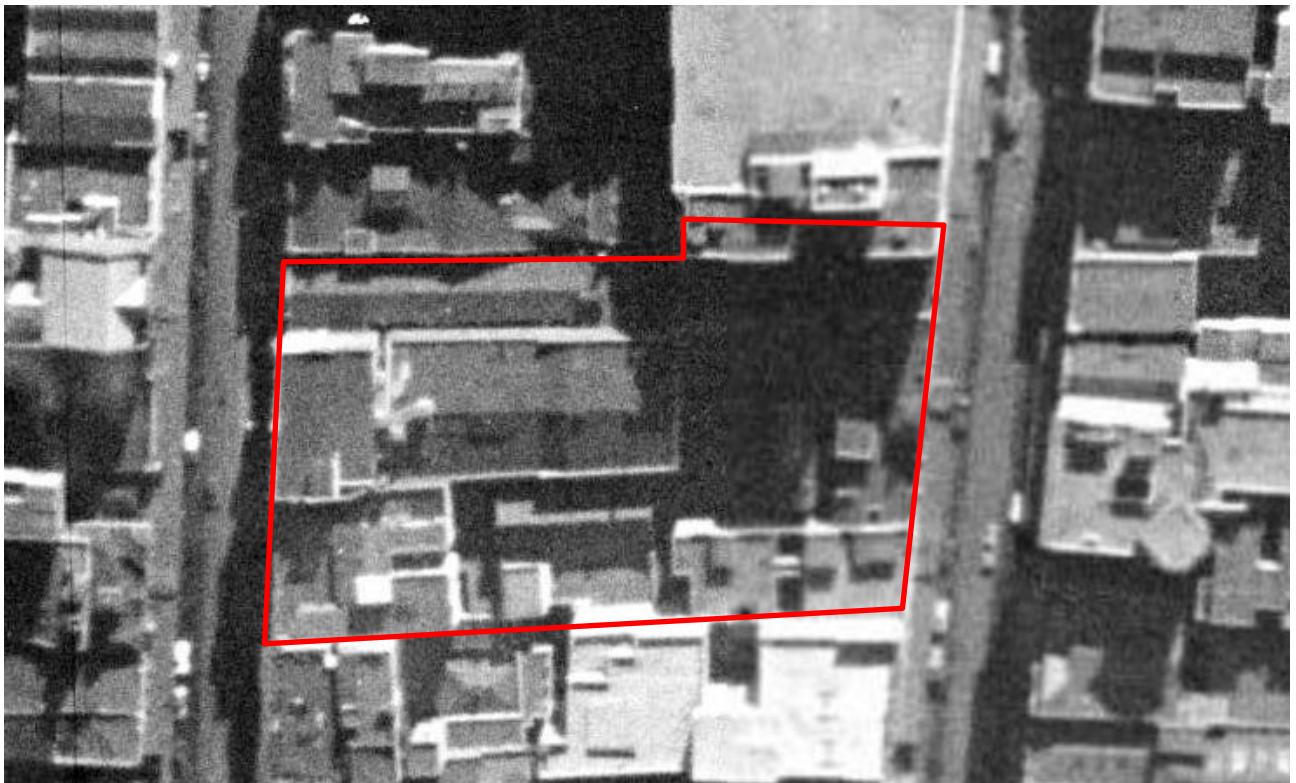


Figure 26 Extract of 1943 historical aerial showing the subject site outlined in red

Source: SIX Maps 2020

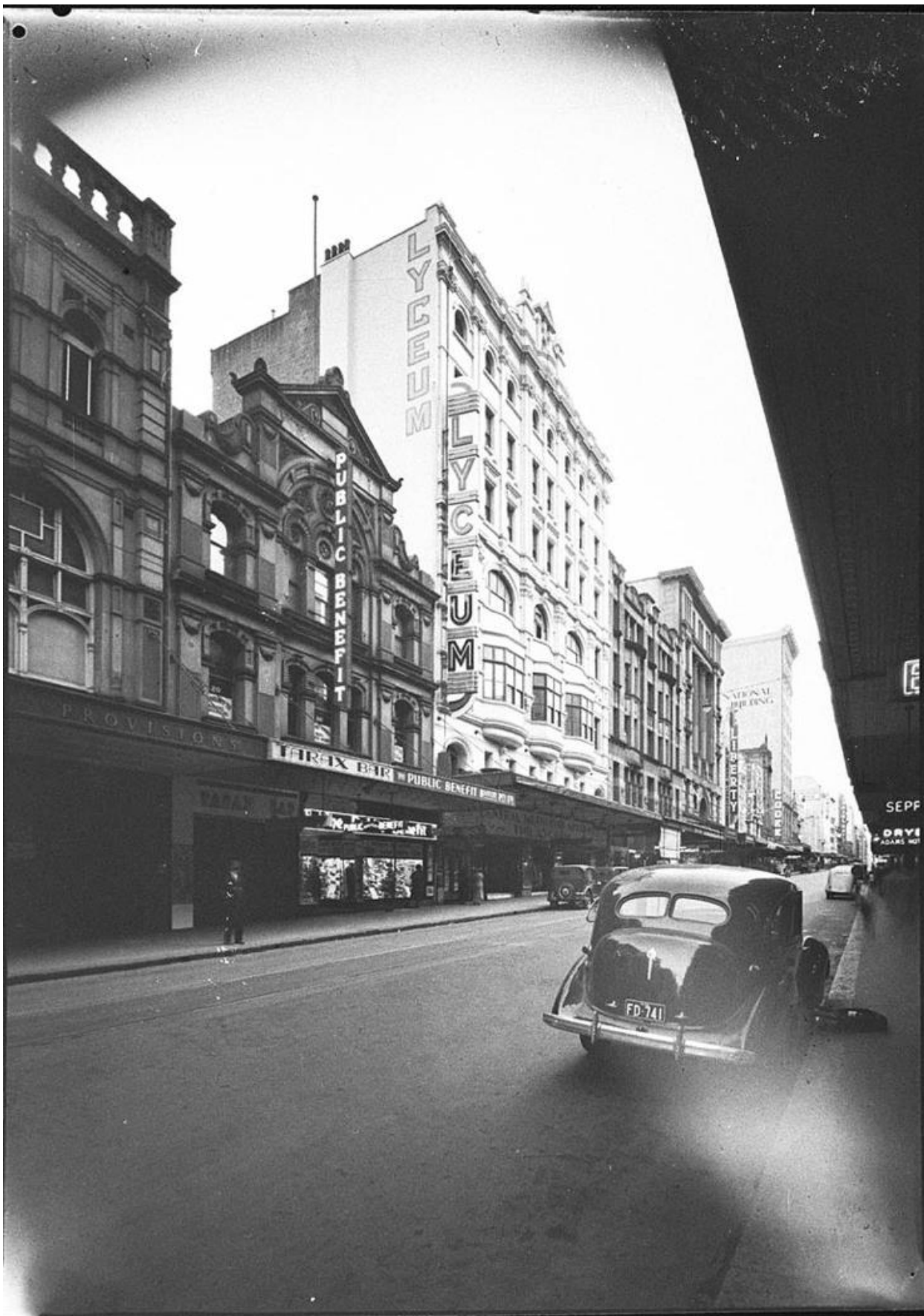


Figure 27 – Front façade of the Lyceum Theatre in Pitt Street / Sam Hood, June – November 1938.

Source: SLNSW, Digital order no: hood_09541

The Lyceum Hall and Wesley Centre was devastated by fire in 1964 and was rebuilt at a cost of £950,000. The Hall reopened in 1966 but was soon thereafter demolished to make way for the new Piccadilly Court development.



Figure 28 1970s photograph of Piccadilly Court

Source: Trove, accessed online at <https://trove.nla.gov.au/work/161216603>

3.2. DATE OF CONSTRUCTION

The following summary of construction dates for the existing buildings on the site has been sourced from CityScope records.

Table 1 Description of existing buildings and improvements

Building	Description	Construction Date
Piccadilly Court	Comprises a 14-storey office building completed in 1975 and refurbished in 1991 with frontage to Pitt Street.	1975 1991 (refurbished)
Piccadilly Shopping Centre	Comprises a 3-storey retail building and the Wesley mission chapel including a function / conference rooms and office space predominately located at basement level.	1991
Piccadilly Tower	Comprises a 31-storey commercial building comprising office floor space and end of trip facilities and four basement levels of car parking accessed from Castlereagh Street. The building includes two lobby spaces, the main Castlereagh Street entrance and a smaller northern entrance.	1991

Building	Description	Construction Date
	A footbridge over Castlereagh Street connects the building to the Sheraton On the Park located to the east of the site.	

