

Attachment A8

Heritage Impact Assessment



Sydney Metro:

Planning Proposal for Hunter Street Over Station
Development

Non-Aboriginal Heritage Impact Assessment

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Glossary

Term	Definition
AHIMS	Aboriginal Heritage Inventory Management System
AP	Aboriginal Place
ASD	Adjacent site development
CBD	Central business district
Concept and Stage 1 CSSI Approval	SSI-10038, approved 11 March 2021, including all major civil construction works between Westmead and The Bays, including station excavation and tunnelling, associated with the Sydney Metro West railway line
Concept SSD Application	A concept development application as defined in Section 4.22 the EP&A Act, as a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.
CMP	Conservation Management Plans
CSSI approval	Critical State Significant Infrastructure Approval
DCP	Development Control Plan
DPE	NSW Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	NSW Environment Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
FSR	Floor space ratio
LEP	Local Environmental Plan
LGA	Local Government Area
NPW Act	<i>National Parks and Wildlife Act 1974</i>
OSD	Over Station Development
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSDA	State Significant Development Application
Sydney Metro West	Construction and operation of a metro rail line and associated stations between Westmead and the Sydney CBD as described in Section 1.2
TfNSW	Transport for New South Wales

Executive summary

The Non-Aboriginal Heritage Assessment for the Sydney Metro West Hunter Street Over Station Development Planning Proposal Request has investigated, documented and assessed the impact of the proposal on the heritage items within and in the vicinity of the proposed Hunter Street East and Hunter Street West sites. It has assessed the potential impact of the proposed planning envelopes on the heritage items in terms of response to context and legislative controls which serve to retain, protect and enhance heritage places.

The Planning Proposal Request has demonstrated that it has successfully responded to the site context and mitigated adverse impacts as much as possible in the context of significant density of heritage items within the Sydney CBD.

The Planning Proposal Request will have an acceptable heritage impact on local and state listed heritage places within and in the vicinity of the Hunter Street East and Hunter Street West sites. The Planning Proposal Request will not cause a significant impact on World, National and Commonwealth Heritage items in the vicinity.

The following recommendations have been provided to guide future development. Some of these recommendations relate to future project stages including the SSI (EIS2 and EIS3) and future SSDA.

Hunter Street East

- Consider the design of Richard Johnson Square to ensure the design of the public domain results in a cohesive and considered outcome
- Seek the advice of a heritage consultant in the appropriate detailing for construction adjacent to the heritage items Former NSW Club Building and Former Bank of NSW
- Provide ongoing monitoring and protection of adjacent heritage items during construction
- Include provision for the interpretation of archaeological findings from the surface demolition and excavation proposed in SSI-19238057 in the future commercial development.

Hunter Street West

- For the future State Significant Development Application (SSDA) stages, prepare a Conservation Management Plan or Strategy to inform the proposed adaptation of Former Skinners Family Hotel including interiors
- Prepare a photographic archival record of Former Skinners Family Hotel prior to the demolition of surrounding buildings.
- An experienced heritage consultant should be appointed to provide advice during design development, documentation and construction of the adaptive reuse of Former Skinners Family Hotel and construction immediately adjacent to it.
- Ensure compliant amenities and vertical circulation are provided in the new development to support the adaptive reuse of Former Skinners Family Hotel including interiors.
- Ensure services are provided within the new development to reduce the need for intervention in the fabric of Former Skinners Family Hotel including interiors.
- Consider provision for the interpretation of archaeological findings from the surface demolition and excavation proposed in SSI-19238057 as Public Art in the future commercial development where not incorporated into the station.
- Include the provision for interpretation of the development of Former Skinners Family Hotel including interiors in the adaptive reuse of the building.

1 Introduction

1.1 Purpose

The Sydney Metro West Hunter Street Station Over Station Development (OSD) Planning Proposal Request seeks to amend the maximum building height and maximum floor space ratio permitted for both the east and west sites under the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012). The future OSD would comprise two commercial office buildings positioned above the two main entrances to the Hunter Street Station (Eastern site and Western site).

This Heritage Impact Assessment assesses the Planning Proposal for its potential impacts upon the identified heritage items within and in the vicinity of the project, and provides recommendations to guide future development. It also assesses impacts in the wider vicinity due to additional overshadowing which may occur as a result of future development on the sites.

1.2 Planning proposal

1.2.1 Objectives and intended outcomes

The Planning Proposal Request has been prepared to address the following objectives for future development on the Eastern and Western sites:

- Be a catalyst for positive change by regenerating and invigorating the city with new development that engages with the precinct, raises the urban quality and enhances the overall experience of the city.
- Facilitate future development that promotes design excellence and is consistent with the objectives of the Central Sydney Planning Framework.
- Deliver high quality employment generating floorspace that aligns with the objectives for development within the tower cluster areas identified within the Central Sydney Planning Framework.
- Contribute towards the establishment of an integrated transport hub within the Sydney CBD which strengthens Sydney's rail network improving connectivity.
- Delivers employment density alongside the delivery of significant new public transport infrastructure servicing the site and surrounding precinct.

The intended outcomes of the requested amendments include:

- To amend the maximum building height and maximum floor space ratio (FSR) permitted for both the east and west sites under the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) and allow an alternative approach to design excellence to deliver integrated station development that optimises the development potential of both sites
- To facilitate new development that demonstrates an appropriate distribution of built form and floor space as part of the delivery of the integrated station development.

1.2.2 Proposed amendment

The planning proposal seeks to amend the *Sydney Local Environmental Plan 2012* to enable development on the site(s) as follows:

- Establish a maximum Height of Buildings control and maximum FSR control on the identified land, being the Hunter Street Station East and West sites.

- Enable the development of a commercial office building on the Hunter Street Station East and West sites
- Integration with the Hunter Street Station, the subject of a separate application process
- Adaptive reuse of the existing Former Skinners Family Hotel within the overall development on the West site
- Include site-specific controls which ensure the provision of employment and other non-residential land uses only on both the Hunter Street Station East and West sites.
- Include site-specific control allowing the provision of up to a maximum of 70 car parking spaces maximum total across both the Hunter Street Station East and West sites.
- Include a site-specific design guideline within the site-specific controls to guide future development sought under a State Significant Development Application process.
- Establish an alternative design excellence process for the Hunter Street Station East and West sites that responds to the integration of the development with the Sydney Metro West project and specifically the Hunter Street Station.

A summary of the key development outcomes resulting from the Planning Proposal is set out in Table 1-1 below.

Table 1-1 - Proposed concept built form outcomes

Built Form Component	Proposed Development Outcome
East Site	Based on a Site Area of 3,666 sqm
Height	Building height of 257.7m (RL 269.10)
FSR	22.82:1
GFA	Up to 84,287 sqm of GFA
Land Use(s)	Non-residential land uses only
West Site	Based on a Site Area of 3,735 sqm
Height	Building height of 213.0m (RL 220.00), including a setback interface from the heritage-listed Skinner Family Hotel
FSR	18.71:1
GFA	Up to 69,912 sqm of GFA
Land Use(s)	Non-residential land uses only
CI 7.6 – Carparking for Office and Business premises	Up to 70 car parking spaces, maximum total across both the Eastern and Western sites

1.3 Background and planning context

1.3.1 State significant infrastructure

Sydney Metro West was declared as State Significant Infrastructure (SSI) and Critical State Significant Infrastructure (CSSI) under sections 5.12(4) and 5.13 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) respectively on 23 September 2020.

Sydney Metro West is being assessed as a staged infrastructure application under Section 5.20 of the EP&A Act. The approved Concept and major civil construction work for Sydney Metro West between Westmead and The Bays (Stage 1 of the planning approval process- application number SSI-10038) were approved on 11 March 2021.

Stage 2 of the planning approval process (application number SSI-19238057) includes all major civil construction work, including station excavation and tunnelling, between The Bays and Sydney CBD (an Environmental Impact Statement for this application was exhibited between 3 November and 15 December 2021).

Stage 3 of the planning approval process (application number SSI-22765520, being the application for the tunnel fit-out, construction of stations, ancillary facilities and station precincts, and operation and maintenance of the Sydney Metro West line. This application seeks approval for the construction of the Hunter Street Station, including above and below ground structures, public domain works, and spatial provisioning and works to facilitate the construction and operation of an OSD above the two station entries which are described further in this report.

1.3.2 Over station development

The OSD components of the Sydney Metro West Hunter Street Station are not declared as SSI or CSSI under *State Environmental Planning Policy (Planning Systems) 2021*. As such, separate development consent is required to be granted for the construction and operation of development above the Hunter Street Station.

The primary land use of the OSD is anticipated to be 'commercial premises' which have a capital investment value of more than \$30 million, and which are located within a rail corridor and/or are associated with railway infrastructure. As such the future OSD will be classified as State Significant Development (SSD). The Sydney LEP 2012 is a relevant environmental planning instrument for the future development, though the Sydney Development Control Plan 2012 (Sydney DCP 2012) will not apply to the OSD sites.

To inform the planning controls relevant for the Hunter Street OSD sites, amendments are proposed to the Sydney LEP 2012 to provide additional Maximum Height of Building and FSR controls. Further, as the Sydney DCP 2012 does not apply to the land, the Proponent will prepare a design and amenity guideline to support the planning proposal to inform the future built form on the site including details such as street frontage heights, setbacks, massing and tapering, development adjacent to heritage items, building exteriors, and managing wind impact.

The inter-relationship of the scope of Sydney Metro EIS 3 (part of Critical State Significant Infrastructure CSSI) and this planning proposal is illustrated in Figure 1-2.

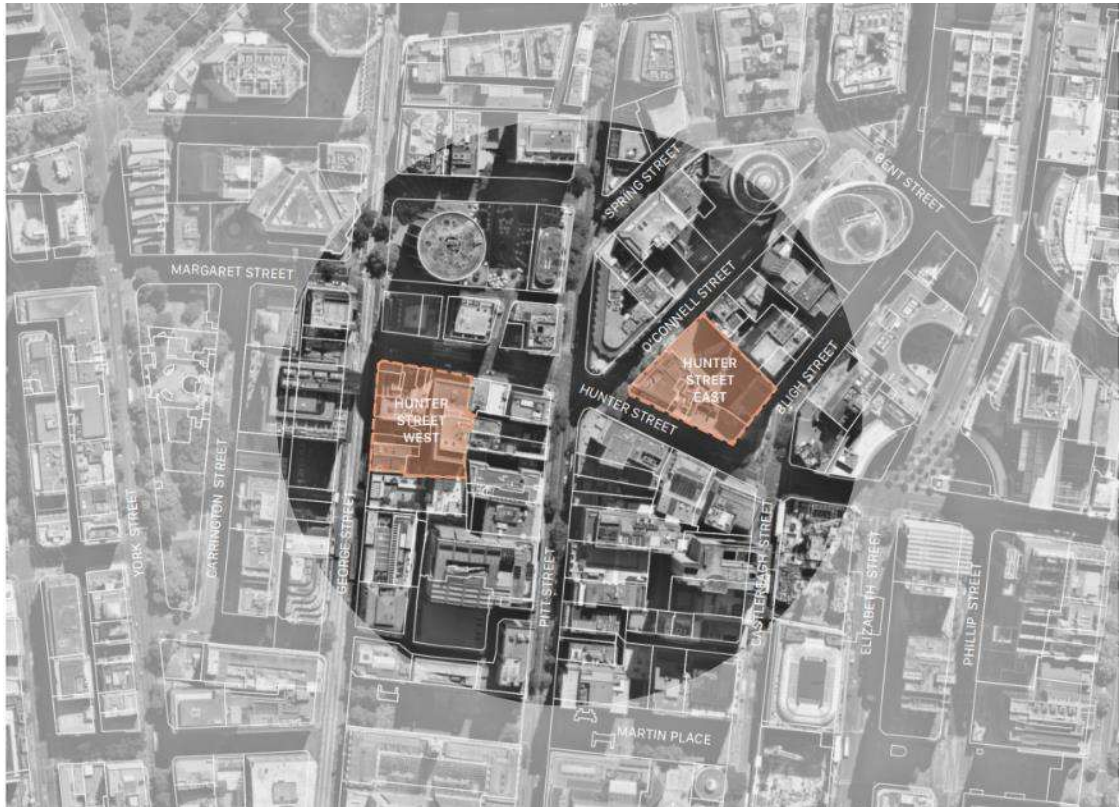


Figure 1-1 - Location of the proposed Hunter Street Station OSD sites. Source FJMT Studio, 2021.

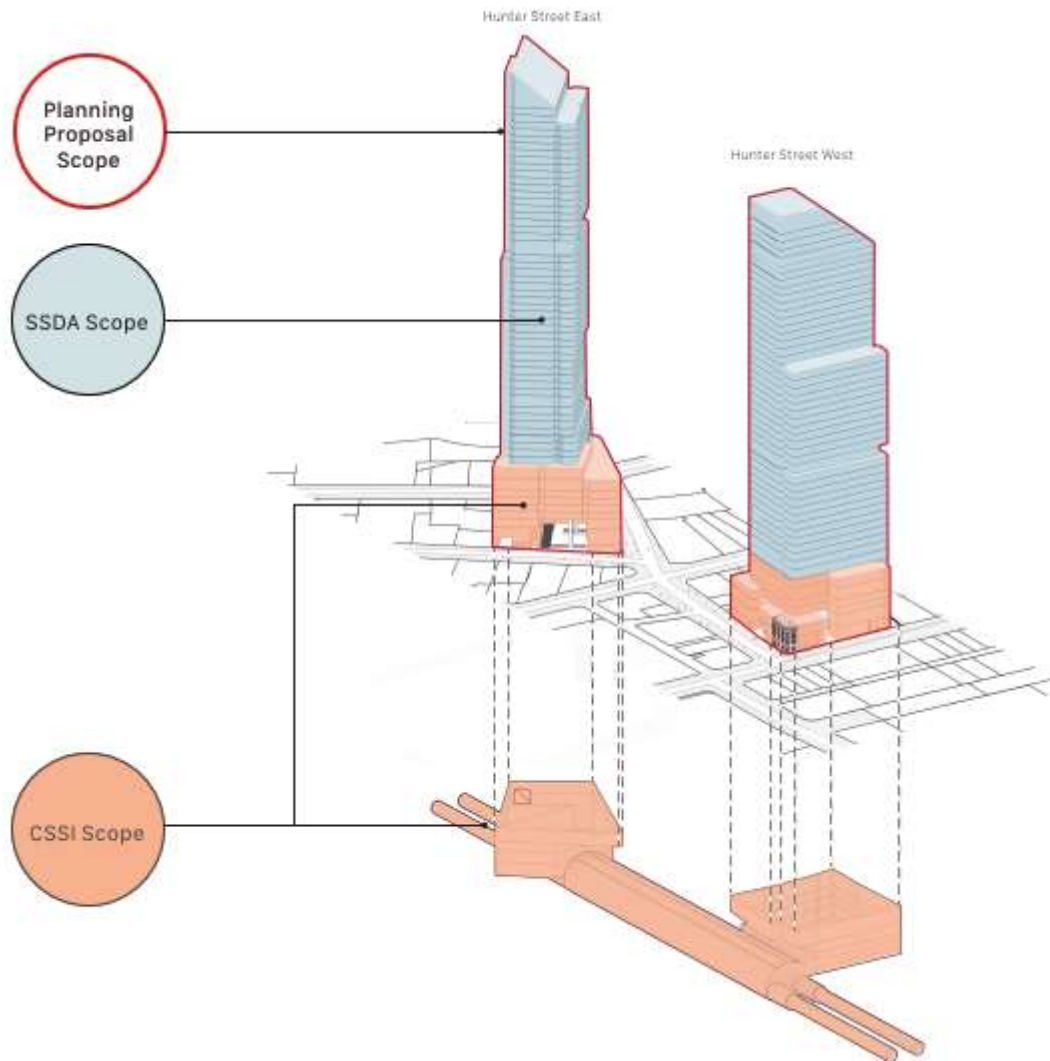


Figure 1-2 - Hunter Street Station Planning Proposal scope. Source FJMT Studio, 2021

1.4 Site description

The Hunter Street OSD is located in the northern part of the Sydney CBD, within the commercial core precinct of Central Sydney, within the Sydney Local Government Area.

Hunter Street East, located on the corner of O’Connell Street, Hunter Street and Bligh Street is adjacent to the existing CBD and South East Light Rail that extends from Circular Quay to Moore Park, Kensington and Kingsford. It is adjacent to the new Martin Place Station which forms part of the Sydney Metro City and Southwest, Australia’s biggest public transport project connecting Chatswood to Sydenham and extending to Bankstown. It is currently partially occupied for the Sydney Metro City & Southwest construction site. The remainder of the site is currently occupied by commercial office buildings and a range of ground floor business premises including retail, restaurants and cafes.

Hunter Street West, located on the corner of George and Hunter Street, includes De Mestre Place. It is occupied by commercial office buildings, restaurants, shops, as well as a range of business premises and employment and medical/health services premises. De Mestre Place provides access to the Hunter Connection from George Street, providing access to the loading dock for delivery trucks and service vehicles. It includes

the State heritage-listed Former Skinners Family Hotel including interiors which will be retained in the future development.

The Sydney CBD is a highly developed commercial core with a wide range of commercial, retail, health, government and community-based uses, as well as high density residential developments.

A number of key commercial buildings are located in or around the Sydney CBD, including educational facilities, historic buildings and structures, law courts, public gathering spaces and places of worship. Significant areas of open space, such as the Botanical Gardens, the Domain and Hyde Park are also located within or near the Sydney CBD area, as well as the World Heritage Sydney Opera House and iconic Sydney Harbour Bridge.

The Hunter Street (Sydney CBD) integrated station development relates to the following properties:

- 28 O’Connell Street, 48 Hunter Street, and 37 Bligh Street, Sydney (Hunter Street East); and
- 296 George Street, 300 George Street, 312 George Street, 314-318 George Street, 5010 De Mestre Place (Over Pass), 5 Hunter Street, 7-13 Hunter Street, 9 Hunter Street and De Mestre Place, Sydney (Hunter Street West).

The tables below set out the address, legal description and area of the parcels of land that comprise the Hunter Street Station (Sydney CBD) land that is the subject of this Planning Proposal.

Table 1-2 - Legal description of Hunter Street East site

Address	Lot and DP
28 O’Connell Street, Sydney	Lot 1, DP217112
28 O’Connell Street, Sydney	Lot 1, DP536538
28 O’Connell Street, Sydney	Lot 1, DP1107981
48 Hunter Street, Sydney	Lot 1, DP59871
48 Hunter Street, Sydney	Lot 2, DP217112
33 Bligh Street, Sydney	Lot 1, DP626651
37 Bligh Street, Sydney	CP and Lots 1-14, 21-31, 33-36, and 40, SP58859
37 Bligh Street, Sydney	CP and Lots 41-49, SP61852
37 Bligh Street, Sydney	CP and Lots 50-57, SP61922
37 Bligh Street, Sydney	CP and Lots 58-65, SP61923
37 Bligh Street, Sydney	CP and Lots 66 and 67, SP63146
37 Bligh Street, Sydney	CP and Lots 67-70, SP63147
37 Bligh Street, Sydney	CP and Lot 72, SP74004

Address	Lot and DP
37 Bligh Street, Sydney	CP and Lots 75-82, SP87437
37 Bligh Street, Sydney	CP and Lots 73-74, SP87628

Table 1-3 - Legal description of Hunter Street West site

Address	Lot and DP
296 George Street, Sydney	Lot 1, DP438188
300 George Street, Sydney	CP and Lots 1-43, SP596
312 George Street, Sydney	Lot 1, DP211120
314-318 George Street, Sydney	Lot 13, DP622968
5010 De Mestre Place, Sydney (Over Pass)	Lot 1, DP1003818
9 Hunter Street, Sydney	Lot 2, DP850895
5 Hunter Street, Sydney (Leda House & Hunter Arcade)	CP and Lots 1-63, SP71068
5 Hunter Street, Sydney (Leda House & Hunter Arcade)	CP and Lots 1-14, SP65054
7-13 Hunter Street, Sydney (Hunter Connection)	CP and Lots 1-53, SP50276
7-13 Hunter Street, Sydney (Hunter Connection)	Lots 57 and 58, SP61007
7-13 Hunter Street, Sydney (Hunter Connection)	Lots 54, 55 and 56, SP60441
7-13 Hunter Street, Sydney (Hunter Connection)	Lots 59, 60 and 61, SP62889
7-13 Hunter Street, Sydney (Hunter Connection)	Lots 62, 63, 64 and 65, SP69300
7-13 Hunter Street, Sydney (Hunter Connection)	Lots 66 and 67, SP77409

Address	Lot and DP
7-13 Hunter Street, Sydney (Hunter Connection)	Lot 2, SP50276
De Mestre Place, Sydney	N/A

2 Scope of assessment

2.1 Methodology

The methodology is to assess the potential heritage impacts of the proposed planning envelopes, in response to the variation to the *Sydney Local Environment Plan 2012* (SLEP 2012) for alternate FSR and building heights, design excellence approach and planning envelopes for proposed commercial integrated station development (Hunter Street), in accordance with the Heritage NSW guidelines for preparing Statements of Heritage Impact ('*Statements of Heritage Impact*' published in the New South Wales Heritage Manual by the Heritage Office (now Heritage NSW) and Department of Urban Affairs & Planning 1996, revised 2002) and the approach set out in the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Documents assessed for this Heritage Impact Assessment are as follows:

- Planning Proposal Envelope Drawing Set, FJMT, (Draft) December 2021
- Planning Proposal Reference Design Set, FJMT, (Draft) December 2021
- Architectural Design Report, FJMT, (Draft) December 2021
- Metro CBD East and West Towers - Visual Impact Assessment, Urbis, (Draft) December 2021.

2.2 Limitations

This report has been conducted based on desktop research and non-invasive site investigation. It includes referencing of heritage reports for the purposes of heritage identification, history of the site, general information and assessment as follows:

- Sydney Metro West - Major civil construction between The Bays and Sydney CBD, Technical Paper 3, Non-Aboriginal Technical Report, October 2021.
- Tank Stream Conservation Management Plan, Sydney Water, 2004.
- Pre-Construction Dilapidation Report, completed for RPS by SAS TTI JV, September 2021.
- Tank Stream – cross sections (Drawing PR145906-36-001-A Tank Stream Sections.DWG), RPS, 2/12/2021. Tank Stream Sections, Cultural Resources Management, 12/2021.
- Former Skinners Family Hotel – Heritage Impact Statement, GML, 2017.

Accessed online resources include:

- State Library of NSW, Mitchell Library
- Various newspaper archives accessed via Trove
- Sixmaps
- Google Maps

While this report is focused on the OSD, some impacts to heritage items by items of scope delivered under the CSSI approval are interchangeable and not divisible.

3 Statutory context

Heritage items and places in NSW are protected by a range of legislation relating to World, National, Commonwealth, State and Local places and sites of heritage significance. The following sections briefly outline the scope and application of the legislation applicable to places of World, National, Commonwealth, State and Local significance.

3.1 World, National and Commonwealth heritage

3.1.1 Listing thresholds

World Heritage List

World Heritage Sites are identified by UNESCO under the *World Heritage Convention*, adopted in November 1972. Australia is a signatory to the Convention. Article 4 of the *World Heritage Convention* states:

“Each State Party to this Convention recognizes that the duty of ensuring the identification, protection, conservation, presentation and transmission to future generations of the cultural and natural heritage referred to in Articles 1 and 2 and situated on its territory, belongs primarily to that State. It will do all it can to this end, to the utmost of its own resources and, where appropriate, with any international assistance and co-operation, in particular, financial, artistic, scientific and technical, which it may be able to obtain.”

Places on this list demonstrate universal values above and beyond the values they hold for a particular nation.

National Heritage List

The National Heritage List comprises places of outstanding heritage significance to Australia. It includes natural, historic, and Indigenous places that are of outstanding national heritage value to the Australian nation.

Commonwealth Heritage List

The Commonwealth Heritage List is a list of natural, indigenous and or historic places owned or controlled by the Australian Government, its departments, agencies or corporations.

3.1.2 EPBC Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework for the for the protection and management of places of World, National and Commonwealth heritage value. The objectives of the EPBC Act are to:

- provide for the protection of the environment, especially matters of national environmental significance
- conserve Australian biodiversity
- provide a streamlined national environmental assessment and approvals process
- enhance the protection and management of important natural and cultural places
- control the international movement of plants and animals (wildlife), wildlife specimens and products made or derived from wildlife

- promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources
- recognise the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity
- promote the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.

3.1.3 Action or actions

Under the EPBC Act a development proposal is defined as an “action”. The EPBC Act affects any group or individual (including companies) whose actions may have a significant impact on a matter of World or National Environmental Significance including actions which may impact places on the Commonwealth Heritage List. If a project has the potential to cause significant impact, the proposal is required to be assessed for environmental impacts under the EPBC Act. The proponent must refer the project to the Department of Agriculture, Water and Environment.

Determination of a “significant impact” is set out below.

3.1.4 Significant impact criteria

An action is likely to have a significant impact on the World, National or Commonwealth Heritage values if there is a real chance or possibility that it will cause:

- one or more of the World, National or Commonwealth Heritage values to be lost
- one or more of the World, National or Commonwealth Heritage values to be degraded or damaged, or
- one or more of the World, National or Commonwealth Heritage values to be notably altered, modified, obscured or diminished.

3.1.5 Significant impacts on a World, National or Commonwealth heritage place

If a World, National or Commonwealth Heritage property has cultural heritage values, the proposed action is likely to have significant impacts if there is a real chance or possibility that the action will:

- permanently remove, destroy, damage or substantially alter the fabric of the place
- extend, renovate, refurbish or substantially alter a place in a manner which is inconsistent with relevant values
- permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a place
- involve activities in a place which will have substantial and/or long-term impacts on its values
- involve construction of buildings or other structures within, adjacent to, or within important sight lines of, a place which are inconsistent with relevant values, and
- make notable changes to the layout, spaces, form or species composition in a garden, landscape or setting of a place which are inconsistent with relevant values. or,
- restrict or inhibit the existing use of a place as a cultural or ceremonial site causing its values to notably diminish over time;
- permanently diminish the cultural value of a place for a community or group to which its values relate

- alter the setting of a World or National Heritage property in a manner which is inconsistent with relevant values
- remove, damage, or substantially disturb cultural artefacts, or ceremonial objects, in a World or National Heritage property, and
- permanently damage or obscure rock art or other cultural or ceremonial features with World or National Heritage values.