3.3. ALTERATIONS AND ADDITIONS

The existing buildings have been subject to numerous building applications for internal fit out works since construction to support an evolving retail environment within the building.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 2 Assessment of Heritage Significance

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The site historically formed part of a relatively dense retail and commercial centre in Sydney and was developed for this purpose from the 1860s. It was also the location of the substantial Lyceum Theatre from the 1890s. The theatre extended between Pitt Street and Castlereagh Streets. It was proposed to be the 'handsomest...theatre in the southern hemisphere'. However, all earlier buildings on the subject site have since been demolished and there is no evidence on the site of the early subdivision pattern, historic uses, or important periods of development in the history of the CBD.</p> <p>The subject site therefore does not meet the requisite standard of significance under this criterion.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<p>There is no evidence which suggests that the subject site has any associations with any person or group or persons of particular importance in the local area's history. The subject site therefore does not meet the requisite standard of significance under this criterion.</p>

Criteria <u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> shows evidence of a significant human occupation <input type="checkbox"/> is associated with a significant event, person, or group of persons <input checked="" type="checkbox"/> 	Significance Assessment <u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	<p>All three buildings on the site comprise predominantly 1990s fabric of no particular architectural merit. The western façade of Piccadilly Court is identifiable as a typical 1970s commercial façade however it does not comprise the quality of features necessary to list a building less than 50 years old and the remainder of the building, including the ground floor façade has been highly altered and subject to successive changes in line with its ongoing use.</p> <p>The subject site therefore does not meet the requisite standard of significance under this criterion.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input type="checkbox"/> exemplifies a particular taste, style or technology <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> is not a major work by an important designer or artist <input checked="" type="checkbox"/> has lost its design or technical integrity <input checked="" type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement <input type="checkbox"/>
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	<p>There is no evidence which suggests that the subject site is important to an identifiable group or is important to the community's sense of place.</p> <p>The subject site therefore does not meet the requisite standard of significance under this criterion.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> is important for its associations with an identifiable group <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> is only important to the community for amenity reasons <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> is important to a community's sense of place <input type="checkbox"/> 	<ul style="list-style-type: none"> is retained only in preference to a proposed alternative <input type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The subject site comprises predominantly typical 1990s fabric and a limited amount of typical 1970s fabric. Any information comprised within fabric on site is not likely to contribute to an understanding of Sydney's cultural history. Further, such information is readily available from other resources.</p> <p>The subject site therefore does not meet the requisite standard of significance under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>Late 20th century commercial buildings are not rare in Sydney. The CBD comprises a substantial number of buildings of the same typology and many of these other examples represent particular architectural achievements.</p> <p>The subject site therefore does not meet the requisite standard of significance under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not rare <input checked="" type="checkbox"/> is numerous but under threat <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <i>cultural or natural places; or</i> <i>cultural or natural environments.</i> 	<p>The buildings represent typical examples of late 20th century commercial/retail developments. They are not considered to be remarkable examples of their type and therefore are not assessed to comprise representative value.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> is a fine example of its type <input type="checkbox"/> has the principal characteristics of an important class or group of items <input type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is a poor example of its type <input checked="" type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

4.3. STATEMENTS OF SIGNIFICANCE

4.3.1. Subject Property

The subject site does not meet the threshold of significance required for local heritage listing under any criterion.

The site historically formed part of a relatively dense retail and commercial centre in Sydney and was developed for this purpose from the 1860s. It was also the location of the substantial Lyceum Theatre from the 1890s. The theatre extended between Pitt Street and Castlereagh Streets. It was proposed to be the 'handsomest...theatre in the southern hemisphere'. However, all earlier buildings on the subject site have since been demolished and there is no evidence on the site of the early subdivision pattern, historic uses, or important periods of development in the history of the CBD.

All three buildings on the site comprise predominantly 1990s fabric of no particular architectural merit. The western façade of Piccadilly Court is identifiable as a typical 1970s commercial façade however it does not comprise the quality of features necessary to list a building less than 50 years old and the remainder of the building, including the ground floor façade has been highly altered and subject to successive changes in line with its ongoing use.

4.3.2. Vicinity Heritage Items

The existing statements of significance for the heritage items in the vicinity are included in the following table and directly sourced from the NSW State Heritage Inventory for each item.

Table 3 Vicinity heritage item statements of significance

Item	Statement of Significance
Item 1929, "City Tattersalls Club" (202–204 Pitt Street) including interior, under Schedule 5 of the Sydney Local Environmental Plan 2012 (SLEP 2012).	<i>The Tattersalls Club is one of the few surviving city clubs in its late 19th century premises (105 years of continuous occupation). The quality of the building reflects the importance of this type of social institution, and particularly the prestige of the racing industry in Sydney. It is associated with the distinguished architectural practice of Sheerin & Hennessy, and several alterations were the work of other notable firms. During its later years the building has also been associated with popular entertainment. The City Tattersalls Club exhibits a confident adaptation of Classical elements to envelop a steel framed building expressing the lightness of structure in stonemasonry and timber. The Free Classical architectural approach marks a transition from the Victorian to the Federation period. It contributes significantly to the townscape character of this block of Pitt Street. The building demonstrates excellence in its external stonemasonry and joinery as well as its internal plaster ceilings, leadlight panels and stair details.</i>
Item 1928, "City Tattersalls Club" (198–200 Pitt Street) including interior, under Schedule 5 of the SLEP 2012.	<i>City Tattersall's Club Centre (north) is a six storey reinforced concrete retail and commercial building constructed in the Federation Free Classical Style, which together with its adjacent building, occupies a prominent position in the Pitt Street streetscape. The building has high historic significance as a reflection of the importance of Pitt Street as a bookmaking and gambling precinct since the mid-nineteenth century. The building has high social significance for its ability to demonstrate the importance of horse racing in Australian popular culture. The building has aesthetic significance for its contribution to Pitt Street. The Club Room has a high aesthetic significance as a fine and highly intact example of a streamlined modern interior and includes many specific elements such as the decorative columns and bar grill.</i>
Item 1930, "Banking House" including interior (226-230 Pitt Street), under Schedule 5 of the SLEP 2012.	<i>Banking House, a six storey steel framed banking and commercial building constructed in the Federation Academic Classical style, is part of the varied Pitt Street streetscape. The building has historic significance for its reflection of the financial power of the racing industry. It is significant as the Bank of New South Wales' first venture into the development office space and an important example of the professional work of noted architect John Reid. The building has a high aesthetic significance as a fine and largely intact example of the style (externally and at ground floor), and includes many of the identifying elements such as the triumphal arch, classical columns, ground floor mosaic tiles and pressed ceilings.</i>

Item	Statement of Significance
<p>Item 1888, "David Jones Department Store" including interior at 65-77 Market Street, under Schedule 5 of the SLEP 2012.</p>	<p><i>The Market Street David Jones Department store is part of an ongoing tradition of centralised commercial, financial and professional dealings in the CBD with particular associations with the pre-eminent Australian firm. The choice of site, along with the Elizabeth Street store (refer No 4019) underline the prestige nature of the business. The building represents the company's long tradition of retailing. It is a fine interoperation of the functionalist design tradition, expressive of the department store use and well related to a strong townscape character at an important city corner. Its materials, attractive proportions and subtlety of address to the corner site show an architectural style and sensitivity of a high order. The use of aluminium for window frames and street awning (both still extant) was innovative at the time.</i></p>
<p>Item 1932, "Simpson House" including interior at 249-251 Pitt Street, under Schedule 5 of the SLEP 2012.</p>	<p><i>Simpson House, formerly Film House or Kyana building, is an eight storey steel framed building constructed in the Federation Anglo Dutch Style. It has a distinctive position within the Pitt Street streetscape, due partly to its painted advertising signs. The building has high historic significance as the first office for Australasian Films which served as a focus of the initial Pitt Street film industry precinct. It has high historic significance for its association with prominent Sydney medical practitioner Dr William Odillo Maher and as an important building in the professional work of the noted architectural firm of Robertson & Marks. The building has high aesthetic significance as a fine and largely intact example of this rare style which features a high quality facade finished composition and for the extent of the intact interior and exterior fabric with outstanding potential to be restored.</i></p>
<p>Item 1934, The Marble Bar interior within the Hilton Hotel, under Schedule 5 of the SLEP 2012.</p>	<p><i>The Marble Bar is of aesthetic and historical significance as a unique and highly ornate example of a bar room from the High Victorian period. It is also of significance for its past associations with Sydney's sporting figures and club personalities.</i></p>

5. DEVELOPMENT CONCEPT

5.1. OVERVIEW

The objective and intended outcomes of the proposed amendments to the LEP and supporting site specific DCP is to facilitate the redevelopment of the site for a commercial office tower development above a retail podium, including Wesley Mission facilities at lower ground level, together with basement car parking, a through-site link and associated facilities.

To facilitate the objective and intended outcome of the planning proposal, a building envelope is proposed which establishes the built form parameters for which future consent is sought through a DA process. This planning proposal seeks to establish both a site-specific FSR provision included in Division 5 of the LEP and key built form and design principles of the scheme facilitated by a site-specific provision in the DCP.

To establish the site-specific FSR provision, a concept reference scheme has been prepared which sets the maximum GFA achievable within the building envelope. This calculation has excluded land from the GFA calculation under the LEP including building plant, circulation area, car parking, and servicing area. It also excludes design measures including building articulation zones, building core, and floor to floor heights.

The reference scheme is indicative only and the final detailed design of the scheme will be the subject of a competitive design process and detailed DA.

The future redevelopment of the site is expected to deliver the following key components:

- A 36-storey commercial office tower capable of achieving approximately 103,300m² of total GFA indicatively comprising:
 - 93,000m² of office space GFA
 - 6,000m² of retail space GFA
 - 4,000m² of GFA allocated to the Wesley Mission facilities
- A basement car park with capacity for 250 parking spaces accessed a ramp from Castlereagh Street
- An east west through-site link between Pitt Street and Castlereagh Street
- Activated building frontages to Pitt and Castlereagh Streets.
- Improved vehicle access via a ramp perpendicular to the road reserve.

5.2. BUILDING ENVELOPE

The planning proposal seeks amendments to the LEP through a site specific provision into Division 5 of the LEP which will allow a greater maximum allowable FSR on than that currently allowed pursuant to the LEP. To support this, amendment to the LEP, a site specific DCP accompanies the planning proposal which defines a building envelope within which a future commercial office tower and mixed use development will be located. The building envelope has been designed in accordance with the key built form controls identified in the LEP, DCP, and Draft CSPA DCP Amendment.

The building envelope has intentionally been designed to allow flexibility and scope for alternate design approaches which will arise during the design excellence process.

5.2.1. Building and Podium Height

The height of the building envelope varies at different points due to the site topography. The maximum height of the building envelope 167.47m at the north western corner of the building fronting Pitt Street set by the Hyde Park sun access plane. The maximum building height at the north eastern corner of the building fronting Castlereagh Street is 103.22m set by the sun access plane.

As displayed the figures below, the building height is stepped down in accordance with the sun access plane. The relevant RLs of each corner of the building envelope are specified on the plans to define its extent.

Table 4 Podium Heights

Frontage	Podium Height
North (77 Market Street – David Jones Building, and 194 Pitt Street – City Tattersalls Club)	<ul style="list-style-type: none"> 45m for 4.8m at the north eastern corner Stepping to 55m from the 4.8m street frontage setback to the east at Castlereagh Street and 8m to the west at Pitt Street
East (Castlereagh Street)	<ul style="list-style-type: none"> 45m aligning with the street frontage height of 77 Market Street to the north (heritage item)
South (151 Castlereagh Street and 228 Pitt Street)	<ul style="list-style-type: none"> 45m for 4.8m from the north eastern corner Stepping to 55m from the 4.8m street frontage setback to the east and 8m to the west at Castlereagh Street
West (Pitt Street)	<ul style="list-style-type: none"> 27m at the southern boundary to align with 228 Pitt Street Stepping down to 20m at the northern boundary to align with 200 Pitt Street (heritage item)

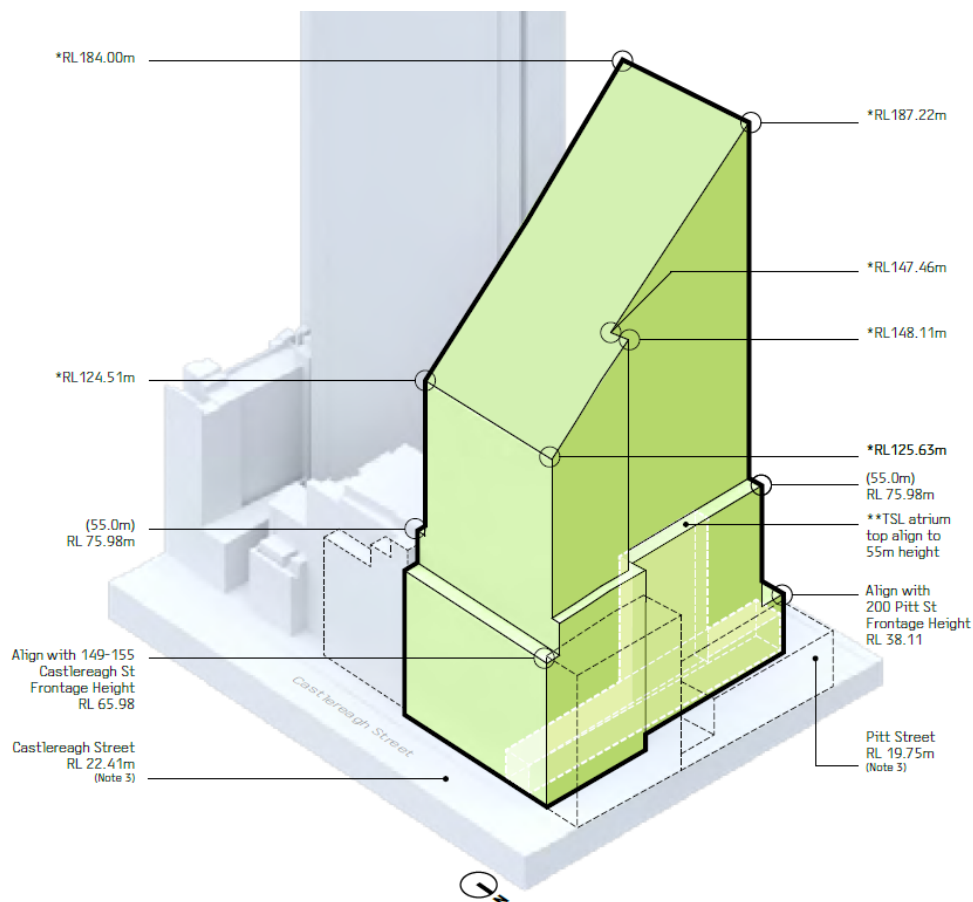


Figure 29 Building Envelope – North Western Perspective
Source: 3XN

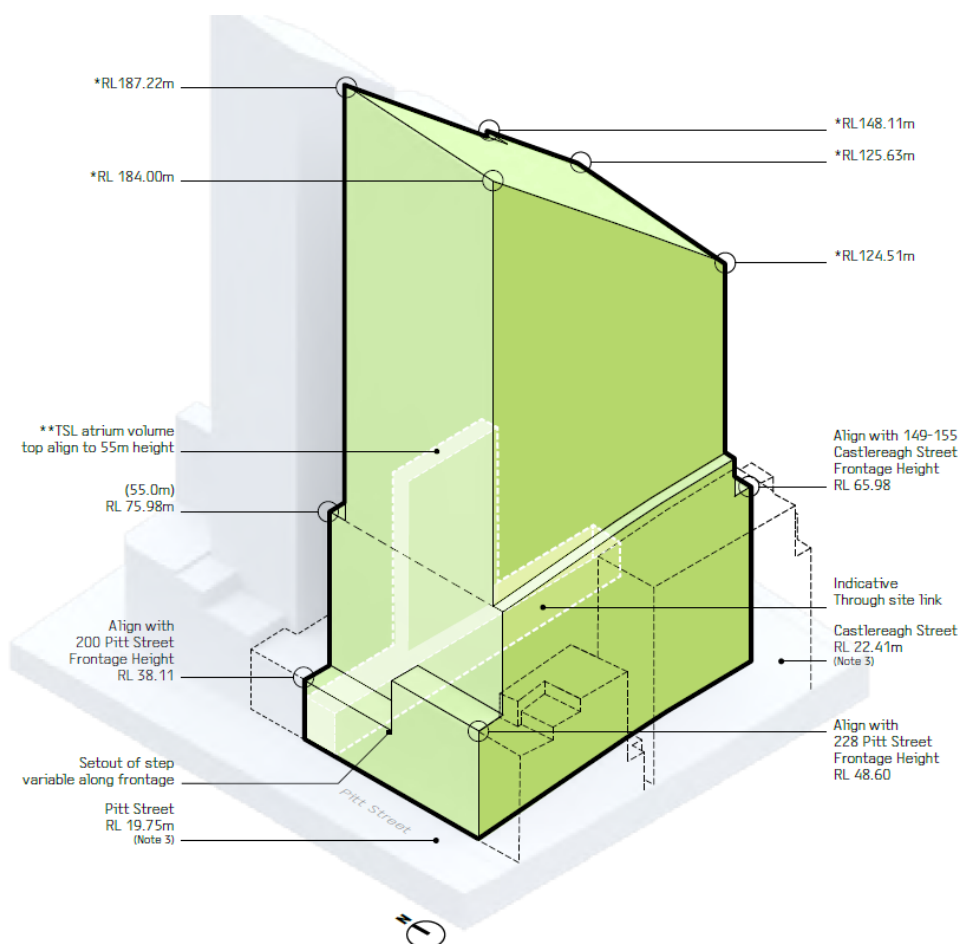


Figure 30 Building Envelope – South Western Perspective
Source: 3XN

5.2.2. Setbacks

Above the podium height at 55m the building envelope provides the following tower setbacks