3.1.6 Self-assessment process

It is the responsibility of the entity undertaking an action to consider the extent of impacts on the environment (including heritage values) through a self-assessment process, as outlined in the Significant Impact Guidelines 1.2 (Department of Sustainability, Environment, Water, Population and Communities 2013). If the impacts are likely to be significant, or if the impacts cannot be fully defined, the action should be referred to the Department of the Agriculture, Water and Environment. Only a referral decision from the Department constitutes legal approval under the EPBC Act. If an action is referred, the Minister for the Environment will decide whether it is likely to have significant impact on the environment and whether approval is therefore required under the EPBC Act. If the Minister decides that the action is likely to have a significant impact, it will be deemed a “controlled action” and be subject to the EPBC Act assessment and approval.

3.1.7 Bilateral agreement

A bilateral agreement between the Commonwealth and The State of NSW allows for NSW to assess certain actions under the *Environmental Assessment and Planning Act 1979* (EP&A Act 1979) to remove duplication of the assessment and approval process. The classes of action to which the clause applies are listed in Schedule 1 of the agreement and decisions by the State of NSW or a State agency. To this effect, a self-assessment carried out in a Heritage Impact Assessment for actions listed in Schedule 1 of the Bilateral Agreement can be accepted if the action will not, or is unlikely to have, a significant impact.

In NSW, all World Heritage sites are included in the NSW State Heritage Register and responsibility for their conservation in accordance with the *Heritage Act 1977* lies with the NSW Heritage Council and the Minister for Heritage.

3.2 State heritage

The *Heritage Act 1977* was established to conserve the environmental heritage of NSW. Section 4 of the Act describes State heritage significance as:

“In relation to a place, building work, relic, movable object or precinct, means significance to the State in relation to the historic, scientific, cultural, social, archaeological, natural, or aesthetic value of the item.”

3.2.1 Registered heritage places

The Act, inter alia, established the NSW State Heritage Register and the Heritage Council of NSW. Under Section 57(1) of the Heritage Act, approval from the Heritage Council, or its delegates, is required for any works to an item listed on the State Heritage Register. The Heritage Act specifically prohibits the full demolition of an item listed on the State Heritage Register.

The Heritage Council has published a set of Standard Exemptions from the need to seek approval for certain works. The Standard Exemptions allow the majority of routine maintenance and repair works to be undertaken without consent, although notification to the Heritage Council is generally required.

3.2.2 Archaeology

Historical archaeological materials are protected under the ‘relics’ provisions of the Heritage Act 1977. A relic is defined as:

“...any deposit, artefact, object, or material evidence that:

- relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- is of State or local heritage significance.”

Section 139 of the Act states that:

(1) A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an excavation permit.

The relics provision of the Heritage Act does not apply to SSI designated projects.

3.2.3 State agency registers

Section 170 of the Heritage Act requires that Government agencies establish and maintain a register of their heritage assets. A government instrumentality must give the Heritage Council not less than 14 days written notice before the government instrumentality:

- (a) removes any item from its register under section 170, or
- (b) transfers ownership of any item entered in its register, or
- (c) ceases to occupy or demolishes any place, building or work entered in its register.

Items on the register must be maintained with due diligence in accordance with *State-Owned Heritage Management Principles*.

3.3 Local heritage

Local Council planning regulations are contained in Local Environmental Plans (LEPs). Most LEPs in NSW are based upon the NSW Government’s standard model and include the same provisions for the protection of local heritage. The primary clause in this respect is Clause 5.10 (2), which states:

Heritage conservation

(2) Requirement for consent

Development consent is required for any of the following:

(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) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(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,

(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,*

(d) *disturbing or excavating an Aboriginal place of heritage significance,*

(e) *erecting a building on land—*

(i) *on which a heritage item is located or that is within a heritage conservation area, or*

(ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*

(f) *subdividing land—*

(i) *on which a heritage item is located or that is within a heritage conservation area, or*

(ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

These provisions generally require that Development Consent is required for works affecting a Heritage Item identified in the Schedules attached to the LEP (or Aboriginal Places of Significance). Subsequent provisions provide for exceptions for minor works, empower the Council to request specific studies or plans to be prepared, provide for liaison with the Heritage Council in relation to archaeological sites and allow relaxation of other planning provisions as conservation incentives.

Local council Development Control Plans provide detailed objectives and controls which, whilst not relevant to this application for reasons as described Section 1 of this report, illustrate the standard of design response expected by the community.

3.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

For infrastructure works by State Government Agencies or their delegates, works will generally fall under the provisions of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, which provides for a broad range of maintenance, repair and upgrade works which can be undertaken to infrastructure sites without requiring consent under Part 4 of the EP&A Act.

For sites listed on a Local Environmental Plan as a local heritage item, there is a requirement to notify and consult with the local Council for any works which are not minor or inconsequential. Normal due diligence and Part 5 self-assessment processes continue to apply. In addition, any approvals required under the Heritage Act must also be obtained.

4 Non-statutory heritage context

The Heritage Impact Assessment process is cognisant of community interest in listed heritage places and ‘unrecognised’ heritage places which are not provided statutory protection which may be important to the community. Where development sites contain ‘unrecognised’ places, a heritage impact assessment may include a heritage assessment to determine the significance of a place in order to assess potential impacts of development.

Similarly, conservation management documents are sometimes available for heritage places. Where these are relevant, the detailed heritage assessments and conservation policies contained within these documents can assist with the assessment of potential impacts of development.

4.1 Conservation management plans & strategies

Conservation Management Plans (CMPs) provide guidance into opportunities and constraints of heritage items. Not all heritage items have a CMP and, in general, a CMP should be updated every 10 years or less. CMPs are not statutory documents, although they can be required under legislation.

4.2 National Trust register (NSW)

The National Trust of Australia (NSW) maintains a Register of landscapes, townscapes, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation.

4.3 Register of the National Estate

The Register of the National Estate is a list of natural, Indigenous and historic heritage places throughout Australia. From 19 February 2007, the Register has been frozen, meaning that no places can be added or removed. It no longer has status as a statutory list.

The Register of the National Estate was originally established under the *Australian Heritage Commission Act 1975*. Under that Act, the Australian Heritage Commission entered more than 13,000 places in the register. In 2004, responsibility for maintaining the Register shifted to the Australian Heritage Council, under the *Australian Heritage Council Act 2003*.

On 1 January 2004, a new national heritage system was established under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act). This introduced the National Heritage List, which was designed to recognise and protect places of outstanding heritage to the nation, and the Commonwealth Heritage List, which includes Commonwealth owned or leased places of significant heritage value.

4.4 Register of Significant Buildings in NSW

The Australian Institute of Architects has been an active advocate for heritage conservation since the 1930s. The NSW Chapter maintains a Register of Significant Buildings which focuses on the preservation of buildings of merit, especially in those that have received awards from the AIA(NSW) or the AIA (formerly RAIA).

The Register aims to improve the recognition of the State’s award-winning architectural heritage, encouraging sustainable adaptive reuse and increased consideration of the original design intent.

5 Built heritage context

5.1 Introduction

The Hunter Street Metro Station is located beneath the Sydney CBD, with two station surface entrances defined as Hunter Street East and Hunter Street West.

The subject development sites contain heritage places and are located in the vicinity of heritage places which are provided statutory protection. This report classifies heritage items in the vicinity to include those opposite or adjacent to the site and those within the sun plane of the planning envelope. Overshadowing is assessed in section 7.6.

5.2 Hunter Street East

Hunter Street East is located on the north side of Hunter Street between Bligh and O'Connell Streets. The land falls steeply from east to west and the area is characterised by a change in the regular street grid, producing truncated corner lots. The site contains four lots, three of which front Hunter Street and a larger lot which runs between O'Connell and Bligh. The area contains buildings of various stages of development of the CBD including a number of heritage items both opposite and adjacent to the site. Clearance of the site and excavation for the below ground station is subject to a separate SSI application currently on exhibition.

5.2.1 Built heritage context – Hunter Street East

Hunter Street East is in close proximity to several heritage items of both State and local significance, including the Former 'Bank of NSW', at 16 O'Connell Street, Former 'NSW Club Building' at 31 Bligh Street and Richard Johnson Square directly adjoining the site respectively to the north (buildings) and the east (square). Other heritage listed items in the vicinity of the site include Former Wales House at 64-66 Pitt Street and Former 'Perpetual Trustee' Commercial Building at 33-39 Hunter Street. Heritage items are further identified in Table 5-1 below.

The historic buildings in the vicinity of the site range from eight storeys (Former 'Perpetual Trustee' Commercial Building at 33-39 Hunter Street), the Former 'City Mutual Life Assurance' Building of eleven storeys, to twelve storeys (Former 'Qantas House', 1 Chifley Square), with varying heights in between. Richard Johnson Square and Chifley Square provide open spaces to Hunter Street, Bligh Street and Chifley Square; Richard Johnson Square provides an open, visibly permeable space on a prominent intersection and provides vistas along Hunter, Castlereagh and Bligh Streets. This is a precinct which combines traditional masonry buildings using face brickwork and sandstone, and modern structures using a variety of façade treatments including lighter stones such as grey granite, trachyte and lighter marble, precast concrete and glazed facades.

In this immediate context, the precinct is defined by nineteenth and twentieth century masonry buildings which share deep-set fenestration and large openings to street level. The building heights vary, and parapet details offer variety to the collective presentation, however, a consistency in the presentation of the facades is achieved in the use of face brickwork and sandstone which evidence a variety of red-brown tones in the precinct.



Figure 5-1 – View looking east along Hunter Street from George Street.



Figure 5-2 – View looking east along Hunter Street from Grand Hotel.



Figure 5-3 – View looking south along O'Connell Street toward the site.



Figure 5-4 – View looking south on Bligh towards the site.

The historic masonry buildings exhibit a high degree of modelling, with deeply recessed glazing. The buildings are further articulated with both horizontal and vertical elements, for example string lines, and detailing that utilises a variety of scales, including double height ground floor openings (64-66 Pitt Street, 12-14 O'Connell Street, 16 O'Connell Street, 33-39 Hunter Street) in addition to a variety of smaller details, including cupola, aedicular windows and decorative spandrels.

In the broader context, the Hunter Street East is also located adjacent to the Chifley Square Special Character Area as identified within *Sydney Development Control Plan 2012* (SDCP 2012). This precinct is characterised by large-scale high rise tower buildings interspersed with lower scale development. Despite the fact that the majority of the towers at the edges of the Square are seen as individual elements within the cityscape, the street alignment at lower levels is generally consistent. The Special Character Area itself has a semi-circular geometry defined by both Chifley Square itself and Qantas House, both heritage-listed items that surround a large, prominent and open intersection.

Within the Special Character Area, there are examples of contemporary development erected post 1960, including heritage listed examples. This includes the State listed Qantas House, which provides a high standard architectural response to its urban setting through its form, composition and construction. This building may be seen as an autonomous architectural response that avoids specific contextual references. The modern steel framing and glazed façade provide a contrast to the masonry fabric of the

buildings located in it's the vicinity and the graceful double-curved façade defined a new approach in the precinct. With its relationship to Chifley Square, the site provides an important, planned, urban space; it provides an appropriate visual termination to important vistas and it visually links to adjoining important buildings and streets.

5.2.2 Identified heritage items – Hunter Street East



Figure 5-5 – Heritage Items assessed for impact by development of the Hunter Street East. Heritage items are shaded brown, and Hunter Street East is outlined in red. (Sydney LEP 2012 Heritage Map HER_014)

Table 5-1 – Assessed heritage places for Hunter Street East


Register /Listing	Item Name	Item Number
Heritage Items in the Vicinity		
State Heritage Register	Former Perpetual Trustee Commercial Building, 33-39 Hunter St	11810
	Former Wales House, 64-66 Pitt Street (SHR00586)	11915
	Former Rofe Chambers (Public Trust Office), 19-21 O'Connell Street (SHR01019)	11904

Register /Listing	Item Name	Item Number
	Former NSW Club Building, 31 Bligh Street (SHR00145)	11676
	Former City Mutual Life Assurance building, 10 Bligh Street (SHR00585)	11675
	Former Qantas House, 68-96 Hunter Street	11811
	Grand Hotel, 30–32 Hunter Street	11809
Local Environment Plan	Former Bank of NSW, 16 O’Connell Street	11903
	Former Manufacturer’s House, 12-14 O’Connell Street	11902
	Richard Johnson Square including monument and plinth, Bligh Street	11673
	Chiefly Square, Hunter Street	11708
	Wentworth Hotel including interiors - 2 Bligh Street (and 61–101 Phillip Street)	11674
S170 Register	Bennelong Stormwater Channel 29A (4570854)	-

5.2.3 Significance of heritage items - Hunter Street East

The italicised text in the following table is taken from the State Heritage Inventory. Items potentially impacted by overshadowing are discussed in section 7.6 of this report.

Table 5-2 – Significance of heritage items for Hunter Street East

Items of State significance – Hunter Street East	
<p>Former Perpetual Trustee 33-39 Hunter Street Item No. 11810 SHR 00678 Designer/Maker: Robertson and Marks Architects Construction: 1914-1916</p>	
Proximity/Location	Located on the opposite side of Hunter Street between Castlereagh and Pitt Streets


Statement of Significance

The Perpetual Trustee Company Building is of state significance by virtue of its historic, social, architectural, aesthetic and scientific values. The building's construction marked the success of

Items of State significance – Hunter Street East

a new form of commercial venture. This success was a reflection of the emerging and complex nature of mid-Victorian society. The fact that the building is still used by its original occupier underscores both the significance of the enterprise and its continuing relevance today.


This building is Hunter Street's sole surviving Edwardian building and displays characteristics of its time. It embodies Edwardian architectural and construction techniques with respect to multi-storey office buildings and has the ability to inform research in this area. Internally, the normal cycles of refurbishment has generally negated the ability to demonstrate anything more than current work place practices with the exception of the generally intact Board Room to Level One and the facings to the main access stairway. (Jackson Teece et.al. 1996: 88)

<p>Former Wales House 64-66 Pitt Street Item No. I1915 SHR 00586 Designer/Maker: Manson & Pickering Construction: 1924-1929</p>	
<p>Proximity/Location</p>	<p>Located opposite the site on the corner of O'Connell and Pitt Streets</p>

Statement of Significance

Site has a 99-year association with Australia's oldest surviving newspaper, the Sydney Morning Herald; the present building was designed and used as the Herald offices for 28 years;

Fine example of the Inter War Commercial Palazzo style, with many intact external elements and some preserved interiors. It has a strong townscape presence on its acutely angled corner site.

<p>Former Rofe Chambers (Public Trust Office) 19-21 O-Connell Street Item No. I1904 SHR 01019 Designer/Maker: H. E. Ross & Rowe Construction: 1924</p>	
<p>Proximity/Location</p>	<p>Located to the north of the site on the opposite the side on O'Connell Street</p>

Statement of Significance

Items of State significance – Hunter Street East

Associated with the historical development of the Public Trustee in NSW; it is the first office building purchased especially to accommodate the Public Trustee and is still being used as Head Office of the organisation.


Contributes to the streetscape character established by former bank of New South;
 Good example of the Inter-War Free Classical style of architecture designed by Ross & Rowe.

<p>Former NSW Club Building 31 Bligh Street Item No I673 SHR 00145 Designer/Maker: William Wardell Construction: 1884</p>	
<p>Proximity/Location</p>	<p>Located immediately to the northeast of the site on Bligh Street</p>

Statement of Significance

Remnant building is the sole surviving example of a nineteenth century Sydney gentlemen's club (originally by William Wardell);

Restrained classical elegance of its original Bligh Street facade is influenced by Italian Renaissance palazzo.

<p>Former City Mutual Life Assurance Building 10 Bligh Street Item No I1675 SHR 00585 Designer/Maker: Emil Sodersten Construction: 1934-1936</p>	
<p>Proximity/Location</p>	<p>Located on the opposite side of Bligh Street at the intersection of Hunter</p>


Statement of Significance

One of the most impressive and innovative of Australia's Interwar Art Deco commercial office buildings;

Dramatic exploitation of its important corner;

Serving as a backdrop to Richard Johnson Square and a local landmark in streetscape views.


Items of State significance – Hunter Street East

<p>Former Qantas House 68-69 Hunter Street Item No I1811 SHR 01512 Designer/maker: Rudder Livermore and Rudder Construction: 1955-57</p>	
<p>Proximity/Location</p>	<p>Located to the east of the site on Hunter Street</p>

Statement of Significance

The former Qantas building is historically significant, reflecting the importance of international travel as an expression of increasing middle-class affluence in post-war Australia. The sweeping curve of this twelve storey Post War International style building was dictated by the proposed extension of Elizabeth Street and the formation of Chifley Square, a major town planning initiative of the late 1950s. It is an important building in the professional work of the architectural partnership Rudder, Littlemore and Rudder for which they were awarded the 1959 RIBA Bronze Medal. It is aesthetically significant for its well resolved detailing to its interior and exterior, its unique use of a curved plan form and its early use of curtain wall façade system incorporating aerofoil shaped aluminium framing, double glazing with green tinted glass and teal blue enamelled steel spandrel panels. It is important as one of the last one hundred and fifty feet buildings to be built. The building is socially significant for its powerful embodiment of the self-confident nationalist stance of Australia in international affairs in the 1950s. The building is scientifically significant as an early and unique use of curtain walling.

Items of local significance – Hunter Street East

<p>Grand Hotel including interior 30-32 Hunter Street Item No. 1809* Designer/Maker: Copeland and Lamont Construction: 1928-29</p>	 <p>(*the site is included in the State Heritage Register as part of Little Hunter and Hamilton Street Precinct)</p>
<p>Proximity/Location</p>	<p>Located to the west of the site on Hunter Street. Forms part of streetscape</p>

Items of local significance – Hunter Street East

Statement of Significance

The Grand Hotel is a six storey building of Inter War Georgian Revival style. It has historic significance for its ability to contribute to an understanding of the impact made on Sydney city streetscapes by the building demolitions which preceded the building of the Sydney Harbour Bridge and the Sydney City Railway. The building has aesthetic significance as an outstanding example of a well intact original pub exterior of high quality design with an intact interior stair also of high quality design. High Significance: All the intact original fabric of the south and west façade above the awning. Medium Significance: The intact original fabric of the foyer, stair and lift. Low Significance: Any remaining interior spaces.

Former Bank of NSW including interiors
 16 O’Connell Street
 Item No. I1903
 Designer/Maker: C. Bruce Dellit
 Construction: 1939-1940



Proximity/Location

Located immediately adjacent to the northern corner of the site on O’Connell Street

Statement of Significance

AFT House is one of Australia's finest examples of the Art Deco office building; the stylistic treatment of the main entry and lifts is unique in Sydney. Its formal qualities, especially at the top, make it significant in the streetscape. It is one of the finest works of Bruce Dellit, a leading practitioner of the period, responsible for notable Sydney landmarks including Hyde Park War Memorial and Kyle House (1931), his only other major office building. The ground floor interiors contain sufficient form and fabric to interpret the excellence of their Art Deco style. The building represents the departure, in the 1930s, from traditional architectural styles and adopted a new form of expression and adaptation of modern building technologies. These technologies are evident in the integration of decoration with the function of the building and its original zoned air conditioning system. AFT House is part of an ongoing tradition of the CBD as a financial and commercial focus and illustrates very well the principal design influence of the time.

Items of local significance – Hunter Street East

Former Manufacturer's House including interiors
 12-14 O'Connell Street
 Item I1902
 Designer/Maker: S H Buchanan & Cowper
 Construction: 1934-1935



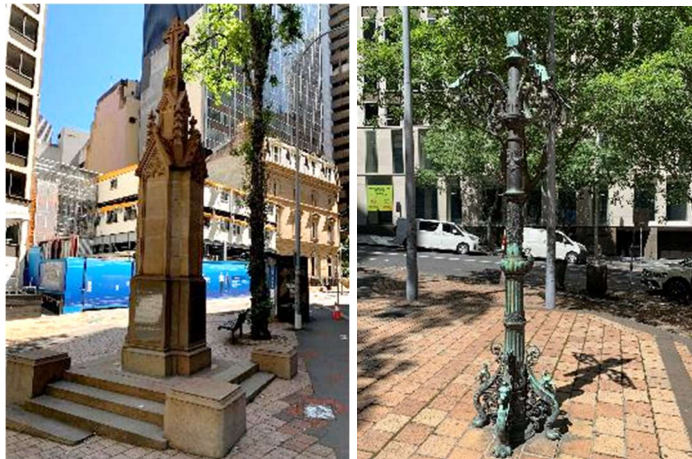
Proximity/Location

Located to the north of the site on O'Connell Street

Statement of Significance

Manufacturers House is a nine-storey building built for the NSW Chamber of Manufacturers in the early 1930s, in a modest Inter War Art Deco Style. The building comprises predominantly Australian materials and is significant for its reflection of the cautious emergence of business confidence following the period of economic depression and industrial unrest of the late 1920s. The building is a rare and outstanding example of a highly intact original commercial face brick exterior of high-quality design with outstanding potential to continue in its restored state. The building is well resolved in its detailing in both its interior and exterior and is particularly noted for its use of face brick and chevron motifs, and its relationship of materials to the adjacent Delfin House. The building is significant for its contribution to the development of the Hunter and O'Connell Street Art Deco precinct.

Richard Johnson Square including Monument and Plinth
 Corner Bligh Street & Hunter Street
 Item No. I1673
 Designer/Maker: unknown
 Construction: 1925



Proximity/Location

Located to the southeast boundary of the site

Statement of Significance

Richard Johnson Square is historically and culturally significant as an important example of 20th century civic planning.

(The square is of historic and cultural significance as the site of the Christian service in Australia. Church built 1793, burnt down in 1798. Monument erected 1925)

Items of local significance – Hunter Street East

Chifley Square
 Hunter and Phillip Street
 Item No. I1708
 Designer/maker: Sydney city Council
 Construction: 1950



Proximity/Location

Located to the east of the site on Hunter Street

Statement of Significance

Chifley Square is historically and culturally significant as an important example of 20th century civic planning.

Wentworth Hotel including interiors
 2 Bligh Street (and 61–101 Phillip Street)
 Item No. I1674
 Designer/maker: Skidmore Owings and Merrill
 Construction: 1966



Proximity/Location

Located on the south-eastern side of Bligh Street diagonally opposite the site

Statement of Significance

The Wentworth Hotel facing Chifley Square is a twenty-storey tower of Post War Minimalist Style. It is of historic importance for its association with QANTAS and QANTAS House. The hotel is important as the only Australian work by Skidmore Owings and Merrill, and as the oldest major Sydney Hotel. The Wentworth Hotel is aesthetically significant for the huge copper canopy over the entrance, which at the time of construction, was one of the largest completely fabricated awnings in the world. The distinctive horseshoe design of the Wentworth Hotel is significant as a familiar architectural landmark in Sydney. It was Australia's biggest international hotel at time of construction. It derives social significance from its long-standing status as Sydney's hotel for the rich and famous, for the continuity of the name Wentworth

Items of local significance – Hunter Street East

Hotel, and as the venue for the annual Black & White Ball, the major fundraising event of the Black & White Committee, the most patrician of Sydney's charity groups. The building is scientifically significant for the largest air conditioning system, column free ballroom, and as the largest brick structure in the southern hemisphere. The building contains a rare example of a vertical passenger lift spanning four floors.

5.3 Hunter Street West

Hunter Street West is located on the southeast corner of Hunter and George Streets. The land falls steeply from west to east. On George Street, the site faces the eastern entrance to Wynyard Station and the light rail on George Street. The site contains a number of lots, including the State registered heritage item, the Former Skinners Family Hotel. The eastern boundary of the site intersects with the registered curtilage of State heritage item Tank Stream; however, it does not include the structure itself. The subject site also includes a laneway known as De Mestre Place. Clearance of the site and excavation for the below ground station is subject to a CSSI approval.

5.3.1 Built heritage context – Hunter Street West

Hunter Street West incorporates the heritage listed Skinner's Hotel and is located in the vicinity of a number of other heritage items. This end of Hunter Street is not a precinct dominated by sandstone buildings but, rather, by lighter stones such as grey granite and lighter marble (34 Hunter Street), painted stucco and brickwork (NSW Sports Club, Skinners Hotel and Pangas House), light coloured faience (Shell House) and precast concrete including the precast etched quartz permanent formwork that forms the cladding of Australia Square.

The development at Australia Square comprises a fifty storey 170 metre tall cylindrically shaped tower and thirteen storey plaza building built at opposing major street frontages (George and Pitt Streets) with an extensive, sun drenched central public plaza that remains one of the most highly successful civic spaces in the city. Whilst Australia Square breaks with the traditional street edge definition, the plaza design utilises the enclosure formed by the buildings aligning surrounding streets and the two laneways that feed into the centre of the site.

The Australia Square tower is a dominant physical element in the precinct, providing a strong cultural and city landmark, with externalised structure of sculptural precast concrete panels and recessed tinted glass. The simple forms of surrounding buildings provide an appropriate foil to the distinctive circular form of Australia Square.

Hunter Street West occupies a pivotal location opposite Wynyard Station. In addition to George and Hunter streets, the site incorporates De Mestre Place and potentially connects to collection of laneways including Palings and Empire Lanes, Ash Street, Angel Place and Hunter Arcade. Little Hunter Street is also located to the north on the opposite side of Hunter Street. The pattern of two major streets and surrounding laneways improves pedestrian permeability in the vicinity of the site. Hamilton Street, itself a State listed heritage item, is positioned further east and provides another access point to the Australia Square plaza.

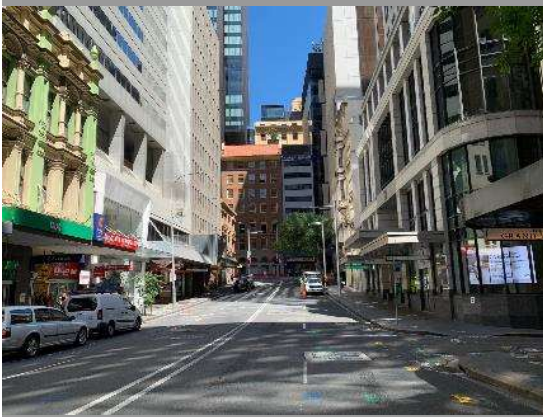


Figure 5-6 – View west along Hunter Street.



Figure 5-7 – View east along Hunter from George Street.