Figure 31 Building Setbacks – 0m – Maximum Podium Height (55m)
Source: 3XN

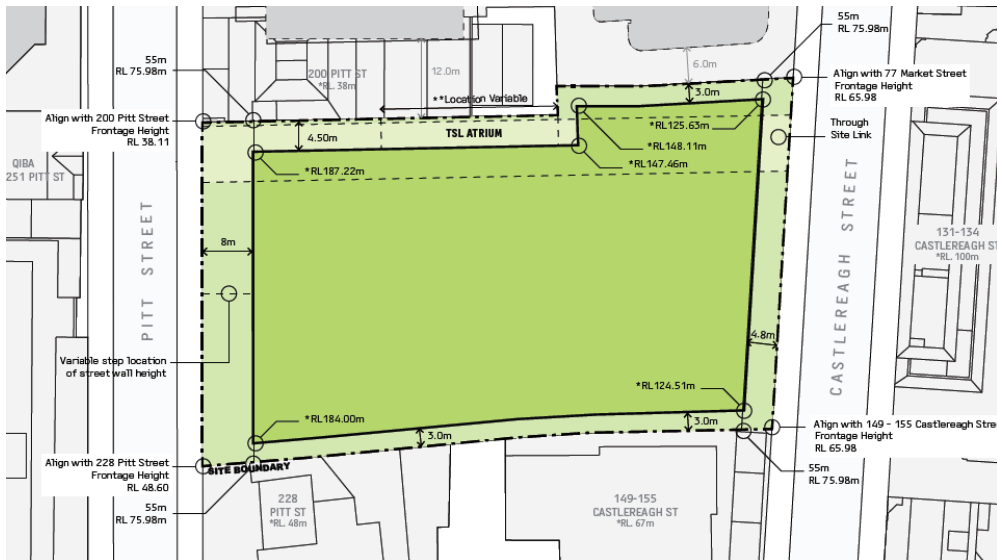


Figure 32 Building Setbacks – 55m – Maximum Height of Building (167.47m)
Source: 3XN

Table 5 Building Envelope – Tower Setbacks

Frontage	Tower Setbacks (55-167.8 Metres)
North (77 Market Street – David Jones Building, and 194 Pitt Street – City Tattersalls Club)	Portion of the site fronting 194 Pitt Street – 4.5m Portion of the site fronting 77 Market Street – 3m
East (Castlereagh Street)	4.8m to 103 metres in height Setback gradually increases from 4.8m at 103m to 37m at the maximum building height at 167.8m in line with the Hyde Park sun access plane.
South (151 Castlereagh Street and 228 Pitt Street)	3m
West (Pitt Street)	8m

5.3. CONCEPT REFERENCE SCHEME

5.3.1. Overview

A concept reference scheme accompanies the planning proposal for the purposes of demonstrating that the proposed building envelope is capable of accommodating a commercial officer tower with retail tenancies and basement car parking and uses associated with Wesley Mission. The reference scheme is indicative only and the final detailed design of the scheme will be the subject of a competitive design process and detailed DA.

The concept reference scheme nominates the following uses, level by level:

- Basement Levels 5 – 3: Car parking and mechanical plant
- Basement Levels 2 -1: Wesley Mission facilities including the Church, Theatre and Lyceum, as well as supporting offices

- Basement Level 1: End of trip, back of house area and plant
- Ground Floor: Lobby space, and a northerly aligned east-west pedestrian through-site link connecting Pitt Street and Castlereagh Street activated by retail tenancies
- Levels 1 – 10: Podium levels comprising commercial office space
- Levels 10 – 34: Tower levels comprising commercial office space
- Levels 9, 19, 35 and 36: Mechanical plant.

A photomontage of the reference scheme is provided below.



Figure 33 Photomontage of the Reference Scheme from Hyde Park looking west
Source: 3XN

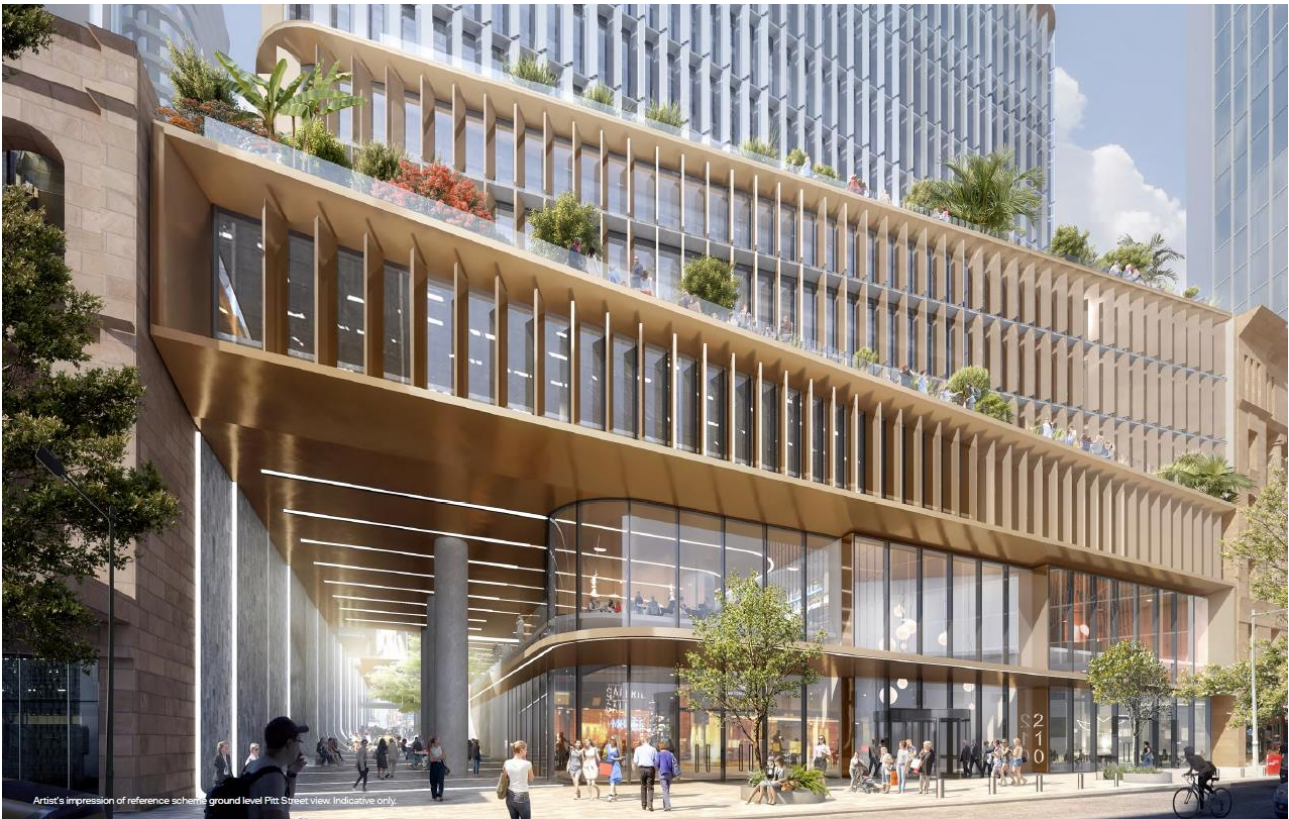


Figure 34 Photomontage of the Reference Scheme from Pitt Street looking east
Source: 3XN

5.3.2. Wesley Mission

The ground floor and basement levels of the reference scheme includes approximately 4,000m² of GFA allocated to the Wesley Mission to continue the provision of services that are currently offered on the site. This includes the Lyceum, Wesley Church, foyer space, and Chapel.

6. IMPACT ASSESSMENT

6.1. SUMMARY DISCUSSION OF HERITAGE IMPACT ASSESSMENT OF PROPOSED PLANNING CONTROL CHANGES

There is no proposed change sought to Schedule 5 of the SLEP 2012 as part of this Planning Proposal. Therefore, all listed items identified in this report will continue to be protected by the provisions relevant to heritage set out in the Sydney LEP 2012 and the existing Sydney DCP 2012. There are no changes that will be impacted by the proposed amendments to the Sydney DCP 2012 under the CSPS amendments.