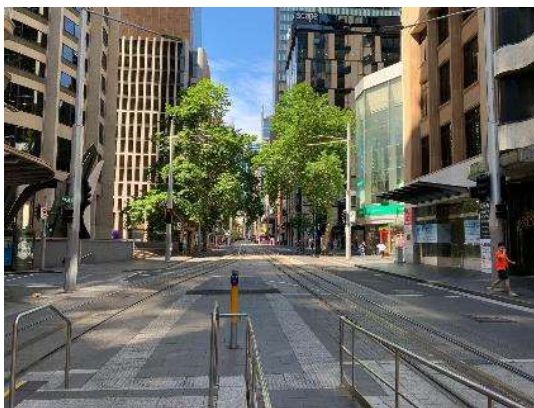


Figure 5-8 – View south along George Street from Australia Square. Site obscured by street trees



Figure 5-9 – View looking south on George Street near Margaret Street



Figure 5-10 – View looking north on George Street



Figure 5-11 – View looking north on George Street at Wynyard Station

5.3.2 Identified heritage items - Hunter Street West



Figure 5-12 – Heritage items assessed for impact by development of Hunter Street West. Heritage items are shaded brown, and Hunter Street West location is highlighted in blue. (Sydney LEP 2011 Heritage Map HER_014)

Table 5-2 – Assessed heritage places - Hunter Street West

Register /Listing	Item Name	Item Number
Heritage Items within the Site		
State Heritage Register	Former Skinners Family Hotel - 296 George Street (Local)	11766
	Tank Stream - King Street to Circular Quay in tunnel	11656
Heritage Items in the Vicinity		
State Heritage Register	Tank Stream - King Street to Circular Quay in tunnel	11656
	Little Hunter and Hamilton Street Precinct – includes NSW Sports Club and Grand Hotel	11806

Register /Listing	Item Name	Item Number
	Former Wales House, 64–66 Pitt Street	I1915
S170 Register	Bennelong Stormwater Channel No 29A (4570854)	-
Local Environment Plan	Former Commercial Building “Beneficial House” - 285–287 George Street	I1765
	NSW Sports Club, 10-14 Hunter Street	I1808
	Australia Square, 264-278 George Street	I1764
	Grand Hotel, 30-32 Hunter Street	I809
	Commercial building facades and external walls only, 319-321 George Street	I1767
	Former Telford Trust building including Interiors	I1763

5.3.3 Significance of heritage items within Hunter Street West

5.3.3.1 Former Skinners Family Hotel including interiors

The State Heritage Inventory contains the following Statement of Significance for the Former Skinners Family Hotel including interiors, 296 George Street (I1766):

Item No.	I1766; State Heritage Register SHR 00584
Designer/maker:	Henry Robertson
Construction:	1845-1846
Proximity/location	Located at the northwest corner of the site and bounded by the new development to the east and south

Statement of Significance

The Former Skinners Hotel located at the corner of George and Hunter Streets is highly significant as one of the few Old Colonial Regency buildings remaining in the city. The former hotel has significance as one of only four buildings in the Old Colonial Regency style in the city although it no longer has the traditional hotel uses of bar and accommodation; the other buildings in the style are the Lord Nelson, the Hero of Waterloo and a commercial terrace at 246 George Street. While the Lord Nelson is the finest example of the remaining buildings, this former hotel is also significant for its strong contribution to the character of the immediate area and as one of the few remaining buildings of this style in the heart of the city. It has significance as a rare surviving example of an early hotel and as part of the network of corner hotels which provided social / recreational venues and budget accommodation in the city. It has significance as a possible site for scientific investigation due to the age of the building and continuing use of the site since the early days of European settlement. The building now carries the name of the first licensee of the hotel.



Figure 5-13 – Former Skinners Family Hotel: view from northwest; view of north elevation.

5.3.3.2 Tank Stream including tanks and tunnels

The State Heritage Inventory contains the following Statement of Significance for Tank Stream including tanks and tunnels, King Street to Circular Quay (I1656):

Item No	I1656, State Heritage Register SHR 00636
Designer/Maker:	various
Construction:	1790, c1860, 1880
Proximity/location	Located below ground near the eastern boundary of the site. Extends from King Street to Circular Quay. The curtilage of the item extends into the site.

Statement of Significance

The Tank Stream is significant because it was the reason the First Fleet settlement was established in Sydney Cove, and therefore influenced the future shape of Sydney over two centuries. It is linked in the public mind with the period of first European settlement and retains value as an iconic representation of that period and is interpreted as a metaphor of the period of contact and early urban settlement in Australia.

The Tank Stream itself has retained an identity through the functional changes from being a fresh water supply, through subsequent use as combined sewer and stormwater drain to its current function as a stormwater drain. It is an important survivor of the first period of organised and integrated water management in an Australian city. The stone-cut water tanks, which may survive archaeologically, are important symbols of the reliance upon water in the colony, both in absolute terms and as an indication of the fragility of the European presence in Australia.

The surviving fabric documents mid-nineteenth century sanitation design and construction, and subsequent changes in methods and also the theory of urban wastewater management. This evidence is preserved in the drain enclosing the Tank Stream, in physical evidence of change, and may also be present archaeologically in buried parts of the Tank Stream line.

The archaeological evidence of the Tank Stream has the potential to contain deposits that can contain information about pre-human and pre-urban environments in Sydney, Aboriginal occupation and early non-indigenous occupation of Sydney. The fabric enclosing the watercourse demonstrates one of the most comprehensive collections of hydrological technology in Australia.

The sections of the former Tank Stream south of King Street which survive have potential for retaining evidence of the earliest periods of its human use, although this is likely to have been severely compromised by development. The swampy source of the stream may provide evidence of past environmental conditions. (Tank Stream Conservation Management Plan, Sydney Water Date: June 2003)



Figure 5-14 – Tank Stream – A salvaged section of brick oviform conduit on display in the former GPO building.

5.3.4 Significance of heritage Items within the vicinity – Hunter Street West

This report classifies heritage items in the vicinity to include those directly opposite or adjacent to the site and those within the sun plane of the planning envelope. The italicised text in the following table is taken from the State Heritage Inventory. Items potentially impacted by overshadowing are discussed in section 7.6 of this report.

Table 5-3 – Assessed heritage places in the vicinity - Hunter Street West

Significance of heritage items – Hunter Street West	
Items of State Significance – Hunter Street West	
Little Hunter and Hamilton Street Precinct Item No. I1806 SHR 00599	Includes Hamilton Street, Grand Hotel, NSW Sports Club (See local listings for Statements of Significance for individual buildings)
Proximity/location	Hunter Street and Hamilton Street between Hunter and Curtin Place to the west of the site
Statement of Significance	
Hamilton Street has historic significance: For its ability to evidence the development of Sydney’s Tank Stream. For its ability to evidence the development of Victorian Sydney lane networks.	

Significance of heritage items – Hunter Street West

Former Wales House

64-66 Pitt Street

Item No I1915

SHR 00586

Designer/maker: Manson & Pickering

Construction: 1922-29



Proximity/location

Located to the east of the site on the prominent corner of O'Connell and Pitt Street

Statement of Significance

The site of the building has a 99 year association from 1856 to 1955 with the publication of Australia's oldest surviving newspaper, the Sydney Morning Herald. The building itself was designed for this purpose which it fulfilled for 28 years from 1927 to 1955.

The building, with its rounded corner treatment on the prominent narrow-vee site provides a good and clearly visible element in the townscape. The building is a large and powerful reminder both of the success and prosperity of the publisher-owners, John Fairfax & Sons, and of the dominant role of newspapers in society at that time, before the advent of the electronic media.

The exterior treatment of the building is a fine example, in good condition, of the Interwar Commercial Renaissance Palazzo style, then popular for office buildings of this type. It reflects an image consistent with the perceived role of the Sydney Morning Herald - conservative, substantial, influential and responsible.

Items of Local Significance – Hunter Street West

Former Commercial Building

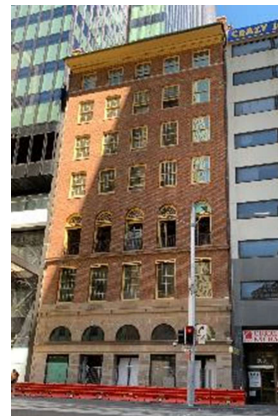
“Beneficial House

285-287 George Street

Item No. I1765

Designer/Maker: Wilson, Neave & Berry (Hardy Wilson)

Construction: 1923



Significance of heritage items – Hunter Street West

Proximity/Location

Located on George Street, to the west and directly opposite the site

Statement of Significance

Beneficial House is noteworthy for its former lengthy association with "Peapes Menswear" (1923-1970), a particularly well-known Sydney retail store, and its contribution to creating an image for the store. It reflects the importance of George Street as a principal retailing thoroughfare and, generally, an important period of development during the 1920s. The building is of aesthetic significance as one of very few surviving commercial examples of Inter-war Georgian Revival style architecture and the work of Hardy Wilson. It is strikingly similar to British Airways House also attributed to Wilson, Neave & Berry, and has parallels with Lisgar House (refer no 2004). It is a good example of the style and contributes significantly to the streetscape of George Street. The combination of Georgian Revival style in the brick facade, windows and section of tiled roof with a Commercial Palazzo style sandstone base adds to the architectural interest of the building.

NSW Sports Club

10-14 Hunter Street

Item No. I1808*

Designer/Maker: Robertson & Marks

Construction: 1888



(*also State Registered under Little Hunter and Hamilton Street Precinct)

Proximity/Location

Located to the north of the site on Hunter Street

Statement of Significance

The buildings occupied by the N S W Sports Club since 1900 are of Victorian Free Classical style. They have high historic significance for their long association with the NSW Sports Club. They are socially significant as a rare example of nineteenth century premises, exemplifying the longevity of clubs as a social institution in Sydney, and the stability of sport as a focus for social life. They have high aesthetic significance as rare and outstanding examples of highly intact original commercial Victorian exteriors of high quality design, particularly noted for their elaborate use of decoration. Their exteriors have outstanding potential due to their successive restorations, to continue in their restored state.

Significance of heritage items – Hunter Street West

Grand Hotel

30-32 Hunter Street

Item No. I1810*

Designer/maker: Copeland & Lemont

Construction: 1928-1929



(*included as part of state registered Little Hunter and Hamilton Street Precinct - SHR 00599)

Proximity/Location

Located on the opposite side of Hunter Street between Castlereagh and Pitt Streets

Statement of Significance

The Grand Hotel is a six storey building of Inter War Georgian Revival style. It has historic significance for its ability to contribute to an understanding of the impact made on Sydney city streetscapes by the building demolitions which preceded the building of the Sydney Harbour Bridge and the Sydney City Railway. The building has aesthetic significance as an outstanding example of a well intact original pub exterior of high quality design with an intact interior stair also of high quality design. High Significance: All the intact original fabric of the south and west façade above the awning. Medium Significance: The intact original fabric of the foyer, stair and lift. Low Significance: Any remaining interior spaces.

Australia Square including tower and plaza buildings, forecourt, plaza and interiors

264-278 George Street

Item No. I1764

Designer/Maker: Harry Seidler and Associates

Construction: 1964-67



Proximity/Location

Located to the north of the site on the eastern side of George Street

Statement of Significance

Australia Square is one of the most outstanding late twentieth century international style works of architecture for which Harry Seidler was awarded both the Royal Australian Institute of Architects Sulman Medal and Civic Design Award in 1967, in the year of its completion. Australia Square Tower established new principles in design and construction through its distinctive efficient cylindrical form, the use of reinforced concrete shaped sculpturally for

Significance of heritage items – Hunter Street West

structural efficiency and its innovative approach to urban renewal, through site amalgamation, and being the first to translate the incentives of the interim City of Sydney Strategic Plan into creation of an extensive plaza that remains one of the most highly successful civic spaces in Australia. It is of historic significance for its pioneering approach to the problems of urban redevelopment through amalgamation and the provision of public space on private land, thus minimising problems of pedestrian congestion. It was the first city block development in Sydney and a milestone for its architectural and urban contribution to the post war city. It is aesthetically significant as a finely crafted building and a seminal work by Seidler. The tower is significant for the many technological advances of the time such as patterned ribbing, tapering columns and the use of pre cast concrete both as permanent formwork, developed in collaboration with world renown engineer, Pier Luigi Nervi. The development is significant for the first time collaboration of Seidler and Nervi. Australia Square is of social importance for its subsequent influence on the architectural profession and as a landmark building to the general population. It is scientifically significant for the early use of precast panels utilising structural lightweight concrete to the tallest height in the world at the time of construction. It is significant as the highest and still the largest revolving restaurant in the world with the fastest lifts at the time of construction.

Commercial Building facades
and external walls only

319-321 George Street

Item No. I1767

Designer/maker: unknown

Construction: c1858 -



Proximity/Location

Located on the western side of George Street to the south west of the site

Statement of Significance

319-321 George Street is of historic, aesthetic, social and scientific significance as a rare early Victorian commercial facade of modest scale and restrained detail that typified the scale, form and pattern of developments of the 1850 period and which continue to demonstrate those attributes. The facade also demonstrates the quality of design from that period and is a strong contributor to the varied streetscape of this section of George Street.

Significance of heritage items – Hunter Street West

Former Telford Trust building
including Interiors

261 George Street

Item No I1763

Designer/maker: Adam, Wright
& Apperly 1939; Buchanan,
Felton & Lovell, 1961

Construction: 1939 and 1961



Proximity/Location

Located to the north of the site on the western side of George Street

Statement of Significance

The former Telford Trust Building demonstrates an important period of development in the city in 1930s for and the importance of Sydney as a site for corporate headquarters. The building is located on a prominent corner site an important contributor to the streetscape. It is an outstanding example of the Inter War Functionalist style as a break away from traditional architectural styles, and building technologies of the 1930s and is notable for the expanses of unbroken horizontal windows. The original lower portion of the building is especially important despite the replacement of the original spandrel facing panels. The extension of the building in a similar style reflects the increasing value of city property.

6 Summary site history

6.1 Historical summary

Section 6.1 has been extracted from the Sydney Metro West - Major civil construction between The Bays and Sydney CBD, Technical Paper 3, Non-Aboriginal Technical Report, October 2021.

Insofar as this report deals with sites in the CBD of Sydney, the historical context for this area is the story of Aboriginal Australia, followed by the arrival of the English colonists in 1788 and the subsequent development of Sydney as the capital of NSW and the largest city in Australia.

6.1.1 Aboriginal history pre-1788

Prior to the appropriation of their land by Europeans, Aboriginal people lived in small clan groups that were associated with particular territories or places. Territorial boundaries were imprecise by modern standards but were typically based upon natural features and traditions. Aboriginal people across Australia were diverse in their language and culture but shared core beliefs regarding their origins and history.

The language group spoken across Sydney was known as Darug (Dharruk – alternate spelling). This term was used for the first time in 1900¹; in the nineteenth century, language groups or dialects were not well understood and were rarely discussed in European literature. The Darug language group is thought to have covered the area south from Port Jackson, north from Botany Bay and west to Parramatta.²

The name Gadigal and its alternative spellings (Cadigal, Cadi) was used in the earliest historical records of the European settlement in Sydney to describe the Aboriginal clan that lived on the southern shore of Port Jackson, from South Head west to the Darling Harbour area.

¹ R. H. Mathews and Miss Mary Martha Everitt, 1900. 'The organisation, language and initiation ceremonies of the Aborigines of the south-east coast of NSW'. *Journal & Proceedings of the Royal Society of NSW*. 34:262-281; Valerie Attenbrow, 2010. *Sydney's Aboriginal Past: investigating the archaeological and historical records* (2nd ed). University of NSW Press, Sydney.

² Attenbrow 2010. p 34.

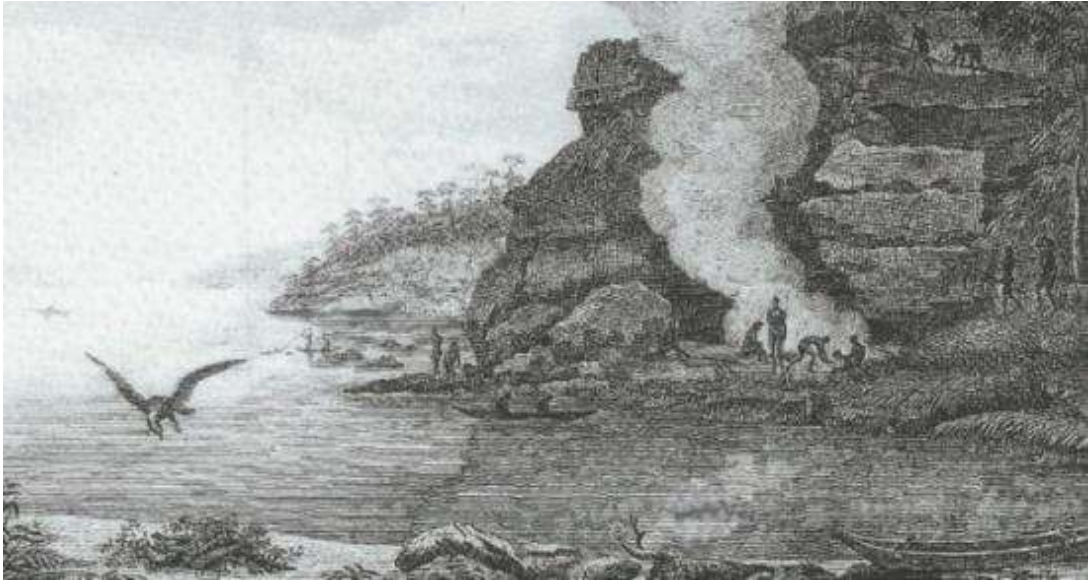


Figure 6-1 – Aboriginal activities on the shore of Port Jackson in 1824. Source: Peron and Freycinet, 1824.

6.1.2 Post-contact history

Captain Arthur Phillip led the eleven ships of the first colonial fleet into Port Jackson in January 1788, settling on Sydney Cove as the initial location for creating a settlement. The colonists raised a flag declaring the establishment of the settlement on 26 January 1788. A small township was quickly established, and the settlers commenced exploring the surrounding land for suitable land to establish crops and to graze their animals.



Figure 6-2 – The Founding of Australia by Captain Arthur Phillip RN; Sydney Cove, January, 1788 by Algernon Talmage, 1937. A fanciful representation of the raising of the flag in Sydney Cove. Source: Mitchell Library, SLNSW, FL3141725.

The existing inhabitants were initially curious and amused but were soon dismayed to realise that the settlement was intended to be permanent. First contacts were amiable but relations soon turned ugly, as the locals attempted to assert their proprietorship of the land and the soldiers that accompanied the settlers used their superior weaponry to resist. In any event, the rapid spread of the smallpox virus amongst the local population during 1879, fifteen months after the arrival of the fleet, led to the death of up to 70 per cent of the local Aboriginal population within a matter of months. Survivors largely abandoned the area around the settlement and, despite some precarious moments, the colonists consolidated their foothold and began to reshape the country to their needs.

Sydney Town, as it was then known, developed on either side of the central creekline that was later called the Tank Stream. Initially, the officers and senior administrators of the colony were located east of the creek and the convicts and soldiers were located on the west side. Although this division did not remain operational for long, it had a lasting impact on the city, with the major offices of government located along Bridge Street east of Pitt St and the working-class houses of the Rocks on the west forming a notable division that lasted until the end of the 20th century. Bridge Street was the alignment of the first bridge across the stream and George St and Pitt St ran on either side. In 1812, Governor Macquarie arrived and within a few years, had regularised the streets and given them the names (of English royalty and aristocrats) that they still carry.



Figure 6-3 – Plan of the town of Sydney in New South Wales in 1807 by James Meehan, Surveyor. Hunter St exists in its current alignment but is not named on this plan. The indicative locations of the subject sites are shown dotted. Source: SLNSW, IE3738455.

By the 1850s, the Sydney City Council had been formed, water supply had been piped around the city and the underground sewers were laid in the main streets. Gas lighting, supplied by the AGL works at Darling Harbour, lit the streets and the city was about to face its greatest period of growth, as the potato blight in Europe and gold discoveries in

the Bathurst region spurred an immigration rate that saw the population triple over the next three decades.³

6.1.3 Development of Hunter Street

Hunter Street developed early in the colony as the second crossing of the Tank Stream after Bridge Street. Originally known as Bell Street, it was renamed by Governor Macquarie in 1812 as Hunter St, in honour of Captain John Hunter, Master of the HMS Sirius in the First Fleet and the second Governor of the colony.



Figure 6-4 – The Tank Stream in circa 1842 by John Skinner Prout, showing the view northwards from Hunter Street towards Sydney Cove. The Bridge Street bridge is visible in the centre, with the Commissariat Stores in the background. Source: Art Gallery of NSW.

By the 1830s, the Tank Stream had been covered over at Hunter Street and both sides of the street were occupied with buildings. Most were large buildings which addressed the cross-streets (ie George, Pitt, Bligh, O'Connell Streets).⁴ By the 1850s, several of these had been subdivided and, west of Pitt Street, both sides of Hunter St were occupied by small retail premises; east of Pitt Street, the buildings tended to be larger, corporate offices and merchant houses, including the Union Bank.

This trend continued into the late nineteenth century, with the western end of Hunter St supporting small retail premises and the eastern end occupied by larger buildings of a more corporate or mercantile nature. The offices of the Sydney Morning Herald fronting Hunter St, between Bligh and O'Connell St's, was a major influence on the later development in its vicinity. Upper Hunter St was, in the late nineteenth century, the preferred location for Lawyers chambers; at least six buildings on either side of Hunter St housed lawyers' chambers in 1910. Other notable buildings included the Offices for the Inspector-General of Police, the Prisons Board and Aborigines Protection Board, the British Imperial Oil Company and the Pacific Cable Board.

³ ABS: 3105.0.65.001 - Australian Historical Population Statistics, 2006

⁴ City of Sydney Survey Plans, 1833; CCS Archives

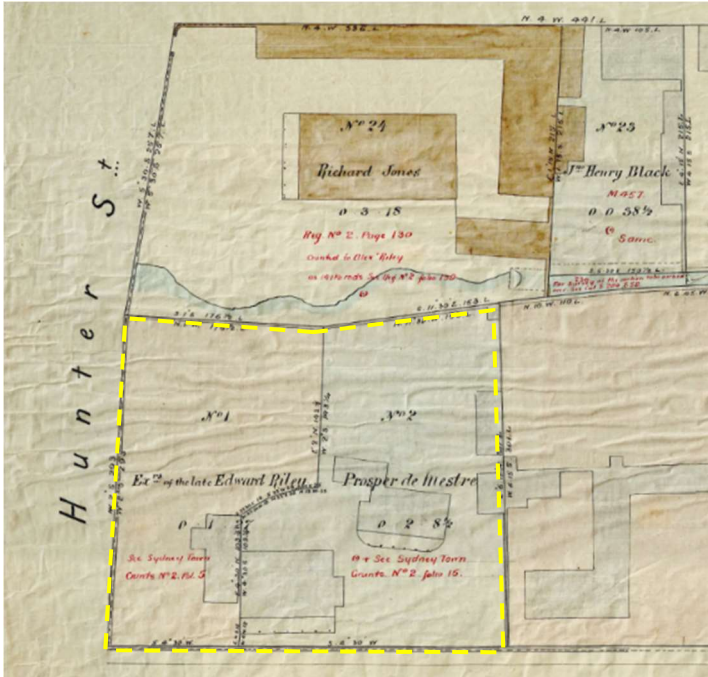


Figure 6-5 – The south side of Hunter St between George and Pitt St's, in 1830. The banks of the Tank Stream are still existing in this plan, although the stream itself has been enclosed. The indicative location of Hunter Street West is shown dotted. Source: City of Sydney - Survey Plans, 1833: Section 37 - CCS Archives.

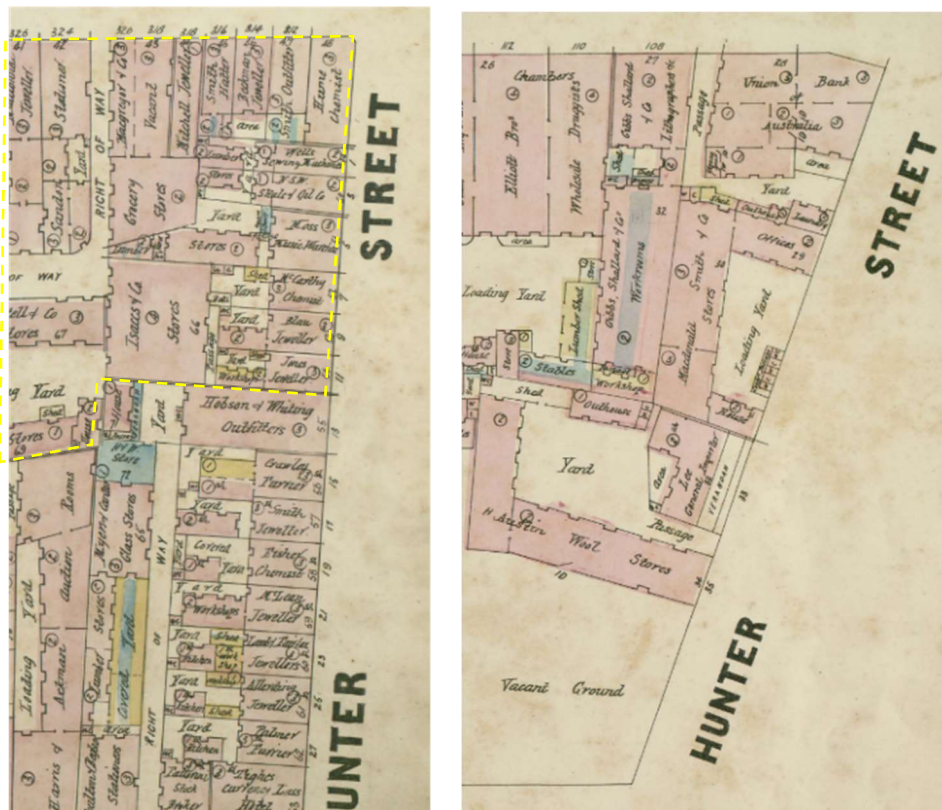


Figure 6-6 – Sydney in 1880. At left is the south side of Hunter St, between George and Pitt Streets. On the right is the south side of Hunter St between Pitt and Castlereagh Streets. The indicative location of Hunter Street West is shown dotted. Source: Dove's Plans of Sydney CCS Archives.



Figure 6-7 – Sydney in 1880. At left is the north side of Hunter St, between George and Pitt St's. On the right is the north side of Hunter St between Pitt and Castlereagh St's. The indicative location of Hunter Street East is shown dotted. Source: Dove's Plans of Sydney CCS Archives.