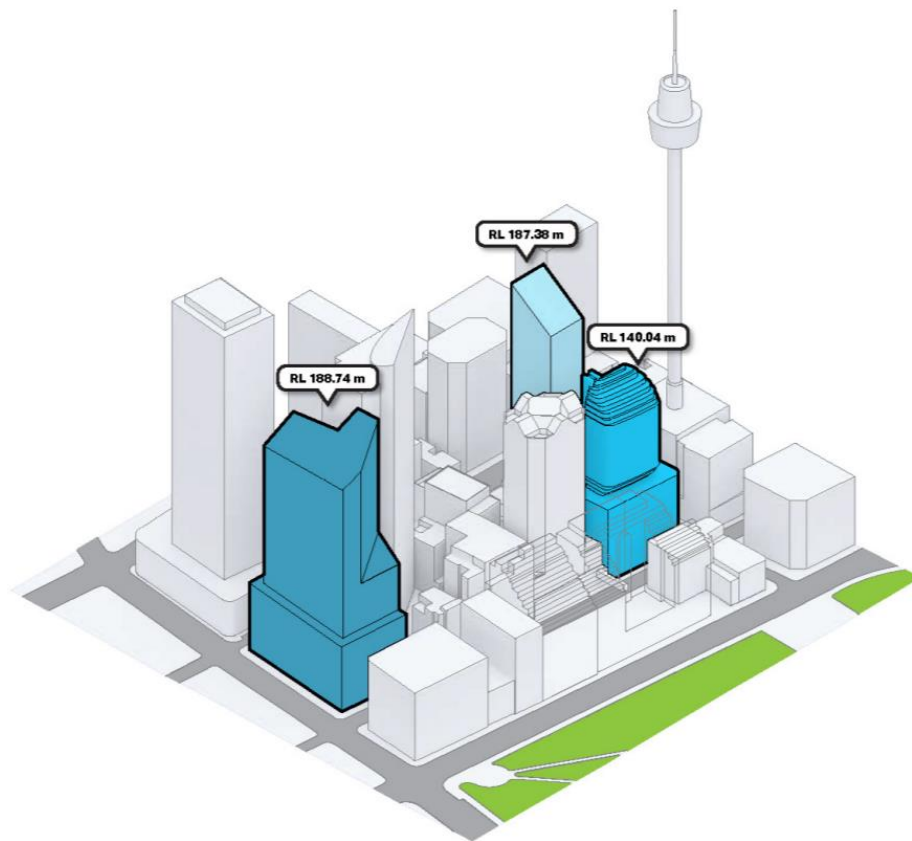
The existing permissible height of development on the site is determined by the Hyde Park sun access plane. There is no proposed change to the maximum allowable height of building as part of this Planning Proposal. Therefore, there would be no impact on solar access to State listed Hyde Park or the enjoyment of the place as a result of the Planning Proposal in comparison to the type of development currently allowable under the LEP. In fact, there will be an improved outcome for Hyde Park through the removal of the existing Sun Access Plan breach.

This Planning Proposal seeks only to increase the maximum allowable FSR on the site. The additional FSR facilitated by this Planning Proposal will primarily allow for the utilisation of the entire depth of the site for new mass (subject to future DA) up to the maximum height allowance as facilitated by the proposed envelope. The proposed increased density through the centre of the site would not be visually dominant when viewed from the public domain having regard for existing site constraints which limit views to the centre of the site.

It is acknowledged that the proposed envelope allows for the construction of a wall with no setback to 55m behind (south of) the heritage item at 200 Pitt Street. The setback from the northern façade podium at 55m directly responds to the approved development on the City Tattersalls Club site at 194 Pitt Street. However, it is acknowledged that the heritage item at 200 Pitt Street reaches only 20m. Therefore, the podium wall behind is to be subject to detailed design development which includes a views analysis which shows that the proposed treatment of that façade is able to be modulated through its materiality to ensure a sympathetic interface with the heritage item.

It is proposed to implement a reduced setback from Castlereagh Street and reduced side setbacks adjacent to 65-77 Market Street and 228 Pitt Street in order to accommodate the proposed FSR increase. The reduction in setback is considered to be minor and is acceptable from a heritage perspective particularly when considered in conjunction with the proposed street wall podium heights which directly respond to the height of the adjacent heritage items. In addition to the podium height to Pitt Street described above it should be noted that the 45m height of the podium to Castlereagh Street responds directly to the height of the original David Jones building adjacent which serves as a podium for the approved tower above.

The proposed increase in density is in line with an uplift in density in the area generally. It is noted that three substantial new developments are approved on the same block as the subject site. Specifically, approval has been granted (November 2019 – D/2018/1246) for a building envelope to 168 metres at the City Tattersalls Club at 194 Pitt Street. Approval has been granted (April 2020 – D/2019/263) for a 32-storey mixed use building at 65-77 Market Street. Further, approval was granted (June 2019 – SSD-8875) for the Pitt Street North Over Station Development which achieves a maximum building height of 188.74m. Further, it is generally noted that the site is located within an altered CBD context, which includes high rise development and juxtapositions of scale. Therefore, the increase in density is considered to be in line with the changing character of the CBD. The approved developments in the vicinity are shown in the graphic below.



FUTURE CONTEXT

	185-256 PARK STREET, SYDNEY / COMMERCIAL, HOTEL, METRO STATION & RETAIL
	CTC 194 PITT STREET, SYDNEY / RESIDENTIAL, HOTEL & RETAIL
	DJ'S 77 MARKET STREET, SYDNEY / RESIDENTIAL, COMMERCIAL & RETAIL

Figure 35 Approved future development surrounding the site

Source: 3XN

The reference scheme assumes the demolition of the existing buildings on the site. As set out in Section 4.3 of this report the subject site does not meet the threshold of significance required for local heritage listing under any criterion. Therefore, none of the elements comprised within the site are required to be retained from a heritage perspective.

6.2. ASSESSMENT AGAINST EXISTING HERITAGE PLANNING CONTROLS

6.2.1. Sydney Local Environmental Plan 2012

Table 6 Sydney Local Environmental Plan 2012

Clause	Discussion
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p>	<p>The subject site is not a listed heritage item, however it adjoins and is located within the immediate vicinity of a number of heritage items, as identified in Section 1.3 of this report. Therefore, this impact assessment is required to assess the</p>

Clause	Discussion
<p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>Planning Proposal on the vicinity heritage items. The reference scheme assumes the demolition of the existing buildings on the site. As set out in Section 4.3 of this report the subject site does not meet the threshold of significance required for local heritage listing under any criterion. Therefore, none of the elements comprised within the site are required to be retained from a heritage perspective.</p>
<p><i>(4) Effect of proposed development on heritage significance</i></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This</i></p>	<p>This report has been prepared to assist the consent authority in determining the potential heritage impact of the Planning Proposal. For the reasons outlined in detail below it is not considered that the Planning Proposal would have any adverse impacts on the significance of the identified heritage items in the vicinity of the subject site.</p>

Clause	Discussion
<p><i>subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <ul style="list-style-type: none"> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This report has been prepared in response to this provision.</p>

6.2.2. Sydney Development Control Plan 2012

The proposed works are addressed in relation to relevant provisions in the Sydney Development Control Plan 2012.

Table 7 Sydney Development Control Plan 2012

Provision	Discussion
3.9 HERITAGE	
<p>3.9.5 Heritage items</p> <p>(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:</p> <p>(a) providing an adequate area around the building to allow interpretation of the heritage item;</p> <p>(b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</p> <p>(c) protecting, where possible and allowing the interpretation of archaeological features; and</p> <p>(d) Retaining and respecting significant views to and from the heritage item.</p>	<p>This Planning Proposal only seeks consent to amend the underlying planning controls on the site to facilitate future development but does not seek consent for any detailed design of the reference scheme or any built works.</p> <p>The subject property is located within the vicinity of a number of local and state heritage listed items. There are no physical works proposed at this stage, and no physical intervention to any heritage items in the vicinity.</p> <p>The proposed development envelope is located on a city block that contains existing substantial high rise development as well as low scale historic buildings. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape.</p> <p>The heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development as is the current urban environment. As outlined in Section 6.5 of this report, a number of these vicinity heritage items have existing approval for substantial redevelopment and tower forms on their sites. These sites will also contribute to the future mixed character of the precinct. Vicinity heritage items will continue to be read in their existing urban context and will continue to be able to be interpreted. Existing significant views towards heritage items in the vicinity will not be adversely affected by this Planning Proposal or by the future development it will facilitate through additional Development Applications.</p> <p>All vicinity heritage items will be retained in their existing urban settings, and no changes are sought under Schedule 5 of the Sydney LEP 2012, meaning that all vicinity heritage items will retain their existing statutory heritage protections.</p> <p>The proposed reference scheme outlined in this report, which demonstrates a maximum allowable envelope under the proposed planning control changes, has been prepared to ensure that the vicinity heritage items and potential impact of future development on these items is a key consideration. The proposed envelope incorporates setbacks above the podium</p>

Provision	Discussion
	<p>form at both the Pitt Street and Castlereagh Street frontages that respond to the adjoining heritage items. In particular the proposed podium form at Pitt Street provides for a transitional response between the City Tattersalls Club buildings to the north to the former Banking House building to the south.</p> <p>Detailed design of the future building through additional Development Applications will provide an opportunity to architecturally respond to the character of the area and the heritage items in the vicinity through façade articulation, massing, materiality and fenestration.</p> <p>A future development in accordance with the proposed changes sought under this Planning Proposal will not have any material impact on the heritage items in the vicinity compared with a future development in accordance with the current planning controls.</p>

6.3. ASSESSMENT AGAINST PROPOSED HERITAGE PLANNING CONTROLS

6.3.1. Amendments to Sydney Development Control Plan 2012 – Central Sydney Planning Strategy Amendments

The proposed works are addressed in relation to relevant provisions in the *Amendments to Sydney Development Control Plan 2012 – Central Sydney Planning Strategy Amendments*.

Table 8 Amendments to Sydney Development Control Plan 2012 – Central Sydney Planning Strategy Amendments

Provision	Discussion
SECTION 5.1 – CENTRAL SYDNEY	
5.1.1 Built Form Controls <i>Value Statement</i> Heritage items create space between tall buildings that allow more sunlight, daylight and air circulation to the street.	<p>The subject property is located within the vicinity of a number of local and state heritage listed items. There are no physical works proposed at this stage, and no physical intervention to any heritage items in the vicinity.</p> <p>The proposed development envelope is located on a city block that contains existing substantial high rise development as well as low scale historic buildings. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape.</p> <p>The heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development as is the current urban environment. As outlined in Section 6.5 of this report, a number of these vicinity heritage items have existing approval for substantial redevelopment and tower forms on their sites. These sites will also contribute to the future mixed character of the precinct. Vicinity heritage items will continue to be read in their existing urban context and will continue to be able to be interpreted. Existing significant views towards heritage items in the vicinity will not be adversely affected by this Planning Proposal or by the future development it will facilitate through additional Development Applications.</p>
5.1.1.1 Street Frontage Height and Street Setbacks <i>Objectives</i>	<p>The proposed reference scheme outlined in this report, which demonstrates a maximum allowable envelope under the proposed planning control changes, has been prepared to ensure that the vicinity heritage items and potential impact of future</p>

Provision	Discussion
<p>(b) Encourage flexibility in building design while reinforcing the character of Central Sydney and ensuring built form is compatible with heritage items and the desired streetscape character.</p>	<p>development on these items is a key consideration. The proposed envelope incorporates setbacks above the podium form at both the Pitt Street and Castlereagh Street frontages that respond to the adjoining heritage items. In particular the proposed podium form at Pitt Street provides for a transitional response between the City Tattersalls Club buildings to the north to the former Banking House building to the south.</p> <p>Detailed design of the future building through additional Development Applications will provide an opportunity to architecturally respond to the character of the area and the heritage items in the vicinity through façade articulation, massing, materiality and fenestration.</p>
<p>5.1.3.2 Development Adjacent to Heritage Items</p> <p>(1) New development adjacent to a heritage item should respect and reinforce the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to the heritage significance of the adjacent heritage item.</p> <p>(2) Consideration must be given to the impact of adjacent development on the significance, setting, landmark values and ability to view and appreciate the heritage item from public places.</p>	<p>As discussed above.</p>
<p>5.1.4 Building Exteriors</p> <p><i>Provisions</i></p> <p>(1) Adjoining buildings, particularly heritage buildings, must be considered in the design of new development in terms of:</p> <p>(a) street alignment;</p> <p>(b) Street Frontage Heights;</p> <p>(c) Street Setbacks; and</p> <p>(d) facade proportions including horizontal or vertical emphasis and enclosed corners at street intersections.</p> <p>Note: for development adjacent to Heritage Items, see also Section 5.1.3.1</p>	<p>As discussed above.</p>

Provision	Discussion
<p>(2) Building exteriors are to be designed so that:</p> <p>(a) the predominant masonry character and articulation of Central Sydney is reinforced, particularly at the lower levels of buildings; and</p> <p>(b) the materials used, including glass, are predominantly light in colour to reflect better quality light into the streets and respond to characteristic light colours of Central Sydney.</p> <p>(3) Extensive expanses of blank glass or solid wall on a building facade are to be avoided.</p>	

6.4. ASSESSMENT AGAINST THE HERITAGE NSW GUIDELINES

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

Table 9 Heritage NSW Guidelines

Clause	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>This Planning Proposal only seeks consent to amend the underlying planning controls on the site to facilitate future development but does not seek consent for any detailed design of the reference scheme or any built works.</p> <p>The subject property is located within the vicinity of a number of local and state heritage listed items. There are no physical works proposed at this stage, and no physical intervention to any heritage items in the vicinity.</p> <p>The proposed development envelope is located on a city block that contains existing substantial high rise development as well as low scale historic buildings. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape.</p> <p>The heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development as is the current urban environment. As outlined in Section 6.5 of this report, a number of these vicinity heritage items have existing approval for substantial redevelopment and tower forms on their sites. These sites will also contribute to the future mixed character of the precinct. Vicinity heritage items will continue to be read in their existing urban context and will continue to be able to be interpreted. Existing significant views towards heritage items in the vicinity will not be adversely affected by this Planning Proposal or by the future development it will facilitate through additional Development Applications.</p> <p>All vicinity heritage items will be retained in their existing urban settings, and no changes are sought under Schedule 5 of the Sydney LEP 2012, meaning that all vicinity heritage items will retain their existing statutory heritage protections.</p> <p>The proposed reference scheme outlined in this report, which demonstrates a maximum allowable envelope under the proposed planning control changes, has been prepared to ensure that the vicinity heritage items and potential impact of future development on these items is a key consideration. The proposed envelope incorporates setbacks above the podium form at both the Pitt Street and Castlereagh Street frontages that respond to the</p>

	<p>adjoining heritage items. In particular the proposed podium form at Pitt Street provides for a transitional response between the City Tattersalls Club buildings to the north to the former Banking House building to the south.</p> <p>Detailed design of the future building through additional Development Applications will provide an opportunity to architecturally respond to the character of the area and the heritage items in the vicinity through façade articulation, massing, materiality and fenestration.</p> <p>The Hyde Park sun access plane will continue to define the maximum height of development on the site. Therefore, development will continue to be comparable in terms of height to the existing development on the site and to the approved development in the vicinity.</p> <p>A future development in accordance with the proposed changes sought under this Planning Proposal will not have any material impact on the heritage items in the vicinity compared with a future development in accordance with the current planning controls.</p> <p>The reference scheme assumes the demolition of the existing buildings on the site. As set out in Section 4.3 of this report the subject site does not meet the threshold of significance required for local heritage listing under any criterion. Therefore, none of the elements comprised within the site are required to be retained from a heritage perspective.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>There are no aspects of the proposal which are anticipated to have an adverse impact on the heritage items in the vicinity.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>N/A</p>

6.5. CONSIDERATION OF ADJOINING HERITAGE ITEMS WITH DEVELOPMENT APPROVAL

6.5.1. Approved Development - City Tattersall's Club

In November 2019, a concept building envelope for the redevelopment of the City Tattersall's Club, comprising a podium and tower containing indicative residential, retail, hotel and club land uses, was approved under D/2018/1246 by the Central Sydney Planning Committee. Extracts of the approved building envelopes are included below:

In July 2020, BVN Architects were unanimously selected by a panel of six esteemed jurors representing the City of Sydney, the Club and ICD to design the redevelopment of the approved envelope. The winning scheme is included hereunder for reference.