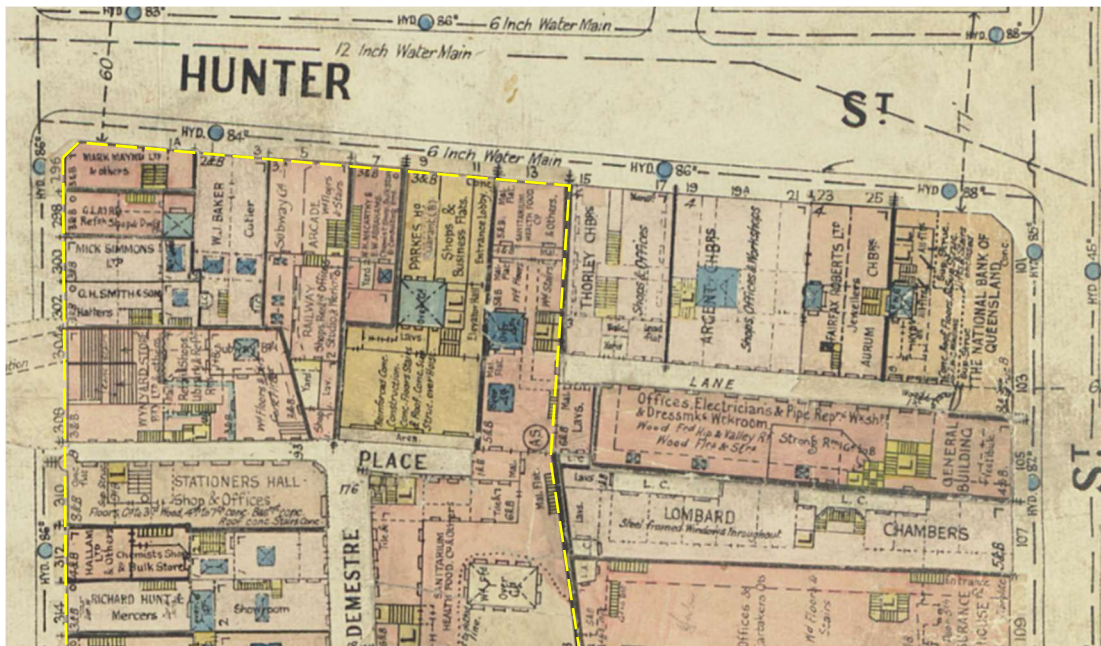


Figure 6-8 - The south side of Hunter St, between George and Pitt Sts in circa 1920. The smaller shops have been consolidated into larger shops and offices. The indicative location of Hunter Street West is shown dotted. Source: Fire Underwriters Plans of Sydney - CCS Archives

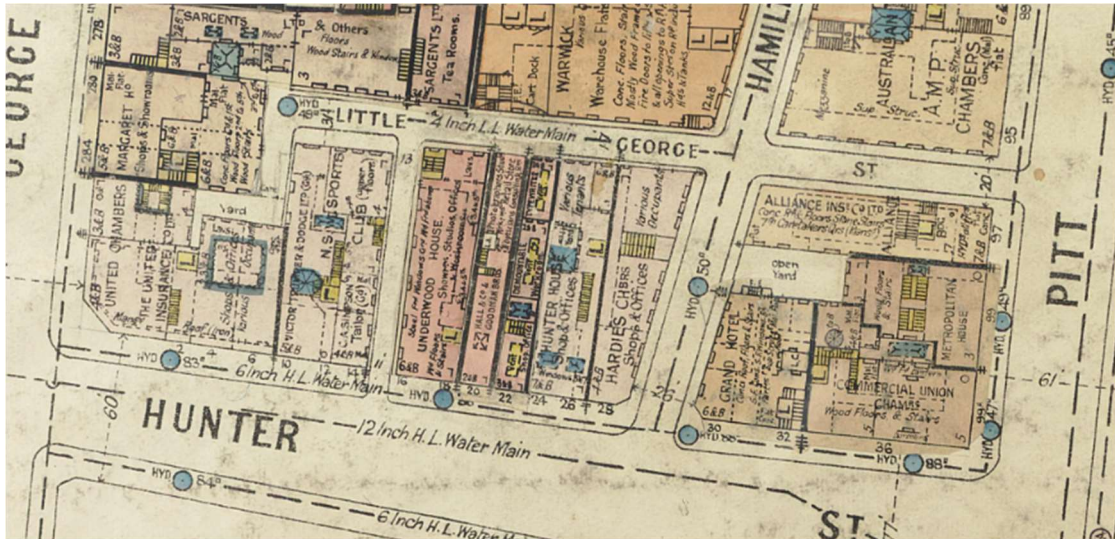


Figure 6-9 – The north side of Hunter St, between George and Pitt Streets in circa 1920. Again, the smaller shops have been consolidated into larger shops and offices. Source: Fire Underwriters Plans of Sydney - CCS Archives.



Figure 6-10 – The south side of Hunter St, between Pitt and Castlereagh Streets in circa 1920 now has three large buildings: a bank, an insurance company and legal offices. Source: Fire Underwriters Plans of Sydney - CCS Archives.

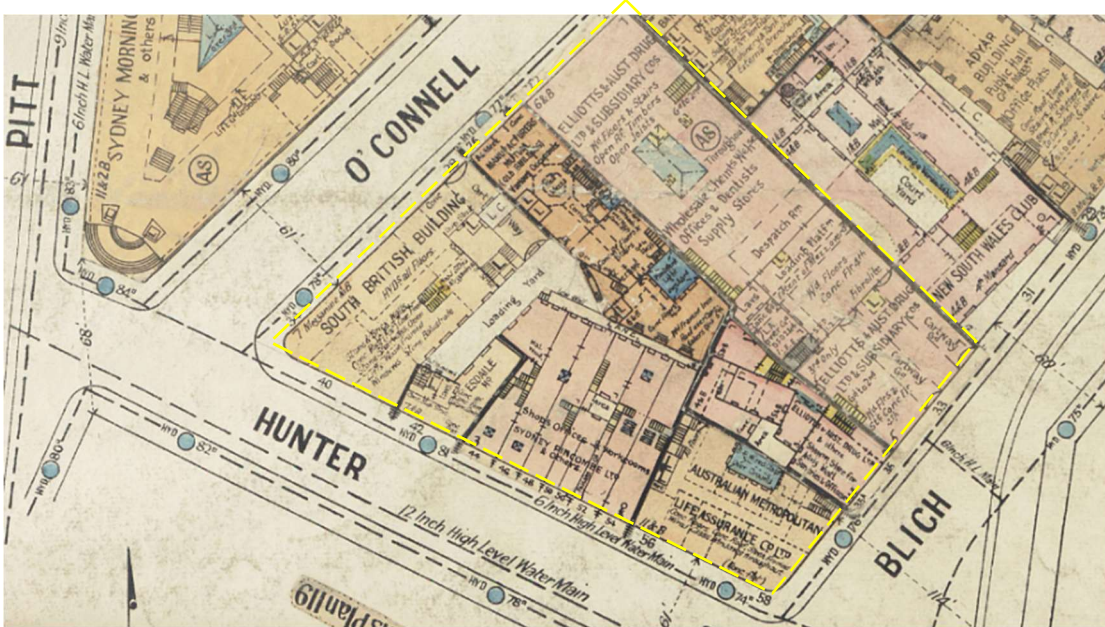


Figure 6-11 – The north side of Hunter St, between Pitt and Bligh Streets in circa 1920. The Sydney Morning Herald is joined by the South British Building, Esdaile House (optician and instrument-maker), the Sydney Pincombe Ltd building (typewriter importers and distributors) and the Australian Metropolitan Assurance Company. The indicative location of Hunter Street East is shown dotted. Source: Fire Underwriters Plans of Sydney - CCS Archives.



Figure 6-12 – View looking west along Hunter Street near corner of Pitt and O'Connell Street, 1870-75. The site of Hunter Street West is indicated by an arrow. Source: Mitchell library, Holtermann Collection, ON 4 Box 59 No 306.



Figure 6-13 – Hunter Street, Sydney (from George Street) ca 1900-1910. Former Skinners Family Hotel to the right of image. The location of Hunter Street East is indicated by an arrow. Source Mitchell Library, PXE711/387.



Figure 6-14 – Nos 2-56, 1-27 Hunter Street; Sydney Morning Herald, Hardy Bros, etc. 1900-1939. Former Skinners Family Hotel at right of photograph. The location of Hunter Street East is indicated by an arrow. Source: Mitchell Library, Home and Away – 35084.



Figure 6-15 – View looking East along Hunter Street, 1954. The location of Hunter Street east is indicated by an arrow. Source: City of Sydney Archives, A-00044344.



Figure 6-16 – View looking East along Hunter Street, 1980s. Source: City of Sydney Archives, A-00028530.



Figure 6-17 – View from Hunter Street looking north along Bligh Street with Richard Johnson Memorial in foreground, 1940s (City of Sydney Archives, A-00008299)

6.2 Historical development of heritage items within the site

6.2.1 Former Skinners Family Hotel

The Former Skinners Family Hotel is located at the corner George and Hunter Street within the site boundary. The following content is based on information contained in Heritage Impact Statement prepared for the site by GML, 2017.

The site of the Former Skinners Hotel was part of the original grant to Edward Riley in 1823. The property was sold to Isaac Simmons in 1845 and a hotel constructed in 1845–46, designed by architect Henry Robertson. There is no documentary evidence, but it appears that this is the building standing today. The building was named the Clown Hotel and the publican for 1846–49 was George Skinner. Other occupants included Andrew Torning (1849–55); Jno. Turner (1855–58); and Ralph Tolants (1858–60). In 1860 it was named Turner's Hotel, and in 1866 became known as the Clarendon Hotel. Licensees at the time were Margaret Harris and Henry Barnett. The proprietor of the hotel in 1873 was Benjamin Fyffe. From this point the building ceased to function as a hotel and became a chemist shop until 1900. Walter and Herbert Shrimpton (hatters) leased part of the premises at this time. A. H. Phillips, Orwell Phillips, A. E. Phillips, Ernest Lawton Davis and Louis Morris Phillips were joint proprietors in 1931 with an additional prop. Rex Cullen-Ward. A number of changes in the joint tenants resulted in the transfer of the property to Albert and Hannar Edmunds, George Laird and R. G. Holdings in 1950. Hallam Limited were the proprietors in 1925 and the property was leased to Osbourne Henry Harding and Victor Read (merciers) for the first and second floor in 1923. Hallam sold the property to the Phillips partnership in 1927 who were in possession in 1935. In 1955 the building was transferred from John Fairfax to George Coultor, and to Advance Bank Australia Ltd. in 1987. (State Heritage Inventory)

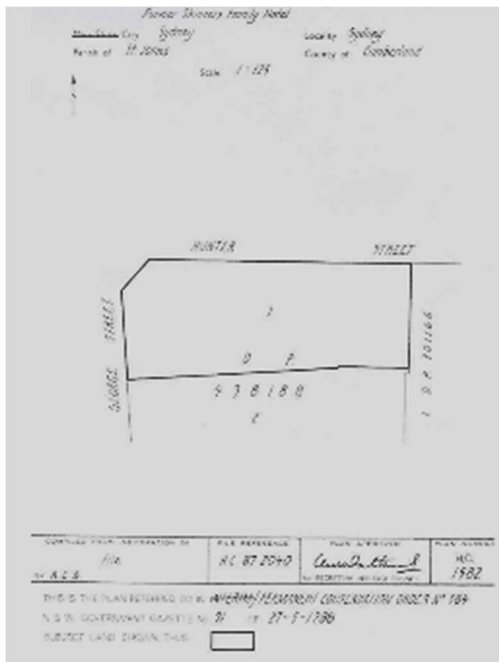


Figure 6-18 – The State Heritage Register Curtilage of Former Skinners Family Hotel.
Source: State Heritage Inventory.

The building is illustrated in streetscapes of Hunter and George Street in 1848 held by City of Sydney archives. The Hunter Street elevation (Figure 6-19) shows a three-storey hip-roofed building with four windows to both the first and second levels and three windows and a single door to the ground floor. The windows appear to be double hung sashes with the exception of those at each level of the western end of the elevation which appear to be tripartite or bay windows.

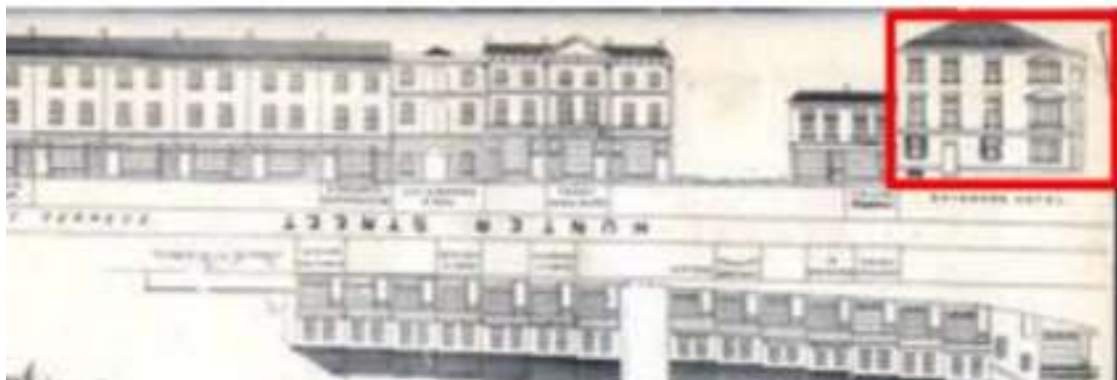


Figure 6-19 – Extract of Hunter Street streetscape 1848. Source: City of Sydney Archives 087512m with amendments by GML.

The western elevation also contains the tripartite windows at each level towards the corner but the building is shown to extend along George Street to approximately four times its current length (Figure 6-20). It contains multipaned glazed shop fronts at ground level and what appear to be similar double hung sashes at the first and second floors. It appears to have two firewalls extending through the roofline dividing the southernmost portions of the building and the roof ends with a gable to the south.



Figure 6-20 – Extract of George Street streetscape 1848. Source: City of Sydney Archives 087514 with mark up by GML.

A watercolour drawing of 1849 shows the hotel in face brick with rendered window dressings. It more clearly illustrates a basement level to Hunter Street.



Figure 6-21 – Watercolour drawing of Skimmers Family Hotel. Source: State Library of NSW, a1628487r.

A photograph of 1869-70, when the building was known as Clarendon Hotel, shows modifications to provide an additional ground floor entry at George Street and a new gable-roofed structure constructed above the parapet. It also illustrates construction of verandahs over the footpath in front of the shops on George Street (Figure 6-22). A c1890 photograph illustrates extensive changes to the ground floor corner when it became used by Hume & Co. chemist. The verandahs are retained to George Street and the roof structure is more clearly visible (Figure 6-23).

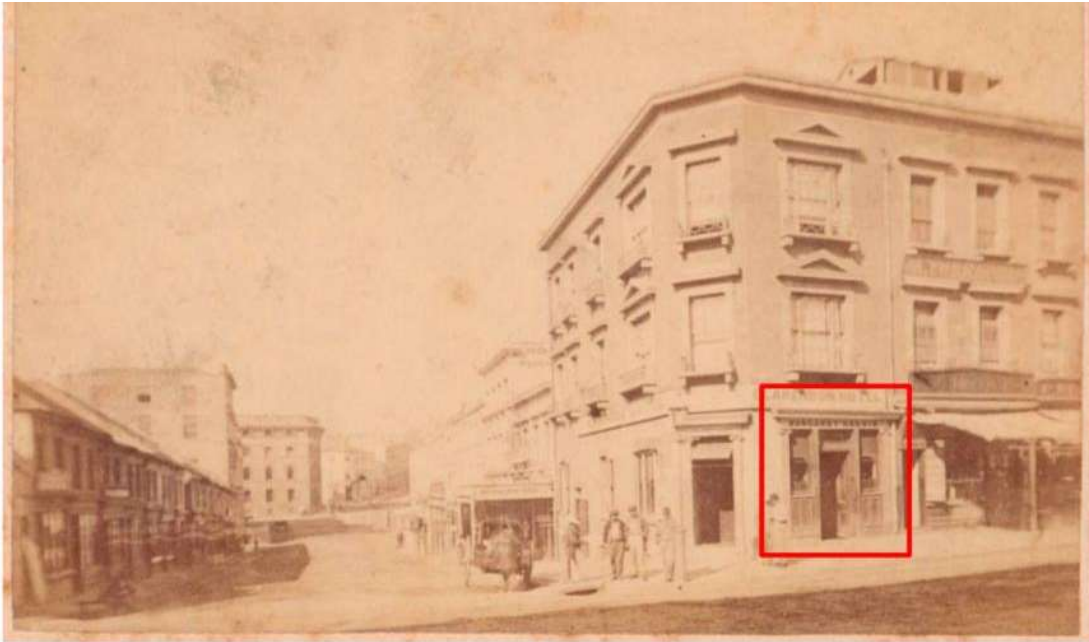


Figure 6-22 – Hunter Street looking east with Clarendon Hotel on right ca.1869-70 Source: Mitchell Library SPF/551 with amendments by GML.

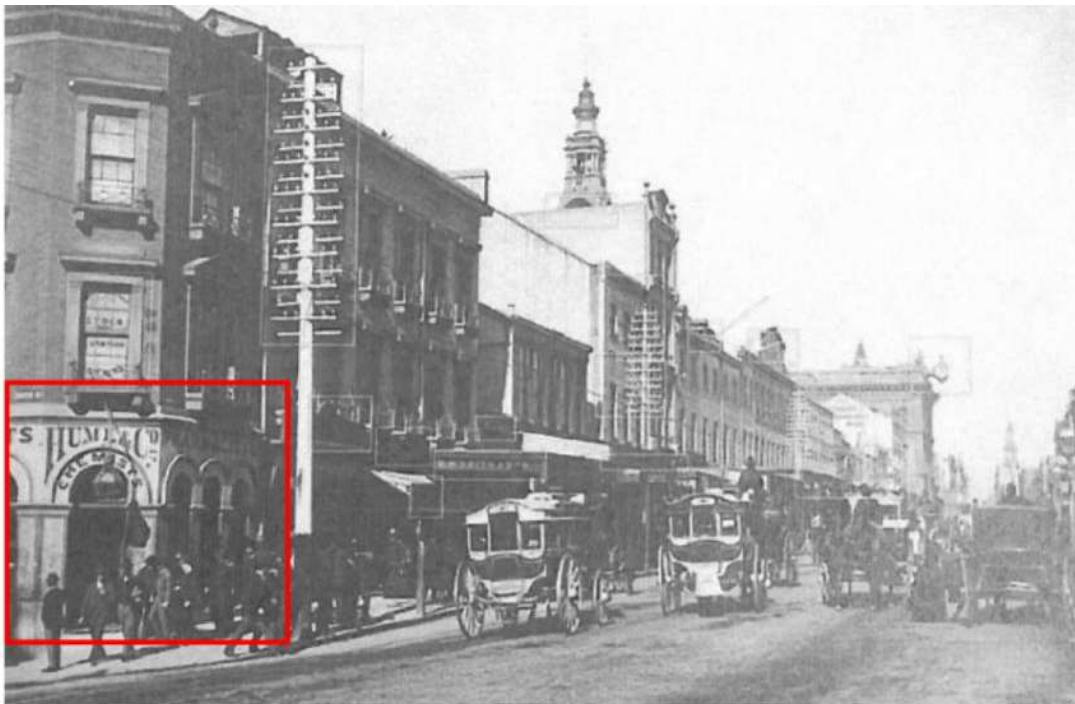


Figure 6-23 – Former Skinners Family Hotel c1890 showing modifications to ground floor corner for pharmacy (Tyrell Collection with amendments by GML)

Further modifications are shown in a c1900 photograph where a single storey verandah with cast iron posts wraps the ground floor of the building into Hunter Street (Figure 6-24). This is shown removed and replaced with a cantilever awning over the footpath continuing around both George and Hunter Street elevations in 1962. The building still extends to its original length along George Street although modifications have occurred to the façade and parapet, differentiating the rest of the building from what remains today. The face brickwork of Former Skinners Hotel appears to have been painted over by this time (Figure 6-26).

By the 1980s, the remainder of the building had been demolished retaining only the current portion fronting the corner of Hunter and George Streets with a high degree of modification to the ground floor level. (Figure 6-27). The building was conserved in 1988 by Clive Lucas Stapleton & Partners including reconstruction of the ground floor detailing to that illustrated in the watercolour drawing of 1869-70 (Figure 6-21). A 2017 Development Application saw the renovation of the retail area of the ground floor fronting George Street. The basement area contains a food outlet.

A 2018 aerial photograph indicates the original roof form has been modified since the construction of the adjacent building on George Street (Compare Figures 6-25 and 6-28).

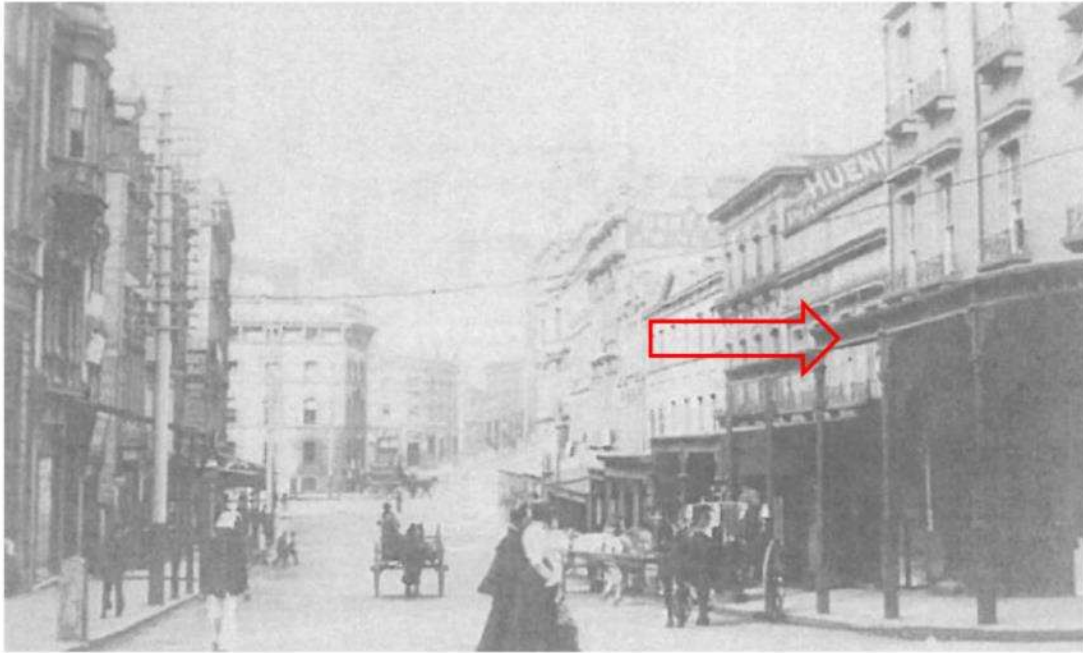


Figure 6-24 – c.1900 photograph showing view down Hunter Street with Former Skinners Family Hotel on the right. Source: Tyrell Collection with modifications by GML.



Figure 6-25 – 1943 Aerial photograph showing roof form of Former Skinners Family Hotel with three fire walls, indicating further subdivision of the interior of the building. The portion of the building remaining has a hipped and gabled roof with a narrow wing extending to the east and open yard to the rear of the building. Skinners Family Hotel is highlighted by dashed yellow line. Source: Sixmaps



Figure 6-26 – Photograph of Former Skinners Family Hotel in 1962 showing cantilever awning across both George and Hunter Street elevations and modifications to building façade along George Street



Figure 6-27 – A photograph taken during the 1980s showing remainder of building along George Street now demolished. Source: Department of the Environment and Energy rt08961 with GML additions.



Figure 6-28 – Aerial view of Former Skinners Family Hotel, 2018 showing roof form modified since 1943 indicated by an arrow. Source: GoogleEarthPro, December 2018.



Figure 6-29 – Former Skinners Family Hotel, 2015 Source: Fairfax Media



Figure 6-30 – Former Skinners Family Hotel 2021. Source: Google Earth Pro.

6.2.2 Tank Stream

Tank Stream is located on the eastern boundary of Hunter Street West. The structure extends from King Street to Circular Quay with the current heritage curtilage extending to protect an area extending to 3 metres from each surface of the structure along its entire length. This area is of Aboriginal cultural significance and has the potential to retain

relatively undisturbed land containing significant archaeological evidence of Aboriginal occupation.⁵

The formerly fresh watercourse was the primary reason for settlement by the First Fleet at Sydney Cove and the name became attributed due to the tanks cut into bedrock by early settlers in attempts to modify the natural system to provide additional water storage.⁶

“As houses were established on both sides of the stream, with the low point as their back boundary, it soon became fouled with human and animal wastes and rubbish, as well as sediment inwash. In as early as 1795 orders were made to prevent the cutting of trees or grazing stock within a 15-metre distance of the stream. Further orders clarified that penalties for encroaching within this area would result in both a fine and the demolition of offending structures.”⁷

Tank Stream became an unofficial sewer by 1826 and an official sewer by 1857.

Other sewers were constructed in the 1850s to remove stormwater and sewerage from the city, the most significant of these was the Bennelong Sewer which dramatically reduced the stormwater catchment of Tank Stream and resulted in a reduction in effective flushing of sewage. Work started on covering the section of Tank Stream from Bridge to Hunter Street with a sandstone arch roof in c1860.⁸ Immediately south of Hunter Street an oviform structure was built, using terracotta flow channel, in 1879.⁹

The Tank Stream was also used to carry salt water as part of the City’s street cleaning system.

‘The Tank Stream has remained as a stormwater channel within the central Sydney system over the past century. Changes have largely been restricted to replacement of sections of channel with more modern pipe forms as increasingly large buildings and deeper basements encroached upon the Tank Stream. The perception of the Tank Stream as historic remained but there was little connection between its public recognition and the surviving physical relic. Where there had to be impacts upon the stream, these were carried out without substantial regard for the preciousness of the fabric. As a result, there was little hindrance to the developers of the post-World War II period having an impact upon the Tank Stream. This has resulted in the complete destruction of a number of sections of the channel and their replacement with pipes.’¹⁰

The Tank Stream remains a significant heritage listed Sydney Water stormwater masonry asset built in in the early nineteenth century, running approximately 1.5 metres below the existing ground level. The Tank Stream is currently functioning as a channel which carries stormwater from the lower CBD to the harbour. The Tank Stream tunnel profile transitions from an oviform section to a larger horse-shoe section at the northern end. In addition, lengths of the Tank Stream have been replaced with reinforced concrete box sections or pipes due to above-ground developments.

The Tank stream tunnel profile changes throughout its alignment. From North to South, the tunnel transitions from a larger horse-shoe profile (Section i) to an oviform profile (Section ii) to an atypical horse-shoe profile (Section iii) and back to the oviform profile (Section ii). These typical sections are shown in the diagram below.

The profile within the construction site is shown in Figure 633.

⁵ Tank Stream Conservation Management Plan, Sydney Water Corporation, 2005, p.21.

⁶ *Tank Stream Conservation Management Plan*, Sydney Water Corporation, 2005, p.11.

⁷ *Ibid.* p.25.

⁸ *Ibid.* p.31.

⁹ *Ibid.* p.35.

¹⁰ *Ibid.* p.32.

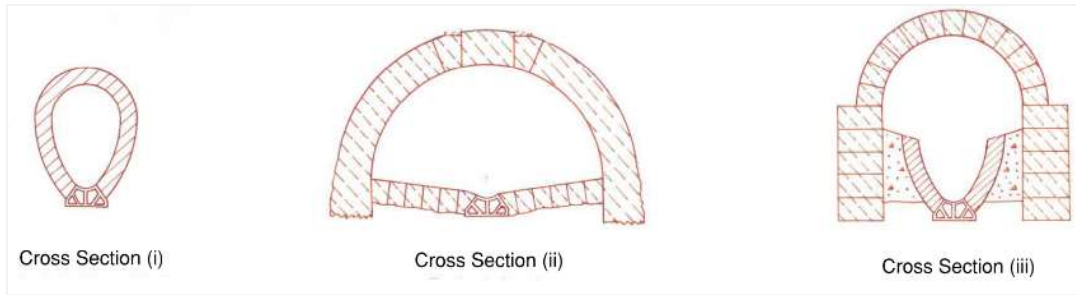


Figure 6-31 – Tank Stream – Typical Cross Section Profiles. Source: Sydney Water



Figure 6-32 – The sandstone masonry arch section of the Tank Stream. Source: Sydney Water

The oviform section (Section i) has internal dimensions of approximately 1.37 m high x 0.92 m wide, consisted of 250 mm thick brickwork. Whereas the larger horse-shoe section (Section ii) comprises of approximate internal dimensions of 1.73 m high x 3.44 m wide. The thickness of the sandstone blocks of this section are 490 mm and 315 mm for the arch and the base, respectively.

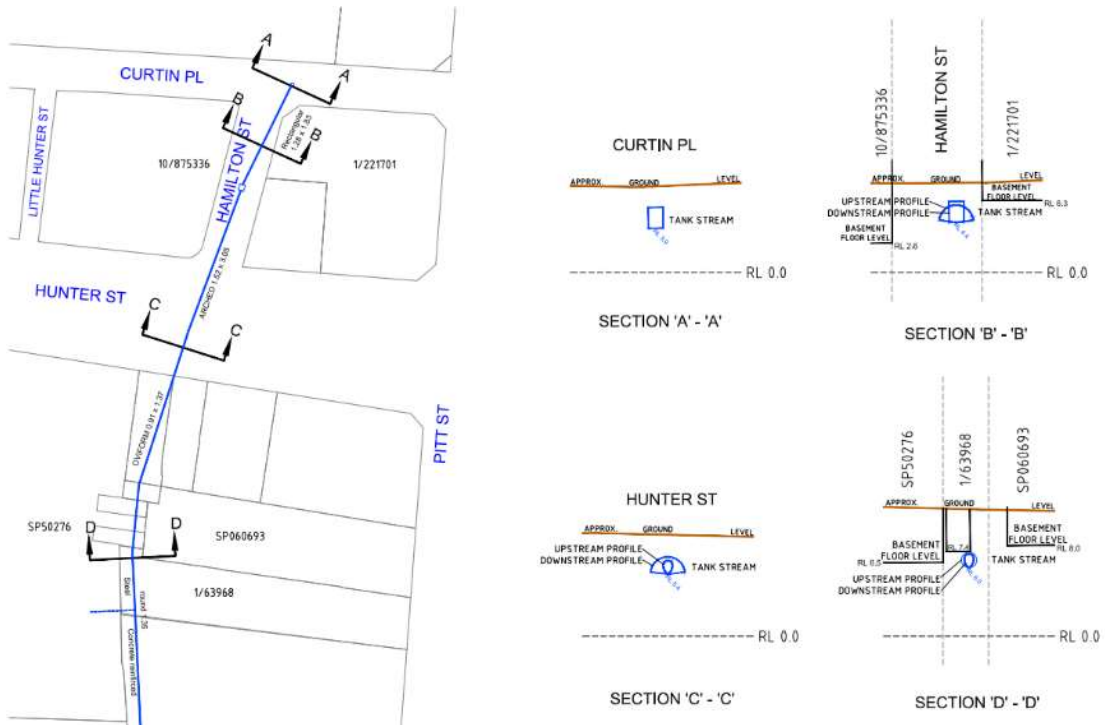


Figure 6-33 – Diagram illustrating the Tank Stream tunnel profiles in the vicinity of Hunter Street West as surveyed by SAS TTI JV in 2021. Source: Tank Stream Cross-Sections, RPS, December 2021

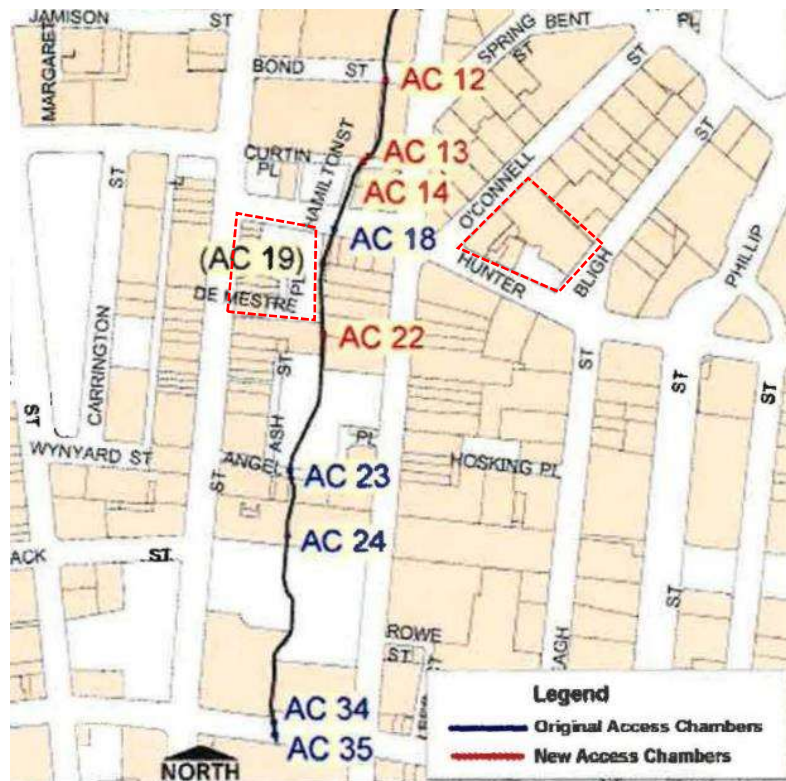


Figure 6-34 – Extract of plan showing location of access chambers. AC19 is located in or near De Mestre Place in the location of the subject site. It was not identified in the CCTV survey record in 2004 indicating that it may have been blocked. AC18 is an original access chamber located in Hunter Street immediately adjacent to the site. Indicative site boundaries shown dotted red. AC22 is located within a building and not accessible externally. Source: Tank Stream Conservation Management Plan, Sydney Water, 2004.

6.3 Historical development of heritage items adjacent to the site

6.3.1 Bennelong Stormwater Channel No.29

The Bennelong Stormwater Channel No.29 is situated in close proximity to the Hunter Street Station locations and the turnback tunnels, thus consisting of several interfacing locations.

The Bennelong Stormwater Channel was built around 1857 and is a significant historical combined sewer/stormwater drain in Sydney since it was the main sewer for the CBD area and the first oviform sewer to be constructed in Australia.

The Sydney City Council was formed in 1842 to, among other things, establish a suitable drainage system for Sydney. In the 1850s, construction of five sewers commenced, draining the streets and buildings of the city into the Harbour. The five sewers were the Bennelong Sewer (to Bennelong Point), the Blackwattle Bay Sewer, the Hay Street Sewer (to Darling Harbour), the Tank Stream and the Woolloomooloo Sewer.

Bennelong Stormwater Channel No.29 was the main sewer of these five, as it was built to service the Central Business District. The majority of the sewer was completed in 1856 by the City Council, the exception being the Pitt Street Branch, which was completed in 1857, and it was probably the first of the five sewers to be completed.

By the 1870's, the Harbour was becoming extensively polluted from the discharge of sewage and this led to the formation of the Sewerage and Health Board in 1874. The Board's principal task was to draw up a scheme to intercept the sewerage entering the Harbour and this led to the construction of the Bondi Ocean Outfall Sewer (BOOS), to divert most of the sewage within the city to the ocean. The BOOS was completed in 1889 and intercepted the flow of sewage from all levels above its height limit. The five sewers continued to carry all sewage from below this level. In 1900, following the development of electrical power supply for the tramway system, sewage pumping stations were introduced around the Harbour foreshores to divert sewage from the original five sewers into the BOOS. Subsequently, the Bennelong sewer was used predominantly for stormwater carriage.

The Bennelong Stormwater Channel No.29 is owned by Sydney Water and is currently in use as a stormwater drain. The underground tunnel comprises of oviform brick sections with dimensions of approximately 1.5m x 1.2m.

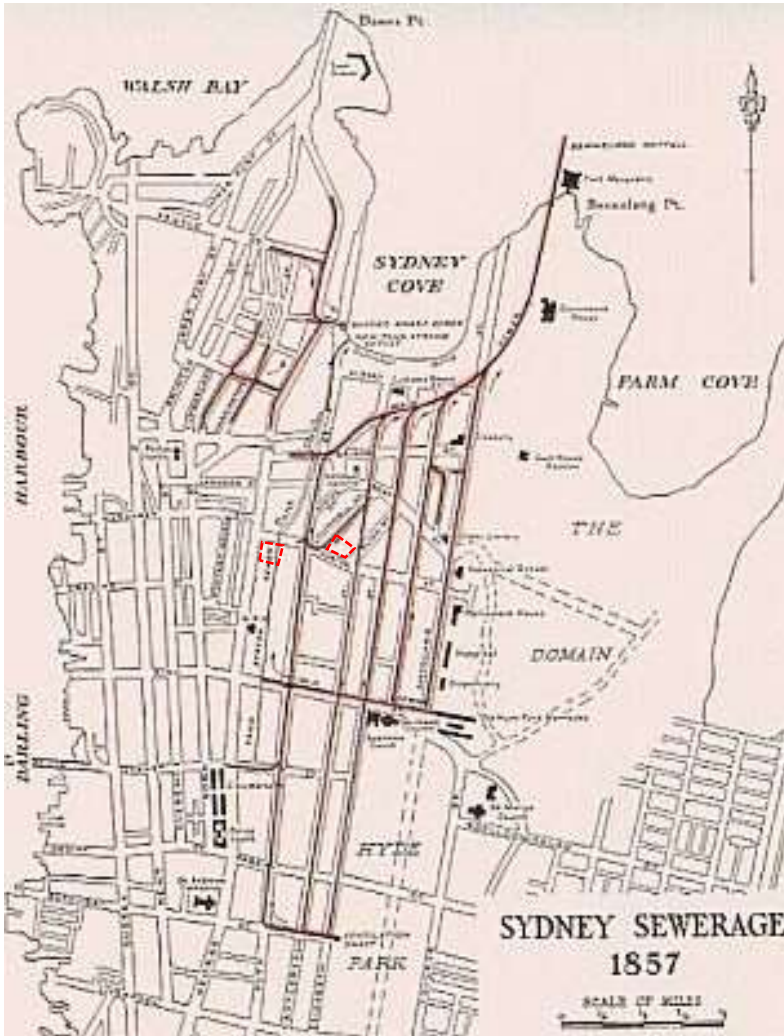


Figure 6-35 – Bannelong Sewers - Historical Plan, with indicative site boundaries shown dotted red. Source: Aird, WV.

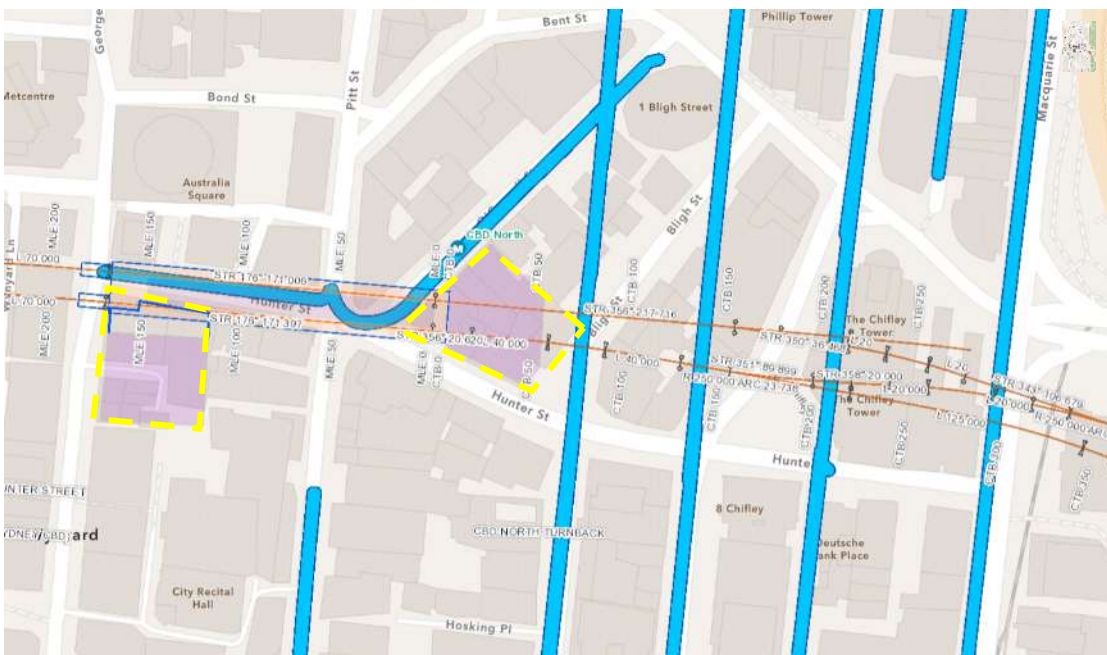


Figure 6-36 – Bannelong Stormwater Channel – plan of underground layout with indicative site boundaries shown dashed.

6.3.2 Richard Johnson Square

Richard Johnson Square is located immediately adjacent to the east of the Hunter Street East site. The memorial was constructed in the centre of the intersection at the junction of Bligh and Hunter Streets in 1925. The movement to erect a monument commenced in 1908 with a small committee of enthusiasts from the Church of England who progressively raised sufficient funds. Progress was hindered by World War I, however, approximately 200 pounds was secured for the construction.¹¹

A service was held and foundation stone laid on Thursday 19 March 1925 to commemorate the location of the first Christian service held in Australia on 3 February 1788.

“The memorial 20ft in height is being built of reinforced concrete, faced with trachyte at the base, with freestone super structure. The steps are also of trachyte.

The inscription panels, four in number, are to commemorate the first Christian service, the site of the first church (opened October 25, 1793), the burning of the church (October 1, 1798), and the text of the first sermon.

The work being carried out by Messrs. Anslem, Odling and Sons Ltd. From the design and under the superintendence of Messrs Burcham Clamp and Finch, honorary architects”.¹²

“The church was a small building, the ground plan being in the shape of a T. It was made of stout posts interwoven with ti-tree, and bound together with clay – what was commonly known as a wattle and daub structure. The cost was 67 pounds, part of which the chaplain had to find himself.”¹³ Johnson faced particular opposition to his preaching in the early days of the colony and his church was destroyed by fire in 1798.

The stone obelisk stood alone on the island in the intersection for some years. A photograph dated 1957 shows three trees also located on the island. It was incorporated as part of square at some time before 1988, where the place is referred to as Richard Johnson Square.¹⁴

The origin of the former gas light installed in the square is unknown.

The site is included in the City of Sydney archaeological zoning plan.

¹¹ ‘Sydney 130 years ago. The first Christian service. Memorial established’, *The Daily Telegraph*, 20 Mar 1925, p.6

¹² Ibid.

¹³ ‘First Service. City Memorial. Foundation Stone Ceremony’ *Sydney Morning Herald*, 20 Mar 1925, p.8.

¹⁴ ‘Religion’ *The Canberra Times*, 3 Feb 1988, p.15.



Figure 6-37 – File 03: Site first church, 1930s (photograph by Max Dupain). Source: Mitchell Library ON 609/Box 25/nos.279-280



Figure 6-38 – Bligh Street: Metropole Hotel, City Mutual Life Building site, ca 1935. First Church memorial shown in traffic island at intersection. Source: Mitchell library, Home and Away – 35055.



Figure 6-39 – File 11: Richard Johnson church site, June 1957 (Photographed by Max Dupain). Note tree plantings on the traffic island. Source: Mitchell library ON 609/Box 23/nos. 961-967.

6.3.3 Former NSW Club Building

The following information is based on information contained on Historical Outline and Statement of Heritage Significance for Former New South Wales Club Building, 31 Bligh Street, Sydney, prepared by Jackson Teece, March 2004, revised July 2004.

Founded on 16 March 1883, the New South Wales Club soon purchased the block extending between Bligh and O'Connell Streets for 18,000 pounds. The block had frontages of 67 feet to each street and a depth of 204 feet. The eminent architect William Wilkinson Wardell was commissioned to prepare plans and John Try was commissioned for construction for the sum of 15,800 pounds. To allay some of the costs, the club sold the O'Connell Street frontage, retaining a right-of-way to the north.

The foundation stone was laid on 12 September 1884, with the official opening following on 20 January 1886. The building being described in the Sydney Morning Herald as follows:

The building will consist of a central block, covering the full extent of the frontage in Bligh Street, with two wings at the rear of the central block, and at its northern and southern ends, extending towards O'Connell Street, leaving an open space between them to be formed into a grass court, on to which the smoking and billiard rooms will open, a fountain being probably introduced into the centre of the court. The principal entrance to the club-house will be from Bligh Street into a spacious hall, from which ready access will be provided to the strangers' room, and from the end of the entrance hall will be the approaches to the principal apartments. On the ground floor, at the same level as the entrance-hall, and facing Bligh Street, will be the dining-room, a spacious apartment of 46 feet by 24 feet; two billiard rooms, a smoking-room, lavatories, baths &c; and a verandah to the grass court. The secretary and clerk's office, wine rooms, & C., will also be on this floor. On the first floor, approached by a wide and handsome staircase from the entrance-hall, will be a large reading or morning room, a care-room, and a private dining room, in the main building, with several bedrooms, baths, &c., in the wings; and the second floor of both the main building and the wings will be for bedrooms and baths only. There will be a third floor over one of the wings for bedrooms, workrooms, and other accommodation for women servants. On the basement floor are to be placed the

wine cellars, larders, stores, pantries, kitchen, scullery, servant's hall and men servant's dormitory; but owing to the fall of the ground from east to west the principal rooms on this floor will be quite above its level. The back entrance for tradesmen and servants will be in O'Connell Street, and for the convenience of members a private entrance to the club will be arranged from that street. The building will be in the Italian style of architecture, and the exposed frontage in Bligh Street will be carried up in Pyrmont stone. It is intended that the whole of the work shall be of a very sound and substantial character, and it to being executed from the designs and under the direction of Mr. W. W. Wardell, architect.¹⁵

The first alterations to the building are noted in the 1903 Annual Report, where the dining room was moved to the rear and replaced with a smoking room and, in 1908, an open courtyard was paved and roofed over. Further changes were proposed in 1913, however, were delayed due to the outbreak of World War I. These works, which progressed in 1916 under the direction of architects Power and Adams, included: removing servants' quarters and remodelling the basement; relocation of ground floor lavatory, extension of the dining room; provision of servants' accommodation on the upper floors and adding five new guest rooms; construction of an additional storey at the front of the building to provide billiards and cards rooms.

Works in 1935 by architects Spain and Cosh included installation of a lift and new second floor bathrooms. Minor changes were made in the 1950s. Rear additions in the 1960s included a drawing room and powder room and a new private dining room. In 1963, the basement was converted to a Ladies' Annexe with a separate below-ground entrance from Bligh Street, women having been admitted as guests since 1948.

In 1969, the NSW Club amalgamated with the Australia Club and relocated to new premises in Macquarie Street. The building was sold in June 1970 and classified by the National Trust in April 1971. The National Trust entered into a multilateral agreement with the new and adjacent property owners such that they retained a leasehold interest for a period of 80 years, ensuring the building's retention in the years prior to any statutory heritage protection. The rear portions of the building were demolished in 1973 and the remaining portion restored by architects McConnel Smith and Johnson. Works were carried out by AW Edwards in 1975.

Alongside extensive restoration, the works also included the introduction of contemporary services including rewiring, telephone cabling, fire detection and sprinklers, lighting, air conditioning and a new lift. The building was awarded a Merit Award in the Restoration Category of The Royal Australian Institute of Architects Awards in 1978.

In 1996, NSW Heritage Council and National Trust (NSW) approved the temporary removal of wallpaper from the dado of the former reading room and private dining. Other works included replacement of light fittings installed in the 1970s renovations.

The Jackson Teece report provides gradings of significance for the spaces and elements of the building. Of exceptional significance are the views to and from the original building, the setting of the building in Bligh Street and its overall four storey form, its massing and materials.

¹⁵ Extract from Sydney Morning Herald Saturday 13 September 1884 quoted in Jackson Teece, 2004, p.4.

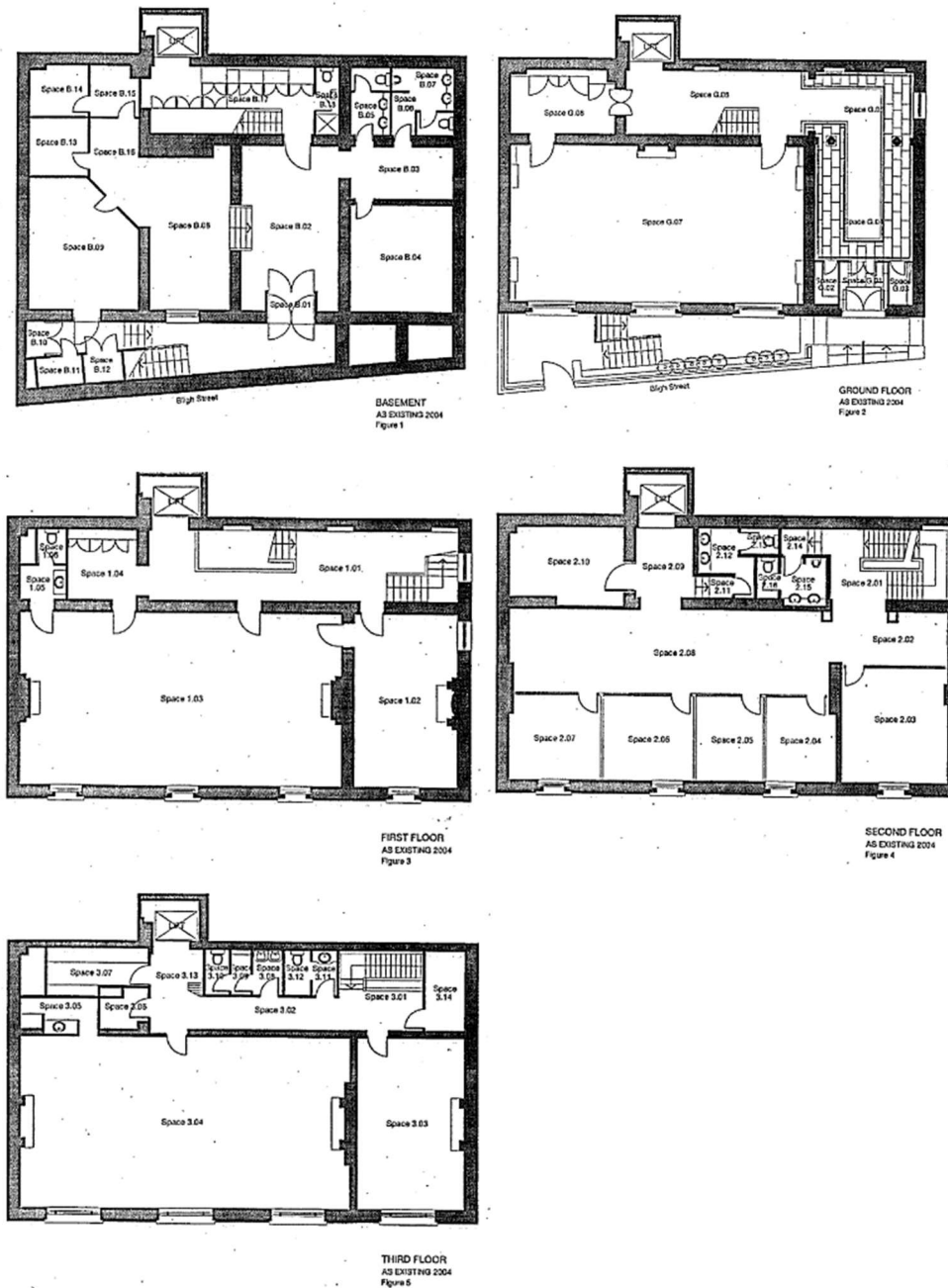


Figure 6-40 – Plans of the NSW Club building in 2004. Source: Jackson Teece, 2017.

6.3.4 Former Bank of NSW, 16 O’Connell Street

The Former Bank of NSW including interior (also called AFT House and Delfin House) is an 11 storey and basement, concrete encased steel frame, Inter-War Art Deco styled building constructed in 1939-40. It is located immediately to the north of the Hunter Street East site on O’Connell Street.

The building was constructed on the site of the Batavia Insurance (Prudential, Royal Exchange) Building.

The following text is based on information contained in the NSW Heritage Inventory.

AFT House was constructed to serve as a branch for the Bank of NSW which occupied the ground and mezzanine floors. The basement area was reserved for other bank uses and services. The value of the site influenced the owners to extend the building to the maximum height allowance; floors 1-10 were leased to a variety of tenants. Designed by

C B Dellit and constructed by Stuart Bros in 1939-1940, the building was acknowledged at the time to be one of the most striking in the city in terms of design and detailing. The latter included extensive use of red granite, Bondi sandstone, travertine, marble, Queensland maple, bronze, glass and tiles. The exterior was noteworthy for its symbolism alluding to the place of the bank in the community, the wealth of the environment and a celebration of the modern age symbolised by the wireless. While the entire interior was praised for its style the banking chamber was singled out for its vaulted ceiling, lighting units, bronze doors and treatment of the mezzanine. Air conditioning was also innovative; the building was divided into three zones responding to the varying conditions produced by the changing angle of the sun. The interior of the building, particularly the tenants' floors, have since been subject to numerous minor alterations, rearrangement of spaces, and upgrading of services.