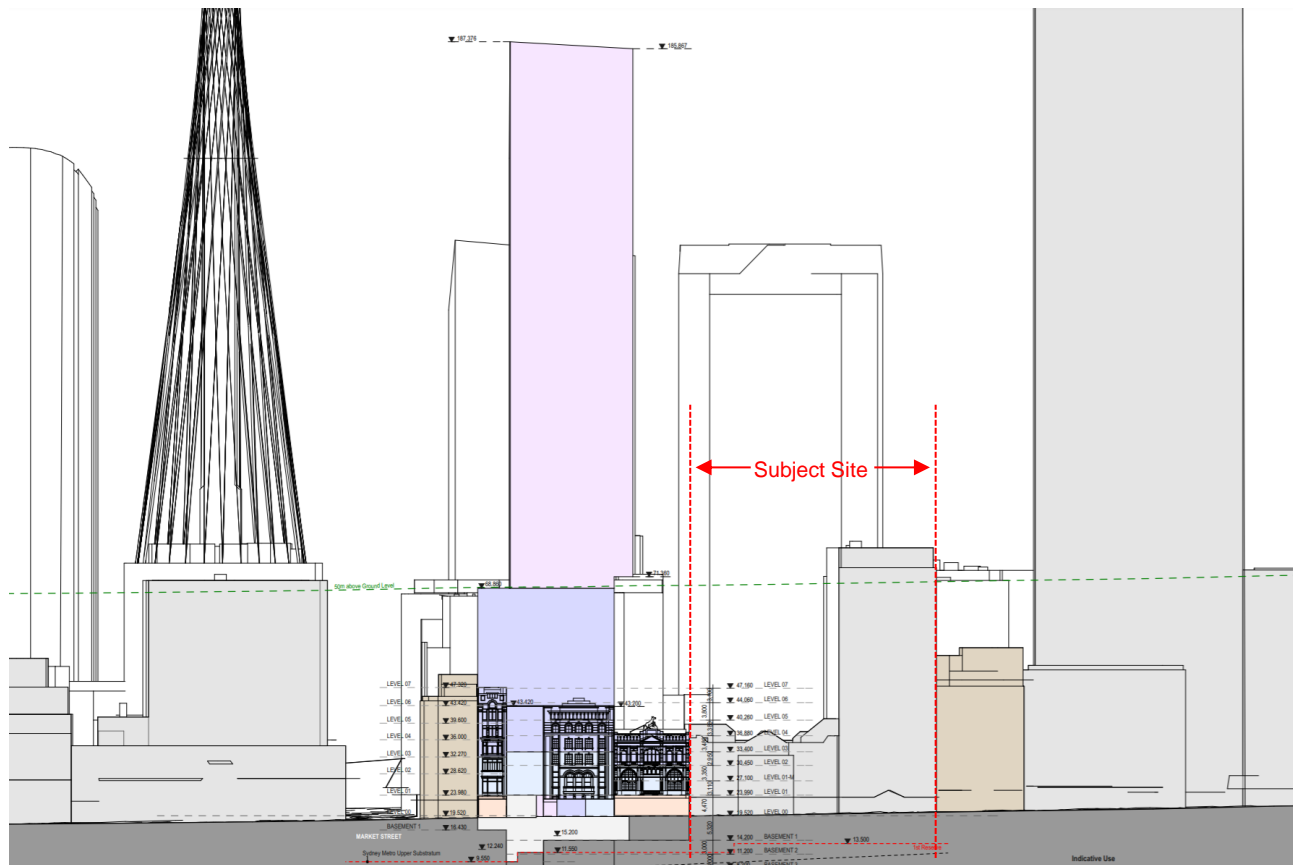


Figure 36 Extract of approved building envelope under D/2018/1246 – Pitt Street elevation (showing the subject site indicated in red)

Source: FJMT Architects, 15 June 2019

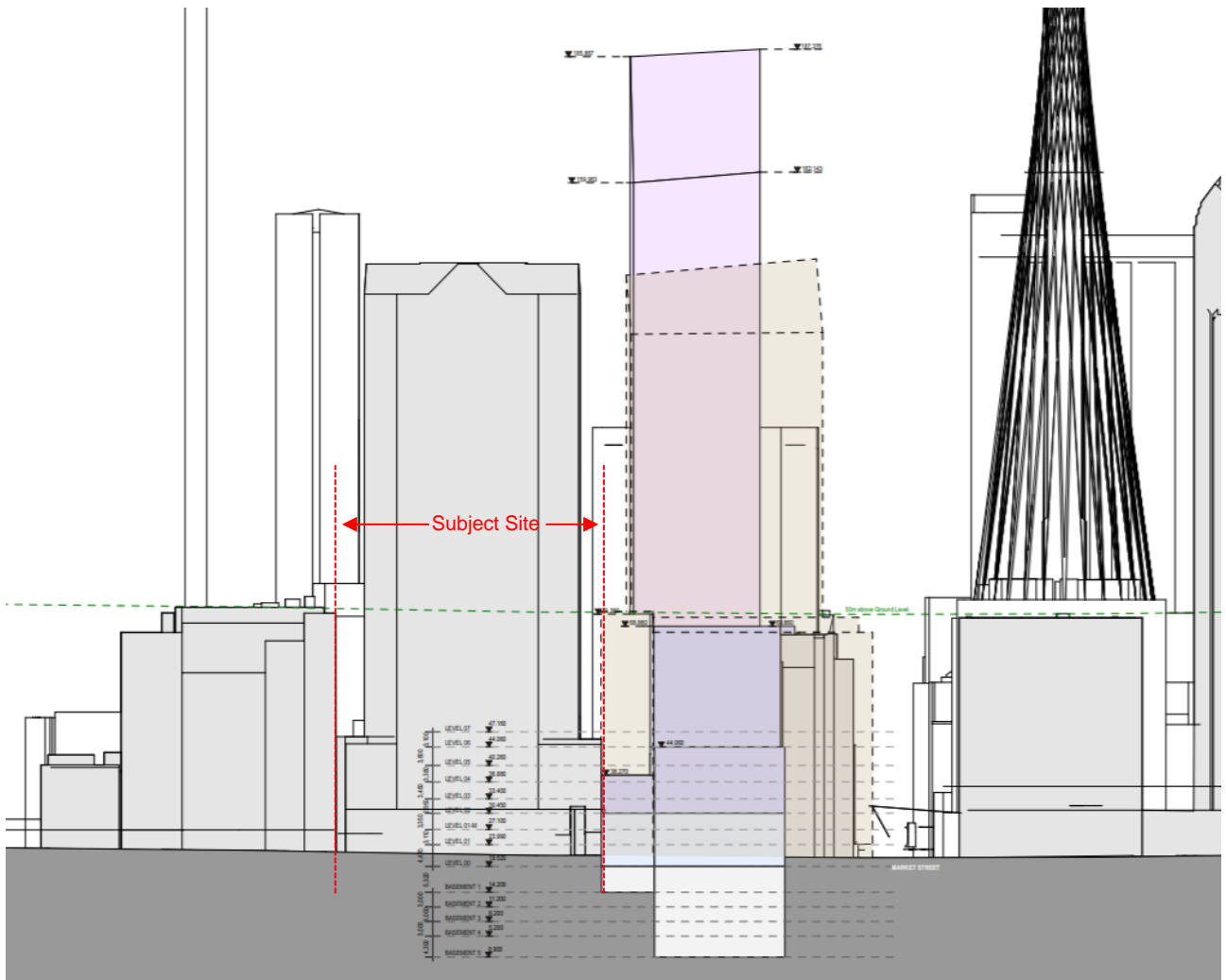


Figure 37 Extract of approved building envelope under D/2018/1246– Castlereagh Street elevation (showing the subject site indicated in red and the approved David Jones envelope in dotted lines with brown shading)

Source: FJMT Architects, 15 June 2019



Figure 38 Extract of winning design for City Tattersall's design competition

Source: BVN, 2020

6.5.2. Approved Development – David Jones

In April 2020 an Integrated Development Application for the retention and alteration of the existing retail/commercial building on the site and the construction of a 22 storey residential tower above (total height of 32 storeys), was approved by the Central Sydney Planning Committee for the adjoining David Jones site (Market Street store). The development accommodates retail and commercial uses within the existing building, 101 residential apartments within the tower and 108 car parking spaces within the basement. The following approved plans show the proposed tower above David Jones to the immediate north of the subject site.