The building was sold to the "Development Finance Company" in 1961 when it was re-named "Delfin House" (P McNair 2014, pers. comm. 6 March).

Physical Description

AFT House, originally a banking chamber with offices above, exemplifies the Art Deco style. The facade comprises two zones. The first consists of a decorative archway clad in granite, rising four floors in height, which dominates the streetscape. Above rises an expanse of sandstone. The building features stylised and geometric semi-abstract decoration. On bronzed doors and carved panels beneath the arch, the architect has allegorised the spirit of the machine age and NSW, "The Land of Plenty". The entrance foyer has travertine clad walls and a marble floor, and retains original metal and glass light fittings and decorative lift doors. The former Egyptian Art Deco banking chamber is monumental. Two storeys in height, the chamber retains a vaulted ceiling and rich detailing. Contemporary office space on the upper levels consists of plasterboard and timber veneer stud wall with glazed sections and a suspended acoustic ceiling. The building is visually linked by design and materials to Manufacturers House adjacent, and fits well into the streetscape.

The building is a local heritage item and is noted as one of the finest examples of Art Deco architecture produced by distinguished architect Bruce Dellit. *"The building stands as symbol of its time. It demonstrates an outstanding use of materials and decoration integrated with the function and structure of the building. It makes a major contribution to the townscape character of one of the city's distinctive streets."*¹⁶

¹⁶ State Heritage Inventory

7 Heritage impact assessment

7.1 Introduction

Hunter Street West site includes two heritage items which are included in Schedule 5 of the *Sydney Local Environment Plan 2012 (SLEP 2012)* and also included on the State Heritage Register. Both Hunter Street East and Hunter Street West are also in the vicinity of a number of other local and State listed heritage sites and a structure listed on the Sydney Water Section 170 heritage inventory. The shadows cast by the proposed planning envelopes fall over the CBD from the southwest to the south east of the site. The extent of shadow fall includes items of local and State significance and extends to Hyde Park Barracks which is included in the National Heritage list and serial listing of Australian Convict Sites on the World Heritage List.

The following assessment of the proposal discusses the heritage impact on heritage items within and in vicinity of heritage items. Section 7.6 discusses impacts of additional overshadowing. Analysis of heritage impact is consistent with the guidelines provided in the Heritage NSW's publication, *Design in Context*. The proposal is assessed against the objectives and provision of the *SLEP 2012* and *Sydney Development Control Plan 2012 (SDCP 2012)*. The DCP objectives and provisions include heritage provisions contained in Section 3.9 of the DCP and the relevant aspects of the development of the refer to any other sections of DCP or planning policies. The proposal is also assessed against conservation management documents relevant to impacted sites.

7.2 Response to design principles

The following section contains descriptions of planning envelopes for each site in their context and provides assessments of the proposals against the design principles contained in *Design in Context, Guidelines for infill development in the Historic Environment*, produced by NSW Heritage Office.

7.2.1 Hunter Street East

The proposal includes a podium which is stepped around the site responding to the varied heights of adjacent heritage buildings. The podium is set to the street edge at O'Connell and Hunter streets but is set back at Bligh Street forming a straight building alignment along Bligh Street and increasing the potential open space at Richard Johnson Square.

This site is directly adjacent to State registered heritage places, including the Former NSW Club Building in Bligh Street and the Former Bank of NSW in O'Connell Street. It is also located opposite a number of State registered places, including the Former Wales House at the junction of Pitt and O'Connell streets, the Former Rofe Chambers on O'Connell Street, the Former City Mutual Life Assurance Building on the corner of Hunter and Bligh streets and the Former Public Trustee building on Hunter Street. It is also located adjacent to the locally listed Richard Johnson Square.

The proposal is also located in the vicinity of a number of other heritage listed places as described in Sections 5.2.2 and 5.3.3 of this report.

The opposite and adjacent heritage places form and define a strong masonry street edge and parapet height which varies from street to street around the subject site which, by its location, addresses three street frontages. The podium height and its eventual design needs to respond to the intimate character of each street frontage and not dominate nor detract from the significant heritage items. The tower above should be set back from each frontage in response to longer views and has the potential to take on different character and orientation within the planning envelope.

The following assessment assesses the proposal against the Design Principles of *Design in Context, Guidelines for infill development in the Historic Environment* produced by NSW Heritage Office.

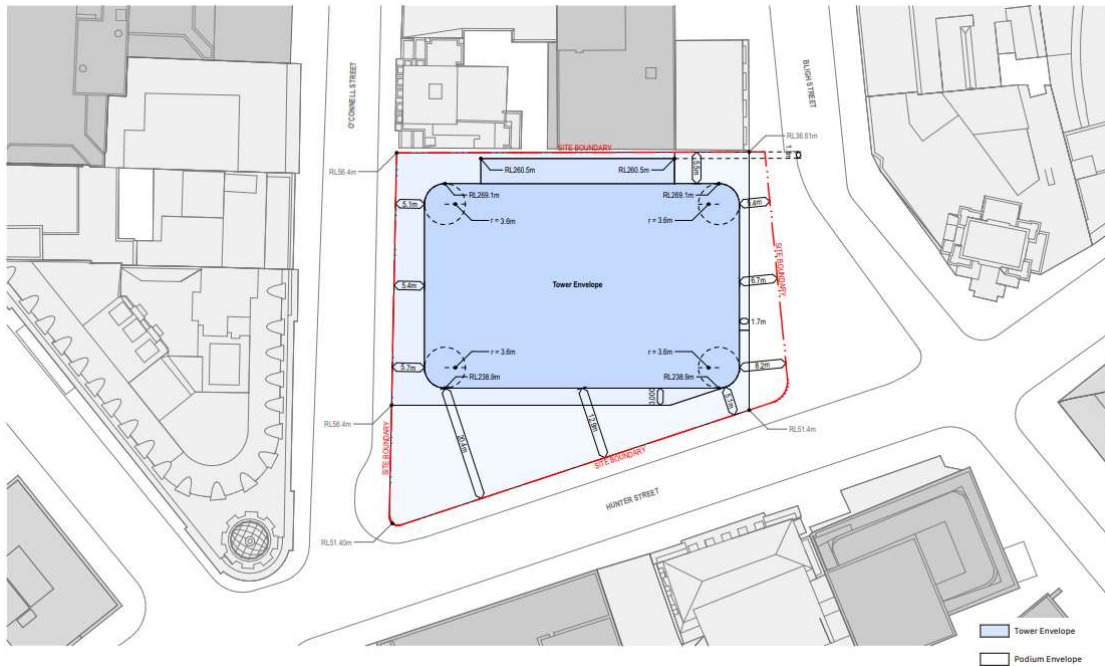


Figure 7-1 – Plan showing Hunter Street East planning envelope. Source: FJMT Studio, 2021.

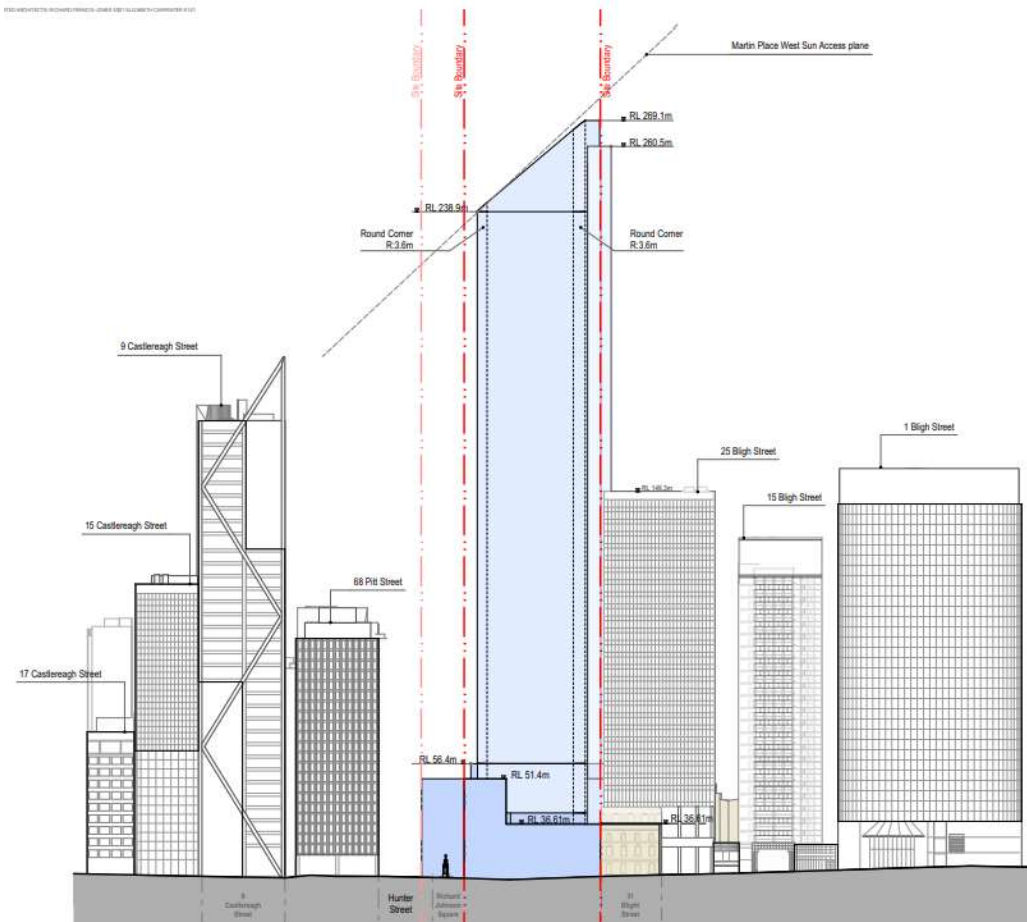


Figure 7-2 – East elevation of Hunter Street East planning envelope. Source: FJMT Studio, 2021.

Table 7-1– Hunter Street East - assessment of the proposal according to design principles

Design in context	Assessment
Character	<p>The character of the CBD in the vicinity of Hunter Street East is varied, containing buildings from various stage of development of the city. The proposed development envelope responds to its context through the proposed podium height variations and the street setbacks of the tower above. The definition of podium and tower elements allows a future building to respond to its immediate context amongst significant heritage places and also to its contemporary context amongst the towers of the CBD.</p> <p>The variation in podium height is critical in allowing future development on the site to reinforce building height and volume at the street frontage, reinforcing view lines and a consistent street edge.</p> <p>The increased setback at Richard Johnson Square expands the view north along Bligh Street allowing a greater appreciation of Former NSW Club Building.</p>
Scale	<p>The proposed podium heights allow future development to respond to the scale of its immediate context.</p> <p>The setbacks proposed for the tower component allow the top of the podium to drive the legibility of scale at a pedestrian level by reinforcing adjacent parapet heights and view lines to surrounding development.</p>
Form	<p>The form of the podium envelope is driven by a sensitive response to adjacent heritage buildings and significant view lines.</p> <p>The form of the tower provides articulation to break down the massing of the form in addition to radiused corners which soften the edges to reduce a perception of scale and reduce overshadowing.</p> <p>The angled top of the tower responds to the Martin Place sun plane and in doing so reflects adjacent building forms, stepping up from Martin Place and forming a cohesive central city environment.</p>
Siting	<p>The podium is aligned to street frontages on O’Connell, and Hunter Streets reinforcing the strong built edge and view lines along both streets. It is set back from the site boundary at the corner of Hunter and Bligh Streets allowing direct views through to the north and permitting greater visual appreciation of the Former NSW Club Building in addition to increasing the public space of Richard Johnson Square.</p> <p>The tower envelope is located close to the northern boundary with larger setbacks to the east, west and south allowing the podium to respond to and reinforce significant view corridors and parapet heights of adjacent heritage places. By centring the tower in the east-west direction it relates to the adjacent development at the rear of Former NSW Club building.</p>
Materials/ Colour	<p>N/A.</p> <p>Colours and materials will be assessed in a future SSSA development application however the approach should be entirely contemporary architecture and in line with a design excellence approach.</p>
Detailing	<p>N/A.</p>

Design in context**Assessment**

Detailing will be assessed in a future SSDA development application however the approach should be entirely contemporary architecture and in line with a design excellence approach.

Conclusion:

The planning envelope for Hunter Street East adequately responds to the Design Principles of Design in Context. The podium level sympathetically anchors the building within the historic context allowing the tower envelope to form part of the contemporary city above without adverse impact on the context of the Sydney CBD.

7.2.2 Hunter Street West

The proposed planning envelope includes a podium envelope which is aligned to the street frontage and to the height of Former Skinners Family Hotel. It steps up in height along George Street to south and Hunter Street to the east in response to the predominant parapet height of heritage items in the view lines.

This site includes the State heritage registered Former Skinners Family Hotel at the corner of Hunter and George Streets. The site also intersects the curtilage of the locally listed Tank Stream which runs along the eastern boundary of the site. Approval for the demolition of all buildings on the site (with the exception of Former Skinners Family Hotel) and excavation of the site is subject to approval in accordance with SSI-19238057. Excavation and construction in this area will be managed according to the historic archaeological management plan as prepared for the remainder of the site demolition and excavation.

The site is located in the vicinity of a number of other heritage items including Grand Hotel and Former NSW Sports Club on Hunter Street and the Hunter and Hamilton Street Precinct. It is also located opposite Former Commercial Building “Beneficial House” on George Street. Other heritage listed places in the vicinity are as described in Sections 5.3.2 and 5.3.3 of this report.

Whilst diminutive in the contemporary CBD and only remaining as a remnant of its original form, the Former Skinners Family Hotel anchors the corner as an important landmark within the view looking east along Hunter Street. It defines a strong parapet line and masonry street edge to both Hunter and George Streets with regular openings and more finely detailed decorative elements.

The opposite and adjacent heritage places are less dominant in the defining the street character and form with each being a self-contained expression within a varied streetscape. The regular brick façade of Former Commercial Building “Beneficial House” does, however, provide a strong termination to the view looking west along Hunter Street.

The podium height and its eventual design needs to respond to the parapet line of Former Skinner’s Family Hotel so as not to detract from an appreciation of its character and size. The tower above can, however, cantilever over the site to some degree, providing that a negative volume of at least the same height as the heritage item is provided between the two elements.

The following assessment assesses the proposal against the Design Principles of *Design in Context, Guidelines for infill development in the Historic Environment* produced by NSW Heritage Office.

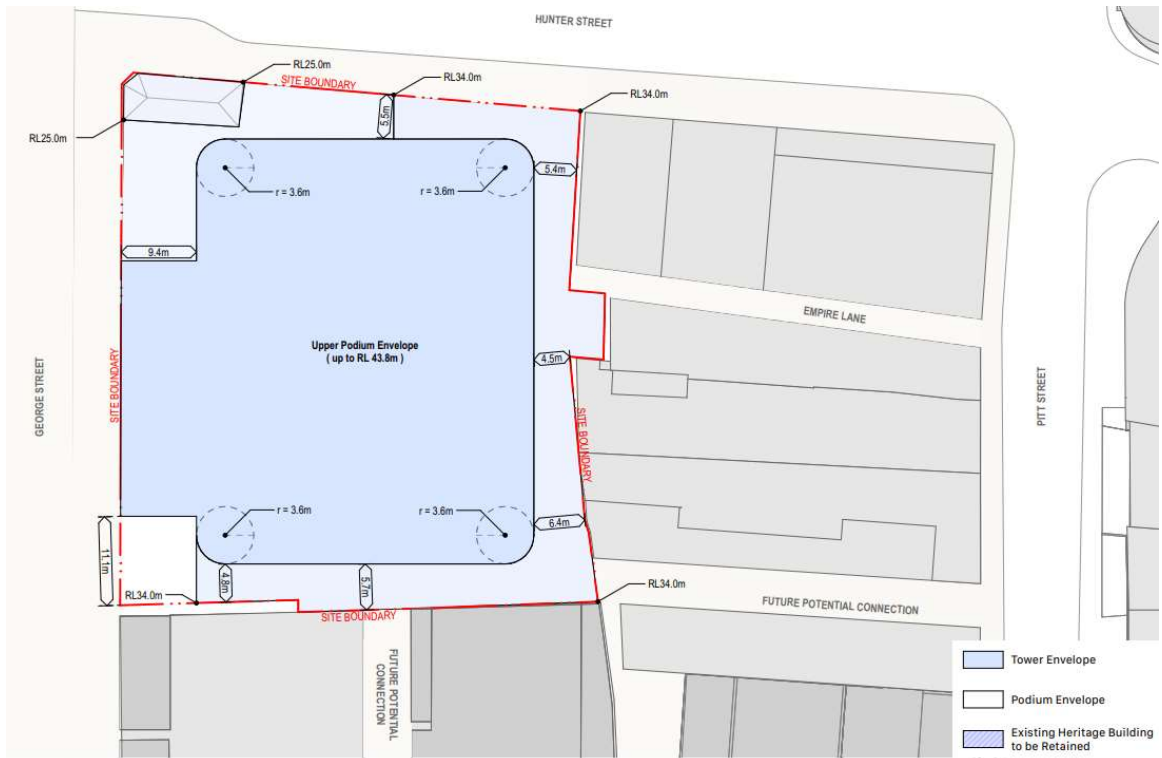


Figure 7-3 – Plan of Hunter Street West planning envelope. Source FJMT Studio, December 2021

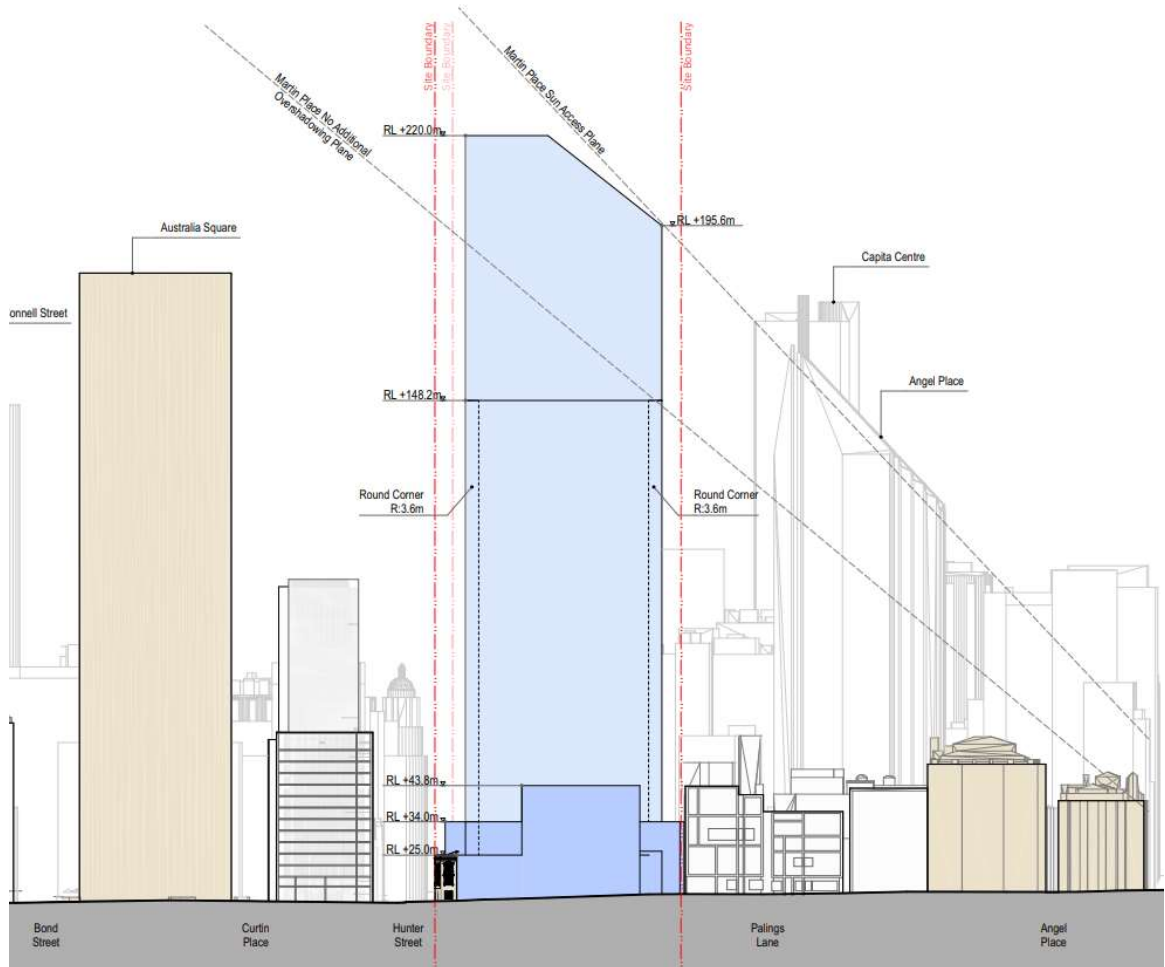


Figure 7-4 – West elevation of Hunter Street West planning envelope. Source FJMT Studio, December 2021

Table 7-2– Hunter Street West - assessment of the proposal according to design principles

Design in context	Assessment
Character	<p>The proposed planning envelope responds to its context through the proposed podium height variations responding to Former Skinners Family Hotel including interiors within the site and to heritage items within the view lines along George Street and Hunter Street. The street setbacks of the tower above visually separate the two elements allowing a future building to respond to its immediate context amongst significant heritage places and also to its contemporary context amongst the towers of the CBD.</p> <p>The variation in podium height is critical in allowing future development on the site to reinforce building height and volume at the street frontage, reinforcing view lines and a consistent street edge.</p> <p>The proposed planning envelope promotes the prominence of the Former Skinners Family Hotel including interiors providing an opportunity for interpretation of the building's original form.</p>
Scale	<p>The proposed podium heights allow future development to respond to the scale of its immediate context.</p> <p>The setbacks proposed for the tower component allow the top of the podium to drive the legibility of scale at a pedestrian level by reinforcing adjacent parapet heights and view lines to surrounding development.</p>
Form	<p>The form of the podium envelope is driven by a sensitive response to the heritage item within the site and heritage buildings in the vicinity.</p> <p>The form of the tower provides articulation to break down the massing of the form to reduce a perception of bulk and scale.</p> <p>The angled top of the tower responds to the Martin Place sun plane and in doing so reflect adjacent building forms, stepping up from Martin Place and forming a cohesive central city environment.</p>
Siting	<p>The podium is aligned to street frontages on George and Hunter Streets reinforcing the strong built edge and view lines along both streets.</p> <p>The tower envelope steps back from the western boundary opening up the longer street views along George Street to the north and south. The northern setback locates the tower envelope behind the historic view line looking west on Hunter Street, allowing clear views through to Former Commercial Building opposite the site.</p>
Materials/ Colour	<p>N/A.</p> <p>Colours and materials will be assessed in future SSDA development application however the approach should be entirely contemporary architecture, in line with a design excellence approach and best practice in heritage conservation and adaptive reuse.</p>
Detailing	<p>N/A.</p> <p>Detailing will be assessed in future SSDA development application however the approach should be entirely contemporary architecture, in line with a design excellence approach and best practice in heritage conservation and adaptive reuse.</p>

Conclusion:

The Planning Proposal for Hunter Street West adequately responds to the Design Principles of Design in Context. The podium level sympathetically anchors the building within the historic context allowing the tower envelope to form part of the contemporary city above without adverse impact on the context of the Sydney CBD.

7.3 Sydney Local Environment Plan 2012

The following section provides an assessment against the heritage objectives contained in the *Sydney LEP 2012*. Text taken from the LEP is shown in italics.

Table 7-3 - Sydney Local Environmental Plan 2012

LEP control	Heritage impact assessment
<p><i>5.10 Heritage Conservation</i></p> <p><i>(1) Objectives</i></p> <p><i>The objectives of this clause are as follows—</i></p> <p><i>(a) to conserve the environmental heritage of Sydney,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>The proposed development envelopes for Hunter Street East and Hunter Street West respond to the context of heritage buildings in the vicinity through modulation of podium heights to reinforce the street edge parapet formed by adjacent heritage buildings and, in the case of Hunter Street West, of heritage buildings within the site.</p> <p>The intent of the proposal is to facilitate the conservation and adaptation of Former Skinners Family Hotel including interiors as part of the commercial podium. This provides the opportunity for increased activation of the heritage building through the provision of compliant vertical access, amenities and services housed within the new development. The proposal will be developed in a future SSDA application.</p> <p>The Hunter Street West site overlaps the SHR curtilage of the Tank Stream. The potential impacts will be managed through an archaeological research design prepared for the demolition and excavation of the remainder of the site (SSI-19238057).</p> <p>The two sites respond to and reinforce view corridors through accentuation of parapet heights and stepping back of tower envelopes.</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 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>The proposed planning envelopes demonstrate a sympathetic response to the heritage context of each site.</p> <p>The planning envelopes respond to the parapet heights of adjacent heritage buildings and those in the vicinity, including prominent buildings in sightlines along Hunter George, Bligh and O’Connell Streets. The heritage significance of Richard Johnson Square is respected through the provision of additional open space along its western edge, which also improves view lines along Bligh Street.</p> <p>The heritage significance of Former Skinners Family Hotel is maintained through its retention and intended conservation and adaptive reuse within the commercial podium.</p>

LEP control	Heritage impact assessment
<p><i>(5) Heritage assessment</i></p> <p><i>The consent authority may, before granting consent to any development—</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <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 provides a heritage impact assessment for the proposal. Hunter Street East is located in the vicinity of a number of heritage items. Hunter Street West is located within the vicinity of a number of heritage items and also contains one heritage item and proposes development within the curtilage of another.</p> <p>Of these heritage items a Conservation Management Plan has been prepared by Sydney Water for Tank Stream of which a portion of the curtilage is impacted by the development. The potential impacts will be managed through an archaeological research design prepared for the demolition and excavation of the remainder of the site (SSI-19238057).</p> <p>The proposal has been assessed against the gradings of significance of the fabric and spaces of Former Skinners Hotel contained in a Heritage Impact Statement prepared by GML, 2017. (Section 7.5.1).</p> <p>Future development of Hunter Street West will require a Conservation Management Plan to inform the detailed design of, and interface of the new building form with, Former Skinners Family Hotel including Interiors.</p>

7.4 Sydney Development Control Plan 2012

The following section provides an assessment against the objectives and provisions contained in the Sydney Development Control Plan 2012. Whilst the planning proposal is not subject to the provisions of the SCDP 2012 due to reasons as outlined in Section 1 of this report, the DCP sets out detailed guidelines for development of, and within the vicinity of, heritage items which illustrate the standard of design response expected by the community. Relevant provisions are included for each site. Text from the DCP is shown in italics.

7.4.1 DCP heritage provisions – Hunter Street East

Table 7-4 - Sydney Development Control Plan 2012 – heritage provisions

DCP Control – Heritage 3.9	Heritage Impact Assessment
<p><i>Objectives</i></p> <p><i>(a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.</i></p> <p><i>(b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby buildings and features of the public domain.</i></p>	
<p>3.9.5 Heritage Items</p>	
<p><i>Objective</i></p>	

DCP Control – Heritage 3.9

Heritage Impact Assessment

(a) Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item

Provisions

(3) Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:

- (a) building envelope;*
- (b) proportions;*
- (c) materials, colours and finishes; and*
- (d) building and street alignment.*

The proposed planning envelope has modulated the podium height to respond to adjacent heritage items and those in the vicinity. This enables the reinforcement of consistent street edges and view lines which strengthens the visual prominence of heritage items within the streetscape.

The tower envelope is set back from the podium allowing the podium to be the predominant influence on scale from a pedestrian level. The tower envelope is generally slender in proportion and its articulation reduces its bulk.

(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:

- (a) providing an adequate area around the building to allow interpretation of the heritage item;*
- (b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);*
- (c) protecting, where possible and allowing the interpretation of archaeological features; and*
- (d) Retaining and respecting significant views to and from the heritage item.*

The proposed planning envelope provides adequate area for retention and interpretation of the heritage items and associated plantings and views.

The podium envelope is located to the northern boundary line (adjacent to the heritage items) as has been the pattern of development in the city throughout the development of the adjacent buildings.

The height and alignment of the podium at each street sympathetically responds to the adjacent heritage items, allowing increased views and prominence within the streetscape.

The increased setback from Richard Johnson Square provides the opportunity to enhance the amenity of the public domain leading to increased interaction with, an appreciation of the heritage item.

3.9.13 Excavation in the vicinity of heritage items and in heritage conservation areas

Provisions

(1) Excavation beneath, or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a Geotechnical Engineering report and a Structural Engineering report.

There is no proposed excavation as part of the proposed planning envelope. Excavation of the site forms part of the SSI application (SSI-19238057) as explained in section 1 of the report.

- (2) Excavation will not be permitted if:*
 - (a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and*
 - (b) it will occur under or forward of the front facade.*

The is no proposed excavation under common walls, footings, freestanding boundary walls, or under adjoining land as a result of the proposed planning envelope.

7.4.2 DCP heritage provisions – Hunter Street West

Table 7-5 - Sydney development control plan 2012 – heritage provisions

DCP control – heritage 3.9	Heritage Impact Assessment
<p><i>Objectives</i></p> <p>(a) <i>Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.</i></p> <p>(b) <i>Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby buildings and features of the public domain.</i></p>	
<p>3.9.4 Development on sites of State heritage significance or containing more than one heritage item</p>	
<p><i>Provisions</i></p>	
<p>(1) <i>This provision applies to development that will introduce major changes to a heritage item identified in Schedule 5 of the Sydney LEP 2012 as being of State heritage significance or to a site containing more than one heritage item, if the development involves:</i></p> <p>(a) <i>demolition that will result in a reduction of the building envelope of the heritage item by more than 35%;</i></p> <p>(b) <i>an increase in the size of the building envelope of the heritage item by more than 20%; or</i></p> <p>(c) <i>building over more than 20% of a heritage item's building footprint within the airspace above the item, but not within the airspace next to the item.</i></p>	<p>The proposed planning envelope does not include any demolition of state registered heritage items. Excavation of the site forms part of the SSI application (SSI-19238057) as explained in section 1 of the report.</p> <p>The proposed planning envelope does not involve an increase in size Former Skinners Family Hotel including interiors. The building will be retained and it is intended to be incorporated into the podium of the future site development in order to secure its activation and viable reuse.</p> <p>There is no proposed development in the airspace over Former Skinners Family Hotel.</p>
<p>(2) <i>When considering an application for development to which this provision applies, the consent authority is to:</i></p> <p>(a) <i>appoint a committee that includes heritage professionals to examine and advise on the merits of the proposal;</i></p> <p>(b) <i>be satisfied that that committee has followed an appropriate public process for the purpose of that examination; and</i></p> <p>(c) <i>consider the advice of the committee, but is not bound by the advice of the committee</i></p>	<p>A presentation to the Sydney Metro Heritage Working Group (including a Heritage NSW representative) occurred in December 2021. A presentation to NSW Heritage Council on heritage matters including proposed development at Hunter Street is proposed for first quarter 2022.</p>
<p>3.9.5 Heritage items</p>	
<p><i>Objective</i></p>	

DCP control – heritage 3.9

Heritage Impact Assessment

(a) Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item

Provisions

(1) Development affecting a heritage item is to:

(a) minimise the extent of change to significant fabric, elements or spaces;

(b) use traditional techniques and materials where possible unless techniques and materials can offer substantial conservation benefits;

(c) enable the interpretation of each of the significant values of the item through the treatment of the item’s fabric, spaces and setting;

(d) provide a use compatible with its significance and which with any changes proposed, including any BCA upgrade or the introduction of services will have minimal impact on significant fabric, elements or spaces;

(e) the provision of on-site interpretation, or a combination of each of these measures;

(f) not reduce or obscure the heritage significance of the item; and

(g) be reversible where necessary so new work can be removed with minimal damage, or impact to significant building fabric.

(h) be consistent with an appropriate Heritage Conservation Management Plan, Conservation Management Strategy, or policy guidelines contained in the Heritage Inventory Assessment report for the item;

(i) ensure that any changes to the original/significant room configuration is evident and can be interpreted; and

(j) respect the pattern, style, dimensions or original windows and doors.

The proposed planning envelope adjacent to Former Skinners Family Hotel including interiors minimises the extent of change to the heritage item as identified in the gradings of significance diagrams for the place prepared by GML (2017).

The parapet height is referenced in the proposed planning envelope allowing for the interpretation of the previously demolished portion of the heritage item along George Street and for a continued understanding and appreciation of the remnant fabric.

The planning envelope allows for future development to provide amenities and compliant vertical access and circulation within the new structure enabling the spaces of the heritage item to be fully utilised for active uses promoting increased interaction with, and viable long-term use of, the heritage item.

The proposed planning envelope does not reduce or obscure the significance of the item but makes possible a greater understanding of its significance through providing opportunity for increased use of its spaces.

This should be further informed by a Conservation Management Plan to support detailed design for adaptive reuse. Similarly, a proposal for adaptive reuse would incorporate a full examination of BCA compliance of the structure and any adaptations.

The place has undergone a large degree of change and future adaptive reuse proposals should ensure original room configuration remains legible and can be interpreted.

The planning envelope does not propose changes in the pattern, style and dimensions of doors and windows as have been retained or reconstructed.

(2) Development should enhance the heritage item by removing unsympathetic alterations and additions and reinstating missing details, building and landscape elements, where physical or documentary evidence is available.

The planning proposal does not seek approval for any built changes to Former Skinners Family Hotel including interiors.

Future development of Hunter Street West including the adaptive reuse of Former Skinners Family Hotel including interiors will be informed by a Conservation Management Plan providing

DCP control – heritage 3.9	Heritage Impact Assessment
<p><i>(3) Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:</i></p> <ul style="list-style-type: none"> <i>(a) building envelope;</i> <i>(b) proportions;</i> <i>(c) materials, colours and finishes; and</i> <i>(d) building and street alignment.</i> 	<p>guidance on the adaptive reuse of the heritage item and its interface with the new building.</p> <p>The proposed podium envelope aligns to the street and the parapet height of Former Skinners Family Hotel including interiors, reinforcing the place as the corner landmark and providing the opportunity for interpretation of the previously demolished portion of the building along George Street.</p> <p>The tower envelope is set back from the corner of the site allowing a full appreciation of Former Skinners Family Hotel including interiors.</p>
<p><i>(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:</i></p> <ul style="list-style-type: none"> <i>(a) providing an adequate area around the building to allow interpretation of the heritage item;</i> <i>(b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</i> <i>(c) protecting, where possible and allowing the interpretation of archaeological features; and</i> <i>(d) Retaining and respecting significant views to and from the heritage item.</i> 	<p>The proposed planning envelope provides a sympathetic response to heritage items in the vicinity. The podium height allows significant view lines to predominate. The tower height does not contribute to additional overshadowing of Martin Place due to the truncation and articulation of the tower envelope which responds to the Martin Place sun plane. The articulation of the tower contributes to a reduced perception of bulk.</p> <p>The proposed planning envelope does not impact any significant plantings.</p> <p>The proposed planning envelope does not involve any change within the SHR curtilage of Tank Stream. Any impact to archaeological resources associated with the Tank Stream will be managed in accordance with an archaeological research design prepared for SSI-19238057 which seeks the approval for demolition and excavation of the site.</p>

3.9.12 Reduction of rising damp and salt attack in buildings constructed prior to 1920

Provision

(1) Where a heritage item or a building within a heritage conservation area constructed prior to 1915 has no damp proof course, the ventilated sub floor space must be retained to avoid potential damage caused by rising damp and migrating salts. Concrete slabs laid directly on the ground are not permitted within such buildings, including verandahs, or as paving slabs laid adjacent to external walls.

Future construction adjacent to the remnant portion of Former Skinners Family Hotel including interiors will be guided by a Conservation Works Management Plan to accompany a development application for the site. The building currently has adjacent construction and further investigation will be required to determine the condition of the dividing wall and the full extent of the basement. Future development should be guided by an experienced heritage consultant.

3.9.13 Excavation in the vicinity of heritage items and in heritage conservation areas

Provisions

DCP control – heritage 3.9	Heritage Impact Assessment
<p><i>(1) Excavation beneath, or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a Geotechnical Engineering report and a Structural Engineering report.</i></p>	<p>The planning envelope does not propose additional excavation beneath or adjacent to Former Skinners Family Hotel including interiors.</p> <p>The proposed planning envelope does not involve any change within the SHR curtilage of Tank Stream. Any impact to archaeological resources associated with the Tank Stream will be managed in accordance with an archaeological research design prepared for SSI-19238057 which seeks the approval for demolition and excavation of the site.</p>
<p><i>(2) Excavation will not be permitted if:</i></p> <p><i>(a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and</i></p> <p><i>(b) it will occur under or forward of the front facade.</i></p>	<p>The planning envelope does not propose excavation under common or freestanding boundary walls, adjoining land, or forward of the front facade.</p>
<p>3.10 Significant architectural building types</p> <p>3.10.3 Pubs and hotels older than 50 years</p>	
<p><i>Objectives</i></p>	
<p><i>(a) Ensure that alterations, additions and change of use of pubs and hotels:</i></p> <p><i>(i) retain significant fabric and building elements from all periods of construction; and</i></p> <p><i>(ii) provide for the ongoing use primarily as pubs and hotels.</i></p>	
<p><i>Provisions</i></p>	
<p><i>(1) Alterations and additions are to maintain significant fabric and building elements including:</i></p> <p><i>(a) external design details such as wall tiles, wall signs and advertising, awnings, pressed metal and patterned awning soffits, balconies and verandahs, doors, windows and joinery;</i></p> <p><i>(b) internal design details such as bars, ceiling details, fireplaces, bathroom tiling and fittings, joinery;</i></p> <p><i>(c) wall tiles, or external face brickwork or stonework are not to be painted over or otherwise obscured; and</i></p>	<p>The Former Skinners Family Hotel including interiors has not operated as a hotel since c1890 when the ground floor was converted to a chemist. The extant building is a remnant of a much larger building form which extended along George Street. The building has been substantially reconstructed at ground level to its original form. The remainder of the building has been conserved externally.</p> <p>The proposed planning envelope does not involve any changes to the building form. The intent of the proposal is to incorporate Former Skinners Family Hotel including interiors into the commercial podium such that its active and viable reuse can be secured with the inclusion of compliant vertical circulation, amenities and services provided for within the new structure.</p> <p>The reference scheme demonstrates that the existing building can remain intact and demonstrates the opportunity for reconstruction of the roof to archival evidence of its earlier form.</p>

DCP control – heritage 3.9	Heritage Impact Assessment
	Any alterations and additions will be subject to a future SSDA.
<i>(2) Street verandahs, balconies and post-supported awnings should only be constructed where there is documentary or physical evidence of an early verandah, balcony, or post-supported awning attached to the building.</i>	The Former Skinners Family Hotel including interiors does not currently include any balconies or awnings. No change is proposed.
<i>(3) New colours schemes are to reflect the most significant design period of the building</i>	The retention of the existing colour scheme is currently proposed.

7.4.3 SDCP 2012 Section 5 specific areas – Central Sydney

The Sydney Development Control Plan 2012 provides objectives and provisions for development within Central Sydney. These provide best practice guidelines for development in Central Sydney’s heritage context. An assessment of the proposed planning envelope against these objectives and provisions demonstrates how it achieves an appropriate response.

Table 7-6 – DCP Section 5.1 Central Sydney – Hunter Street East

DCP section 5.1 – Central City	Heritage Impact Assessment
<i>Objectives</i>	
<i>(c) Encourage flexibility in building design and reinforce the character of Central Sydney and ensure built form is compatible with heritage items and the desired streetscape character.</i>	
<i>Provisions</i>	
<p><i>(1) The street frontage height of a new building must be between 20m and 45m above the site ground level with the specific height set with regard to:</i></p> <p><i>(a) the predominant street frontage height of adjacent buildings and buildings in the vicinity;</i></p> <p><i>(b) the location of the site in the street block, for example, corner sites can include special design emphasis, such as increased street frontage height of one or two storeys; and</i></p> <p><i>(c) the size of the site, for example small sites, less than 1,000sqm may attain a street frontage height of 45m regardless of the above criteria</i></p>	<p>The planning proposal shows varied street frontage heights of the podium envelope in response to the predominant street frontage height of adjacent heritage items and heritage items in the vicinity.</p> <p>The corner heights at O’Connell and Bligh streets respond to the height of the adjacent Wales House, reinforcing a strong built edge to the street and highlighting important view lines. The alignment with the cornice of Wales House allows the continued prominence of the domed corner tower. The envelope steps down on Bligh Street in response to the height of Former NSW Club Building and it steps up on O’Connell Street in response to the height of Former Bank of NSW.</p> <p>This approach results in the potential for a future building design to respond to the context of the heritage items in the vicinity.</p>

DCP section 5.1 – Central City

Heritage Impact Assessment

5.1.2 Building setbacks

Provisions

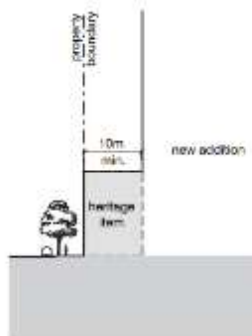
5.1.2.1 Front Setbacks

(3) New buildings or additions above a heritage item must have a setback of at least 10m from the street frontage as shown in Figure 5.7 Minimum setback above a heritage item. However, a conservation management plan required as part of the development application may require a greater setback.

Note: The weighted average setback may be reduced on corner sites and where the secondary or minor street has a minimum width of 6m and the street block has a depth of less than 30m

The planning envelope for Hunter Street East does not propose an addition above a heritage item. It is located adjacent to three heritage items and does not involve work within the curtilages of these items.

Figure 5.7
Minimum setback
above a heritage
item



5.1.6 Building exteriors

Objectives

- (a) Positively contribute to the streetscape with high quality architecture.*
- (b) Provide richness of detail and architectural interest particularly in prominent parts of buildings.*
- (c) Present appropriate design responses to nearby development to complement the streetscape.*
- (d) Clearly define adjoining streets, street corners and public spaces.*
- (e) Retain pedestrian scale in the articulation and detailing of the lower levels of the building.*
- (f) Contribute to a visually distinct skyline.*

Provisions

(1) Adjoining buildings, particularly heritage buildings must be considered in the design of new buildings in terms of:

- (a) street alignment;*
- (b) street frontage heights;*
- (c) setbacks above street frontage heights; and*

The proposed planning envelope responds appropriately to street alignment, and street frontage heights of adjacent heritage places. It reinforces the strong built edge to the street and references street frontage heights of adjacent development. The tower component is set back from the podium edge allowing the podium to be the

DCP section 5.1 – Central City	Heritage Impact Assessment
<p><i>(d) facade proportions including horizontal or vertical emphasis and enclosed corners at street intersections.</i></p>	<p>prominent form influencing the pedestrian experience. The tower form is provided articulation in volume and curved corners which reduce potential overshadowing.</p> <p>The reference design demonstrates that future development of the site can provide a sympathetic contemporary design response to the heritage context.</p>

Table 7-7 – DCP Section 5.1 Central Sydney – Hunter Street West

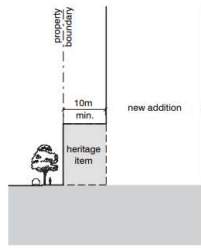
DCP Section 5.1 – Central City	Heritage Impact Assessment
<p><i>Objectives</i></p>	
<p><i>(c) Encourage flexibility in building design and reinforce the character of Central Sydney and ensure built form is compatible with heritage items and the desired streetscape character.</i></p>	
<p><i>Provisions</i></p>	
<p><i>(1) The street frontage height of a new building must be between 20m and 45m above the site ground level with the specific height set with regard to:</i></p> <p><i>(a) the predominant street frontage height of adjacent buildings and buildings in the vicinity;</i></p> <p><i>(b) the location of the site in the street block, for example, corner sites can include special design emphasis, such as increased street frontage height of one or two storeys; and</i></p> <p><i>(c) the size of the site, for example small sites, less than 1,000sqm may attain a street frontage height of 45m regardless of the above criteria</i></p>	<p>The planning envelope shows a variation to the street frontage heights of the podium envelopes in response to the predominant street frontage height of adjacent buildings and buildings in the vicinity.</p> <p>The planning envelope for Hunter Street West responds to the street frontage height of Former Skinners Family Hotel including interiors at the corner of Hunter and George Streets and steps up towards the south of the site to reinforce predominant street frontage heights of heritage places in the vicinity including the Former Head Offices of Bank of NSW and CBC Bank, Former Bank of Australasia and Former Equitable Life Assurance Building located to the south of the site facing George Street.</p> <p>The podium height to either side of Former Skinners Family Hotel including interiors allows the remnant portion of the original building to regain its prominence as a corner building and allows for the interpretation of its missing facade along George Street.</p>
<p>5.1.2 Building setbacks</p>	
<p><i>Provisions</i></p>	
<p>5.1.2.1 Front Setbacks</p> <p><i>(3) New buildings or additions above a heritage item must have a setback of at least 10m from</i></p>	<p>There is no proposed development above Former Skinners Family Hotel including interiors.</p>

DCP Section 5.1 – Central City **Heritage Impact Assessment**

the street frontage as shown in Figure 5.7
 Minimum setback above a heritage item.
 However, a conservation management plan required as part of the development application may require a greater setback.

Note: The weighted average setback may be reduced on corner sites and where the secondary or minor street has a minimum width of 6m and the street block has a depth of less than 30m

Figure 5.7
 Minimum setback above a heritage item



5.1.6 Building exteriors

Objectives

- (a) Positively contribute to the streetscape with high quality architecture.
- (b) Provide richness of detail and architectural interest particularly in prominent parts of buildings.
- (c) Present appropriate design responses to nearby development to complement the streetscape.
- (d) Clearly define adjoining streets, street corners and public spaces.
- (e) Retain pedestrian scale in the articulation and detailing of the lower levels of the building.
- (f) Contribute to a visually distinct skyline.

Provisions

(1) Adjoining buildings, particularly heritage buildings must be considered in the design of new buildings in terms of:

- (a) street alignment;
- (b) street frontage heights;
- (c) setbacks above street frontage heights; and
- (d) facade proportions including horizontal or vertical emphasis and enclosed corners at street intersections.

The proposed planning envelope responds to the street alignment and street frontage heights of Former Skinners Family Hotel including interiors and heritage items in the vicinity.

The reference design demonstrates that future development of the site can provide a sympathetic contemporary design response to the heritage context.

7.4.4 DCP special character area provisions – Chifley Square

The Hunter Street East site is located adjacent to the Chifley Square Special Character Area. The DCP contains the following Locality Statement and design principles for Chifley Square.

The original concept of the semi-circular form was first proposed by John Sulman in 1908. The same concept resurfaced in 1937 and was proposed by City Engineer Garnsey, as a means of relieving traffic congestion at the junction of Hunter and Elizabeth Streets. The scheme was implemented in 1947.

The completion of Qantas House, with a curved form, in 1957 made a major contribution to the creation of Chifley Square. The place was officially named “Chifley Square” in 1961 in honour of the late Hon J.B. Chifley, former Prime Minister of Australia, and a year later Elizabeth Street was extended creating a public square with a traffic island in the middle.

The final semi-circular form of the Square was formed with the completion of Chifley Tower in 1993 to the east of the Square, which completed the curved form of Qantas House to the west. The building was designed by an international designer and follows the picturesque romantic skyscraper style of the early 20th century American office towers. The detailed elements of the building, whether at the street or upper levels exhibit a rather lofty and imposing presence, expressing the corporate nature of the building, which is entirely appropriate by virtue of its location in the financial core of the city. Further public domain works were implemented in 1996-1997 to reclaim the Square, improve its quality and create a sophisticated public plaza.

The area is characterised by large-scale high rise tower buildings interspersed with lower scale development. Despite the fact that the majority of the towers at the edges of the Square are seen as individual elements within the cityscape, they follow the street alignment at lower levels, with a curved alignment to the north creating a distinct sense of enclosure for the Square. The curved form of the Square and the recent Aurora Place to the east, visible within this setting, create a unique urban landscape within Central Sydney and provide a visual relief and break in the intensely built up area of the financial centre.

Principles

(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.

(b) Recognise and enhance Chifley Square as one of the important public open spaces in the heart of the financial centre of the city,

(c) Promote and encourage the use of the space as a destination and meeting place for people.

(d) Interpret the history of the place and its evolution in the design of both public and private domain and create a distinct sense of place inherent in the character of Chifley Square

(e) Reinforce the urban character and distinct sense of enclosure of Chifley Square by:

- i. emphasising and reinforcing the semi-circular geometry of the space;*
- ii. requiring new buildings to be integrated with the form of existing buildings; and*
- iii. limiting the height of new buildings.*

(f) Protect and extend sun access to Chifley Square during lunchtime hours from mid-April to the end of August



Figure 7-5 – Chifley Square Special Character Area. Source: Sydney DCP 2012

Comment:

Hunter Street East is located adjacent to the west boundary of Chifley Square Special Character Area and is therefore not subject to the design principles contained in the DCP. It does not challenge the distinct character of Chifley Square through the use of semi-circular geometry but reinforces the commercial nature of the area. The proposed planning envelope does not create any potential additional overshadowing over Chifley Square during lunchtime hours from mid-April to mid-August.

7.5 Assessment of impact with reference to conservation management documents

7.5.1 Former Skinners Family Hotel including Interiors

The planning proposal includes the State registered heritage item Former Skinners Family Hotel including interiors. A Heritage Impact Assessment prepared by GML in 2017 provides plans of the building and gradings of significance of the fabric based on information contained in Clive Lucas Stapleton & Partners documentation in 1988 and 1990 and plans produced by Smith and Carmody.

The definition of the gradings of significance reflect the contribution the element makes to the overall significance of the place. The various grades of significance require different approaches to management, including the retention and conservation of spaces or elements as follows:

Significance Grading	Definition	Management Guidelines
Exceptional	Rare or outstanding element directly contributing to an item's local or state significance	Retain and conserve in situ.
High	Contribute to the site's overall significance and provide evidence of historic and functional relationships. These may include elements that have undergone alterations of a substantial nature but that do not obscure significance	Retain, restore and conserve. Minor intervention into fabric including adaptation and alteration may be permissible provided the level of significance of each element is retained.
Moderate	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Adaptation of spaces and elements is acceptable providing the overall cultural significance of the place is retained.

Significance Grading	Definition	Management Guidelines
Little	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Both retention and removal are acceptable depending on the element and the impact on significant surrounding fabric and spaces
Intrusive	Altered or added elements which adversely impact upon the site's heritage significance. Damaging to the item's significance.	Removal of intrusive elements is encouraged

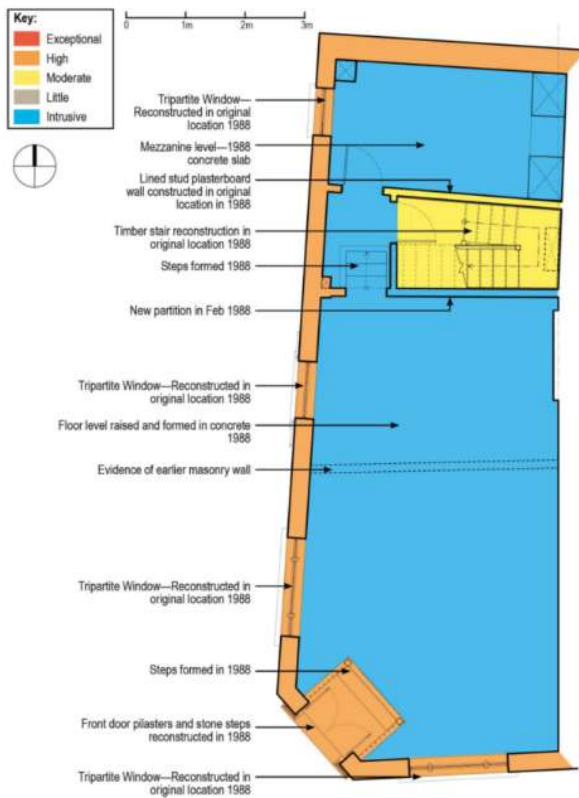


Figure 7-6 – Plan of ground floor showing gradings of significance and noting reconstructed and modified building fabric Source: GML, 2017.