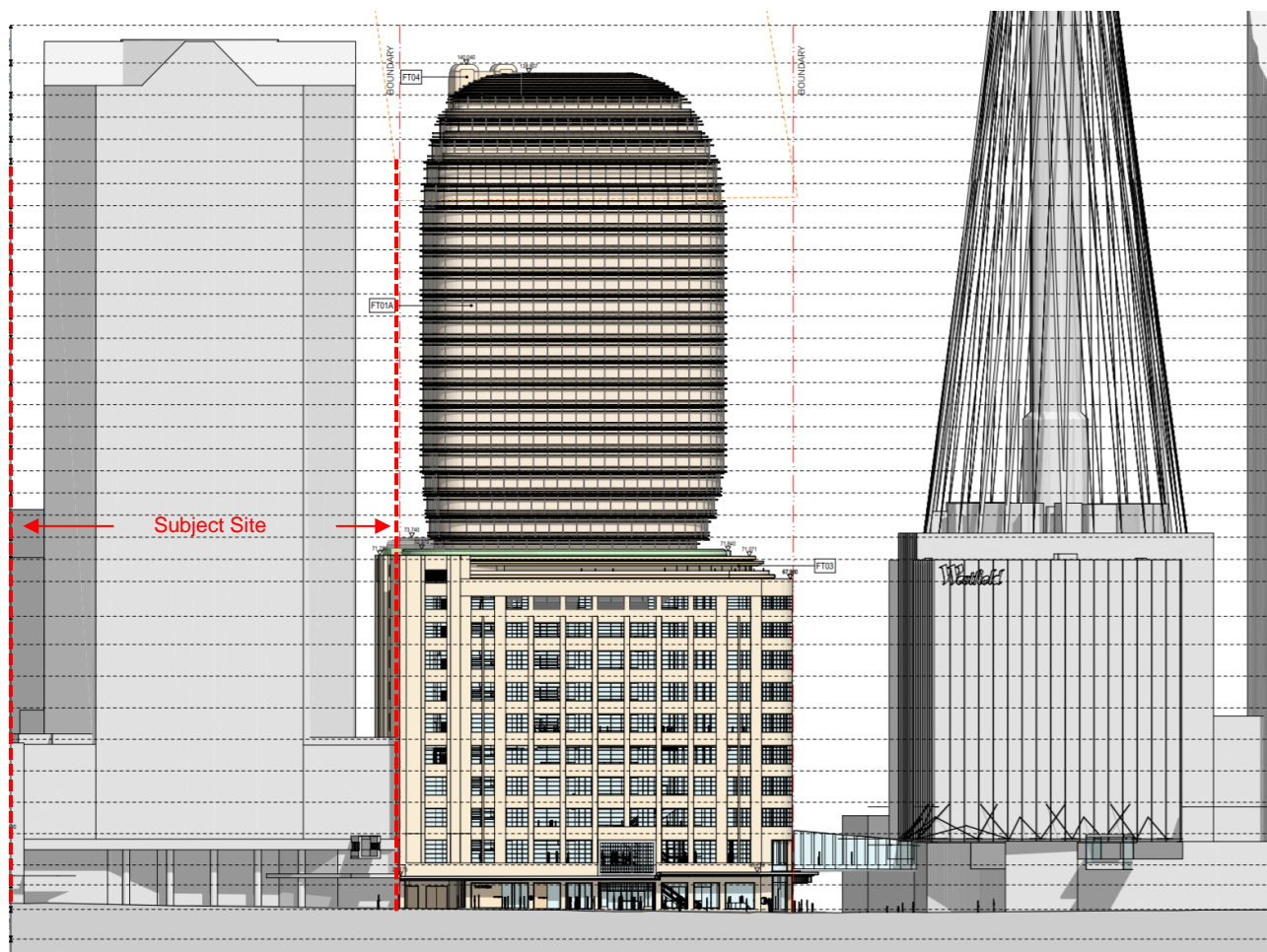


Figure 39 Extract of approved building under D/2019/263– Castlereagh Street elevation (showing the subject site indicated in red)

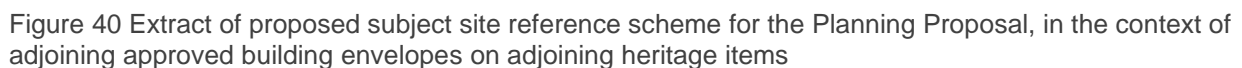
Source: FJMT Architects, 8 March 2019

6.5.3. Impact Assessment Discussion for Adjoining Heritage Items

The subject site is located to the immediate south of the City Tattersall's Club (CTC) site. The approved building envelope and subsequent twinning design scheme both demonstrate that the southern-most building on the CTC site will not be built on top of, providing a physical gap between the CTC tower and the subject site to the south.

The subject site Planning Proposal and associated reference scheme as outlined in this report is consistent with the overall built form scale and massing of the adjoining CTC site proposed development, which includes and is located on top of and behind a group of small scale heritage buildings. The subject site reference scheme has employed setbacks and a podium scale which directly responds to and respects the lower scale form of the historic CTC buildings, to maintain the lower scale podium streetscape character of the place.

The proposed subject site reference scheme in comparison with the approved CTC building envelope is demonstrated clearly in the following diagram by 3XN.



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6.6. RECOMMENDED HERITAGE PRINCIPLES FOR FUTURE BUILT FORM

This Planning Proposal only seeks consent to amend the underlying planning controls on the site to facilitate future development but does not seek consent for any detailed design of the reference scheme or any built works. The following heritage principles should be applied during the next stage of development to inform the design of future built structures on the site, to ensure that potential heritage impacts of the proposal are avoided or mitigated and that heritage items in the vicinity are appropriately managed and conserved.

- The articulation and fenestration of the podium form of the future building should respond to and complement the adjoining heritage items, in particular the City Tattersall's Club buildings and former Banking House on Pitt Street and the David Jones Market Street building at the corner of Market and Castlereagh Street.
- The future subject site podium form should provide a considered transition between the smaller scale City Tattersalls Club heritage to the north and the grand proportions of the former Banking House heritage item to the immediate south at 226-230 Pitt Street. A considered response should include reference to the varying floor to ceiling heights of the booked-ending heritage items, along with dominant vertical and horizontal detailing inherent in the traditional architecture of these buildings.
- Future development should adopt materiality and texture that adds a richness to the character of the Pitt Street and Castlereagh Street streetscapes. Materiality should not seek to replicate traditional detail, but provide a contemporary response to the immediate context while adding a new layer of design excellence to the CBD.

7. CONCLUSION AND RECOMMENDATIONS

Conclusions

This Planning Proposal only seeks consent to amend the underlying planning controls on the site to facilitate future development but does not seek consent for any detailed design of the reference scheme or any built works.

The subject property is located within the vicinity of a number of local and state heritage listed items. There are no physical works proposed at this stage, and no physical intervention to any heritage items in the vicinity.

The proposed development envelope is located on a city block that contains existing substantial high rise development as well as low scale historic buildings. Sydney's Central Business District is characterised by situations where high rise towers are located adjacent to smaller historic buildings. These relationships, when handled appropriately, contribute to the diversity of the townscape.

The heritage items in the vicinity will continue to be appreciated as historic structures of individual composition and street presence, surrounded by substantial high-rise development as is the current urban environment. As outlined in Section 6.5 of this report, a number of these vicinity heritage items have existing approval for substantial redevelopment and tower forms on their sites. These sites will also contribute to the future mixed character of the precinct. Vicinity heritage items will continue to be read in their existing urban context and will continue to be able to be interpreted. Existing significant views towards heritage items in the vicinity will not be adversely affected by this Planning Proposal or by the future development it will facilitate through additional Development Applications.

All vicinity heritage items will be retained in their existing urban settings, and no changes are sought under Schedule 5 of the Sydney LEP 2012, meaning that all vicinity heritage items will retain their existing statutory heritage protections.

The proposed reference scheme outlined in this report, which demonstrates a maximum allowable envelope under the proposed planning control changes, has been prepared to ensure that the vicinity heritage items and potential impact of future development on these items is a key consideration. The proposed envelope incorporates setbacks above the podium form at both the Pitt Street and Castlereagh Street frontages that respond to the adjoining heritage items. In particular the proposed podium form at Pitt Street provides for a transitional response between the City Tattersalls Club buildings to the north to the former Banking House building to the south.

Detailed design of the future building through additional Development Applications will provide an opportunity to architecturally respond to the character of the area and the heritage items in the vicinity through façade articulation, massing, materiality and fenestration.

The Hyde Park sun access plane will continue to define the maximum height of development on the site. Therefore, development will continue to be comparable in terms of height to the existing development on the site and to the approved development in the vicinity.

A future development in accordance with the proposed changes sought under this Planning Proposal will not have any material impact on the heritage items in the vicinity compared with a future development in accordance with the current planning controls.

The reference scheme assumes the demolition of the existing buildings on the site. As set out in Section 4.3 of this report the subject site does not meet the threshold of significance required for local heritage listing under any criterion. Therefore, none of the elements comprised within the site are required to be retained from a heritage perspective.

Recommendations

The following heritage principles should be applied during the next stage of development to inform the design of future built structures on the site, to ensure that potential heritage impacts of the proposal are avoided or mitigated and that heritage items in the vicinity are appropriately managed and conserved.

- The articulation and fenestration of the podium form of the future building should respond to and complement the adjoining heritage items, in particular the City Tattersall's Club buildings and former

Banking House on Pitt Street and the David Jones Market Street building at the corner of Market and Castlereagh Street.

- The future subject site podium form should provide a considered transition between the smaller scale City Tattersalls Club heritage to the north and the grand proportions of the former Banking House heritage item to the immediate south at 226-230 Pitt Street. A considered response should include reference to the varying floor to ceiling heights of the booked-ending heritage items, along with dominant vertical and horizontal detailing inherent in the traditional architecture of these buildings.
- Future development should adopt materiality and texture that adds a richness to the character of the Pitt Street and Castlereagh Street streetscapes. Materiality should not seek to replicate traditional detail, but provide a contemporary response to the immediate context while adding a new layer of design excellence to the CBD.

8. BIBLIOGRAPHY AND REFERENCES

8.1. BIBLIOGRAPHY

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

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