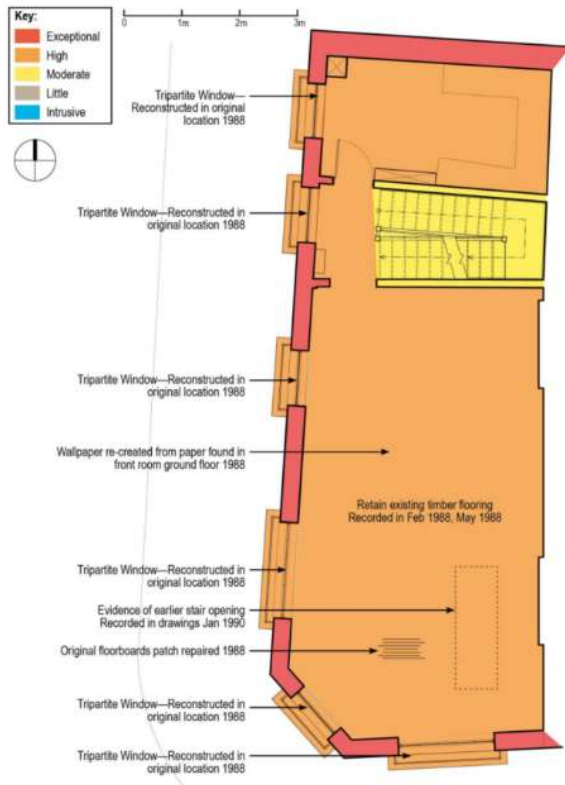


Figure 7-7 – Plan of first floor showing gradings of significance and noting reconstructed and modified building fabric. Source: GML, 2017)

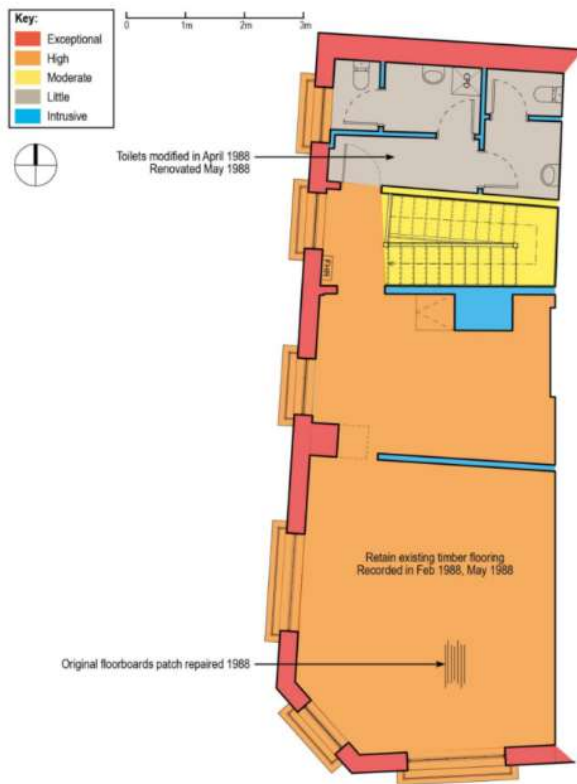


Figure 7-8 – Plan of second floor showing gradings of significance and noting reconstructed and modified building fabric. Source: GML, 2017.

The following management summary is included in the State Heritage Inventory:

General: The form, scale and external original fabric of the building should be retained. All those materials which originally had a paint finish or are now painted should be repainted in complementary colours. There should be no alterations which break through the roofline or rise above the parapet level. Original window and door openings should not be enlarged or filled in but those areas such as the entrance to basement food shop could be altered, consideration should be given to restoring this opening to an entrance, more in keeping with the style of the building.

Exterior: The original brick and render detailing of the facades should be retained. As the facade of the building on the two street frontages remains largely intact there should be no alterations which adversely impact on the original fabric, break the skyline or rise above the parapet. As the facade at ground floor level on both George and Hunter Streets has undergone some modification, changes to this area could be permitted but there should be no alterations which adversely impact on remaining original significant fabric such as brickwork, timber windows and rendered detailing.

Interior: As the interior of the building at ground floor level has been extensively modified, further alterations to this area could be considered but any new work should not impact on any remaining original fabric or alter the window or door openings. Early fabric on the upper floor such as fireplaces, pressed metal ceilings and timber staircase should be retained and repaired. Areas on the upper floors where original fabric has been replaced with modern materials could be altered or repaired with similar materials; provided they do not adversely impact on remaining original fabric.

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Comment:

The Planning Proposal does not propose any changes within Former Skinners Family Hotel including interiors. Its future adaptive re-use and incorporation into the broader site development will be informed by a Conservation Management Plan and the development proposal included in a future SSDA application.

7.5.2 Tank Stream Conservation Management Plan

The Planning Proposal does not involve any changes within the SHR curtilage of Tank Stream.

The current application SSI-19238057 includes above ground demolition and excavation of the site, including retention structures at its perimeter. The historical and Aboriginal archaeological management of the site will be carried out as a condition of approval for the Stage 2 approval as outlined in Section 1 of this report. These works will be undertaken in accordance with an archaeological research design and Aboriginal Cultural Heritage Assessment Report.

A condition survey has been completed in 2021 and the structure will be monitored during excavation and construction.

Interpretation will form part of the future development of the site in accordance with the Sydney Metro West Heritage Interpretation Strategy being prepared as a condition of the Stage 2 approval.

7.6 Potential additional overshadowing

Heritage places are particularly susceptible to increased deterioration of building fabric due to increased moisture caused by extensive overshadowing. Overshadowing is often cumulative due to the gradual increase in development density across CBD areas. The generally acknowledged benchmarks for overshadowing assessment are as follows:

- land parcel: sunlight access for at least two hours (non-contiguous) between 9am and 3pm on 21 June
- open space: sunlight access for at least 4 hours between 9am and 3pm on 21 June¹⁷

Whilst a planning envelope itself does not create overshadowing it allows for future development which has the potential to cause additional overshadowing of heritage places within the city centre. Situated at the northern end of the CBD it is recognised that the future tower cluster will cast some additional shadow over the CBD. The density and height of existing buildings of the CBD means that extensive overshadowing of smaller buildings already occurs.

The following diagrams have been produced using an overlay of the shadow diagram in the architectural package over the *Sydney LEP 2012* Heritage Map. Inconsistencies in the base map create various inconsistencies in the mapping of the shadows. The following diagrams therefore provide a general indication of impact of potential additional overshadowing which should be evaluated in further detail at SSDA stage.

The diagrams show the approximate path of the shadow caused by the proposed planning envelopes at hourly intervals between 9.00am and 4.00pm on 21 June. The dark blue and dark green represent additional potential overshadowing of Hunter Street West and Hunter Street East respectively.

¹⁷ Overshadowing in the Parramatta CBD, Technical Paper Supplement, City of Parramatta, 7 April 2021, p.11 and p.14.



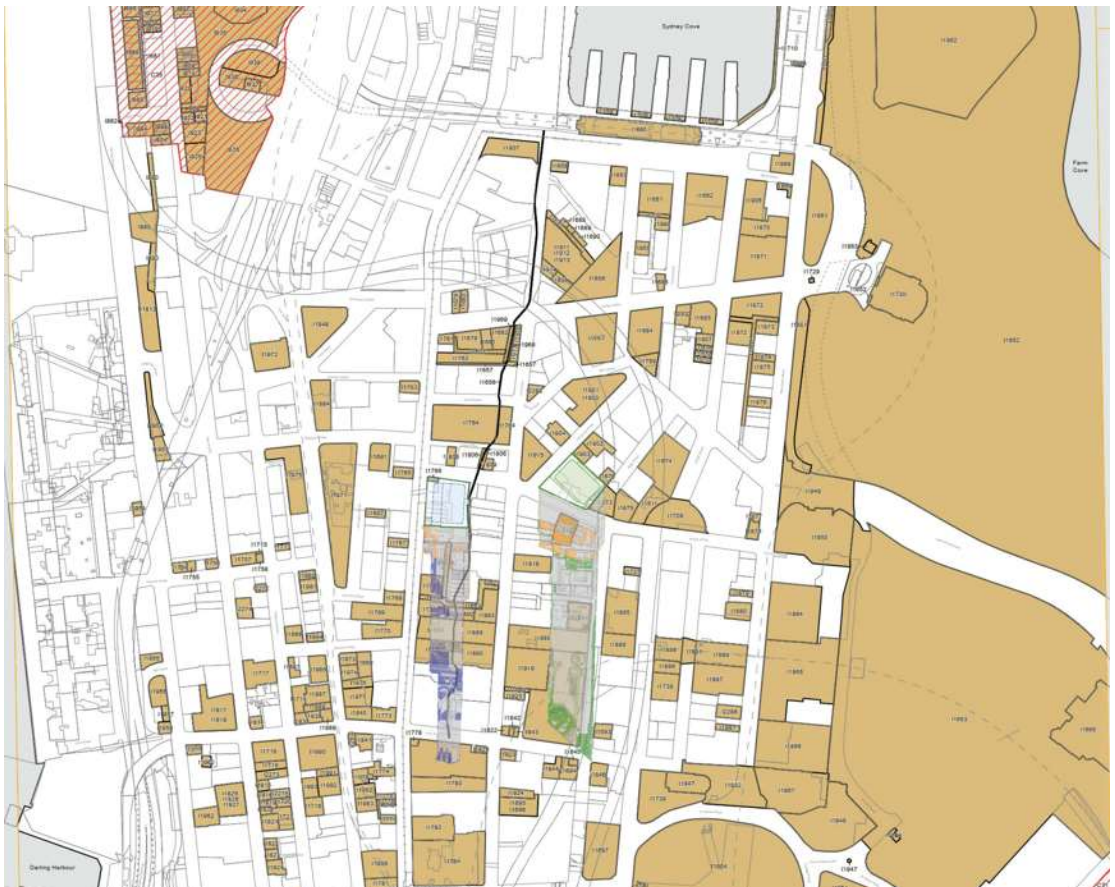
9am – 21 June



10.00am – 21 June



11.00am – 21 June



12.00pm – 21 June



1.00pm – 21 June



2.00pm – 21 June



3.00pm – 21 June



4.00pm – 21 June

Figure 7-9 – Plans showing overshadowing of the planning envelopes from 9am - 4pm on 21 June overlaid on Sydney LEP Heritage Map. The dark green and dark blue areas show additional overshadowing of Hunter Street East and Hunter Street West respectively.
Source: FJMT Studio, Sydney LEP Heritage Maps HER-004.

Table 7-8 – Assessment of potential additional overshadowing at 21 June

Item name and address	Item No. and listing	Potential heritage impact (approximate %)	Degree of Impact
9.00am Hunter Street West			
Former warehouse “John Fraser & Co” including interiors, 63 York Street	I1984 Local	Less than 25% rooftop overshadowing at northern edge of site	Minor Heritage Impact
Former Asbestos House including interiors, 65-67 York Street	I1985 Local	Less than 50% rooftop overshadowing at centre of site	Minor Heritage Impact Roof finished in waterproof membrane, smooth aggregate, ceramic tiles (SHI). Shadow cast over plant room
Former Warehouse including interiors and cart dock, 2-6 Barrack Street	I1668 State	Less than 10% rooftop overshadowing at northeastern corner of site	Negligible Heritage Impact
Former “Hoffnung & Co” warehouse including interiors (Red Cross House), 153-159 Clarence Street	I1717 State	Approx. 50% of rooftop overshadowed on eastern side of site	Minor Heritage Impact Rooftop contain plant rooms, water tanks and cement rendered surfaces (SHI)
Former Warehouse “Andrews Bros” including interiors, 306 Kent Street	I1814	Approx 25% rooftop overshadowing at northeast corner of site	Minor Heritage Impact
Former Warehouse (340 Kent), and City Hotel Façade, 339-347 Kent Street	I1817/ I1818	Less than 25% rooftop overshadowing at southeast corner of site	Minor Heritage Impact
9.00am Hunter Street East			

Item name and address	Item No. and listing	Potential heritage impact (approximate %)	Degree of Impact
Former Colonial Mutual Life building façade, 10A-16 Martin Place	I1893 Local	Less than 25% rooftop overshadowing	Negligible Heritage Impact Overshadowing falls over recent development above
Commercial Building “Challis House” including interior, 4-10 Martin Place	I1892 State	Less than 10% rooftop overshadowing	Negligible Heritage Impact
Former Warehouse including interior, 22-26 York St	I1977 Local	Less than 25% rooftop overshadowing	Minor Heritage Impact
Former ACA building including interiors, 56-58 King Street	I1840 Local	Less than 25% rooftop overshadowing	Minor Heritage Impact
Former ES & A Bank including interiors, 365 George Street	I1773 Local	Less than 25% rooftop overshadowing	Minor Heritage Impact
Former Grace Building including Interiors, 77-79 York Street	I1990 State	Less than 10% rooftop overshadowing	Negligible Heritage Impact
Former Warehouse facades, 365-377 Kent Street	I1825/ I1826/ I1827	Approximately 10% rooftop overshadowing	Negligible Heritage Impact
10.00am Hunter St West			
Bank of NSW Former Head Office including interiors, 341 George Street	I1769 State	Approximately 50% rooftop overshadowing across site	Minor Heritage Impact Plant room structure above parapet overshadowed
CBC Bank former head office including interiors, 343 George Street	I1770 State	Approximately 25% rooftop overshadowing to southwest corner of site	Minor Heritage Impact
Former “Pomeroy House” including interiors (International House), 14-16 York Street	I1973 State	Less than 25% rooftop overshadowing to southern side of site	Minor Heritage Impact

Item name and address	Item No. and listing	Potential heritage impact (approximate %)	Degree of Impact
Former Railway House including interiors, 11-31 York Street	I1974 Local	Approximately 10% rooftop overshadowing to southern side of site	Negligible Heritage Impact
Forbes Hotel including interiors, 30 York Street	I1978 Local	Approximately 10% rooftop overshadowing to western side of site	Negligible Heritage Impact
Former Asbestos House including interiors, 65-69 York Street	I1985 Local	Less than 10% rooftop overshadowing at southern edge of site	Negligible Heritage Impact
Former "Gardiner House" including interiors, 71 York Street	I1987 Local	Less than 10% rooftop overshadowing at across site	Negligible Heritage Impact
Former York Hotel facade, 46-52 King Street	I1839 Local	Approximately 50% rooftop overshadowing across site	Minor Heritage Impact Plant room structures constructed on roof
Former Warehouse including interiors and cart dock, 44 King Street	I1838 Local	Approximately 50% rooftop overshadowing across site	Minor Heritage Impact Plant room structure constructed on roof
Former Grace Building including Interiors, 77-79 York Street	I1990 State	Less than 50% rooftop overshadowing across centre of site	Minor Heritage Impact Shadow falling over plant room structure
10.00am Hunter Street East			
Former Colonial Life Building Façade, 10A-16 Martin Place	I1893 Local	50% rooftop overshadowing across site	Negligible Heritage Impact - façade only
Former Sydney GPO including interior, 1 Martin Place	I1890 State	Less than 10% rooftop overshadowing across centre of site	Negligible Heritage Impact

Item name and address	Item No. and listing	Potential heritage impact (approximate %)	Degree of Impact
Former “Sydney Arcade” Façade (97-103 King St), 400 George Street	11779 Local	Less than 25% rooftop overshadowing at western side of site	Negligible Heritage Impact Only façade is heritage listed
Former Commercial Building including interiors, 375-377 George Street	11774 Local	Less than 10% rooftop overshadowing on northern edge of site	Negligible Heritage Impact
11.00 Hunter Street West			
Former Bank of Australasia including interiors, 354-360 George Street	11772 State	Less than 25% overshadowing to southwest of site	Minor Heritage Impact Shadow falls over early roof structures as well as later plant and equipment
Bank of NSW former Head Office including interiors, 341 George Street	11769 State	Less than 25% overshadowing at eastern edge of site	Negligible Heritage Impact Roof contains plant and equipment
CBC Bank former head office including interior, 343 George Street	11770 State	Less than 25% overshadowing at eastern edge of site	Negligible Heritage Impact Roof contains plant and equipment
Former Sydney GPO including interior, 1 Martin Place	11890 State	Less than 10% rooftop overshadowing on western edge of site	Negligible Heritage Impact
Former ES & A Bank including interiors, 365 George Street	11773 Local	Less than 25% overshadowing across site	Negligible Heritage Impact Tower building constructed immediately to the north of the site and roof modified
11.00am Hunter Street East			
Former “Commonwealth Bank of Australia Building” including interiors and grounds, 108-120 Pitt St	11919 Local	Less than 25% rooftop overshadowing on southwestern corner	Negligible Heritage impact Roof of new tower overshadowed
12.00pm Hunter Street West			

Item name and address	Item No. and listing	Potential heritage impact (approximate %)	Degree of Impact
Former “Equitable Life Assurance” building including interiors, 348-352 George Street	I1771 State	Less than 50% rooftop overshadowing on eastern side	Minor Heritage Impact Building has recent steel sheet roof over building services.
Former Bank of Australasia including interiors, 354-360 George Street	I1772 State	Approximately 25% rooftop overshadowing to southeast corner	Minor Heritage Impact
Commercial Building Challis House including interiors, 4-10 Martin Place	I1892 State	Less than 25% rooftop overshadowing to western edge	Minor Heritage Impact
Former Sydney Arcade Façade (97-103 King), 400 George Street	I1779 Local	Less than 10% rooftop overshadowing to centre	Negligible Heritage Impact
12.00pm Hunter Street East			
MLC Centre complex, 19-35 Martin Place	I2287 Local	Less than 25% rooftop overshadowing to southeast corner	Minor Heritage Impact
1.00pm Hunter Street West			
Former Sydney GPO including interior, 1 Martin Place	I1890 State Cmmwealth	Less than 10% rooftop overshadowing across eastern half	Negligible Heritage Impact
Former Commonwealth Bank of Australia Building including interiors and grounds, 108-120 Pitt Street	I1919 Local	Less than 25% rooftop overshadowing to eastern side	Minor Heritage Impact
1.00pm Hunter Street East			
Commonwealth Bank of Australia including interior, 48-50 Martin Place	I1895 State	Less than 10% rooftop overshadowing	Negligible Heritage Impact

Item name and address	Item No. and listing	Potential heritage impact (approximate %)	Degree of Impact
Former GIO building including interiors, 60-70 Elizabeth Street	I1738 State	Less than 10% rooftop overshadowing to southwestern corner	Negligible Heritage Impact
2.00pm Hunter Street West			
Former Commonwealth Bank of Australia Building including interiors and grounds, 108-120 Pitt Street	I1919 Local	Less than 50% rooftop overshadowing to southern side	Minor Heritage Impact Roofscape considered intrusive as viewed from surrounding buildings (SHI)
MLC Centre complex, 19-35 Martin Place	I2287 Local	Approximately 10% rooftop overshadowing to southeastern corner	Negligible Heritage Impact
Former Metropolitan Ushers Hotel including interiors, 64-69 Castlereagh Street	I693 Local	Approximately 10% rooftop overshadowing to southwest corner	Negligible Heritage Impact
2.00pm Hunter Street East			
Reserve Bank including interior, 65 Martin Place	I1897 Local Commwth	Less than 10% rooftop overshadowing to centre	Negligible Heritage Impact See Section 7.7
Former GIO building including interiors, 60-70 Elizabeth Street	I1738 State	Less than 10% rooftop overshadowing to northeastern corner	Negligible Heritage Impact
3.00pm Hunter Street West			
N/A			
3.00pm Hunter Street East			
The Domain	I1653 State National	Less than 10% overshadowing. Shadow falls across works depot and sports field	Minor Heritage Impact (See Section 7.7)

Item name and address	Item No. and listing	Potential heritage impact (approximate %)	Degree of Impact
4.00pm Hunter Street West			
Former Warehouse Buckle Chambers including interiors	I1733 Local	Less than 10% rooftop overshadowing across site	Negligible Heritage Impact
Reserve Bank including interior, 65 Martin Place	I1897 Local Commonwealth	Less than 10% rooftop overshadowing across centre	Negligible Heritage Impact (See Section 7.7)
William Bland Centre building, 229-231 Macquarie Street	I2286 Local	Less than 25% rooftop overshadowing to centre	Minor Heritage Impact
Beenabah Chambers including interiors, 235 Macquarie Street	I1881 Local	Less than 10% rooftop overshadowing to southern edge	Negligible Heritage Impact
Former Registrar Generals Department building including interiors, 1 Prince Albert Road	I1946 State National	Less than 10% overshadowing to northeastern corner	Negligible Heritage Impact (See Section 7.7)
4.00pm Hunter Street East			
St Stephens Church including interiors, 197 Macquarie Street	I1880 State	Less than 25% rooftop overshadowing to southwest corner	Minor Heritage Impact Shadow falls over new development above

Comment:

The analysis indicates there are no places subject to extensive potential additional overshadowing. The shadow cast by the planning envelope moves quickly across the city from the south-west to south-east. The cumulative heritage impact is minimal.

7.7 Impacts on World, National and Commonwealth heritage places

7.7.1 Introduction

Places of National significance in the vicinity of Hunter Street East and Hunter Street West include Sydney Opera House, and Governors' Domain and Civic Precinct. Within Governors' Domain and Civic Precinct, Hyde Park Barracks and the first Government House site are also included as individual places on the National Heritage List (NHL). Sydney Opera House and Hyde Park Barracks are also UNESCO World Heritage

places. Reserve Bank and Sydney GPO are also listed on the Commonwealth Heritage List (CHL). Development (“action”) which is likely to have a significant impact on the World, National or Commonwealth Heritage values on these places is managed through the EPBC Act.

The Planning Proposal is not located within the boundaries of any World, National or Commonwealth listed places but future development on the sites (an “action”) has the potential to cause overshadowing and/or impact significant views. The following section contains a summary of potential impacts for each place with a general discussion of potential impact.

7.7.2 Potential impacts by future development on listed places

7.7.2.1 Sydney Opera House

The proposed site/s are not located within the Sydney Opera House Buffer Zone as defined under the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (SREP) which:

- establishes a buffer zone around Sydney Opera House so as to give added protection to its world heritage value and
- recognises that views and vistas between the Sydney Opera House and other public places within the zone contribute to its world heritage value.

Comment:

The proposed site/s are located to the south of Sydney Opera House and its buffer zone. Future development of the planning envelopes will not cause any potential overshadowing of the item or its buffer zone.

Future development within the proposed planning envelope/s will potentially be visible from the Opera House but will form part of the density and height of CBD development and will not have a significant impact on the World or National Heritage values associated with the place.

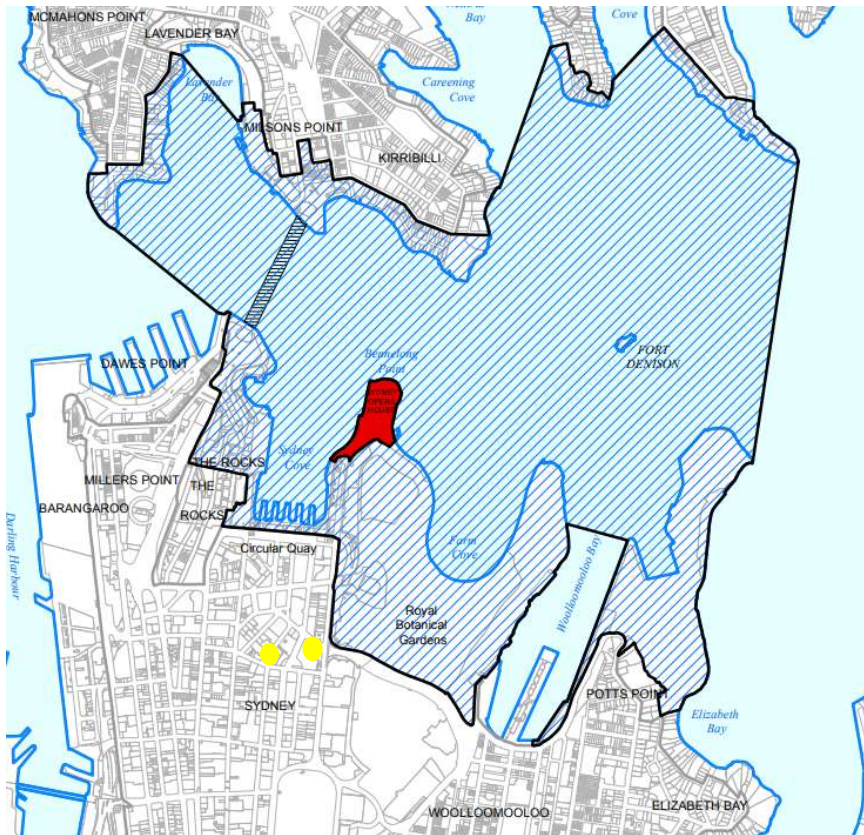


Figure 7-10 – Extract from Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Opera House Buffer Zone Map (Amendment 2016) with site locations indicated in yellow. Source: Planning NSW

7.7.2.2 Governors' Domain and Civic Precinct

Governors' Domain and Civic Precinct was included in the National Heritage List on 12 February 2021 for Having National Heritage Value under criteria (a), (b), (c), (f) and (h). It is located to the east of the site.

The Australian Heritage Database, place file no 1/12/036/0682 includes the following Summary Statement of Significance:

The Governors' Domain and Civic Precinct is located in the City of Sydney, near the place of arrival of the First Fleet in Warrane, the Indigenous name recorded in historic journals for Sydney Cove.

The Precinct is of outstanding heritage value to the nation for its capacity to connect people to the early history of Australia including interactions between Indigenous people and British colonisers. Its ability to demonstrate the historic processes which shaped Australia's civic institutions, democratic progress and the physical character of our cities, which were set in train from the early colonial period in the Sydney colony, is outstanding. In particular, the Precinct's ensemble of buildings, parks and gardens tell us about important events in the establishment of early Parliamentary forms of government, the establishment of the Supreme Court and aspects of the history of suffrage.

The archaeological material found near or associated with many of its historic places is rare and has an exceptional research value capable of informing Australians about aspects of British colonisation and the first interactions British colonists had with Indigenous people living in and around the place we now call Sydney.

The Precinct is also outstanding for its collection of buildings and open spaces, which as an ensemble, demonstrates the transition of the early, isolated penal settlement into a

more substantial permanent town. Early British Governors and in particular Governor Macquarie, worked to create improvements in civic amenity and fostered the establishment of civic institutions like Australia's first hospital, public parks, a mint and places of worship. Later civic, legal and government institutions continued to be developed which helped to foster greater independence from Britain.

The Precinct and its buildings are also of outstanding heritage value to the nation for their association with a number of important Australians including Governor Macquarie, Elizabeth Macquarie, Governor Phillip, Governor Bligh, Bennelong and Francis Greenway. Their significant contributions in the course of Australia's history are well demonstrated within the precinct.

Governors' Domain and Civic Precinct is not a blanket listing, instead its National Heritage Significance is expressed only in the places identified in the National Heritage values. Most of the places included within the National listing are already included on the NSW State Heritage Register.

The following places are included in the listing:

Buildings:

- Hyde Park Barracks
- St James Church
- St Mary's Cathedral
- NSW Parliament House
- The Mint Sydney Hospital (including Nightingale Wing)
- The State Library of NSW
- The Australian Museum
- NSW Government House
- First Government House (site of)
- The Conservatorium of Music (former Macquarie Stables)
- Sydney Grammar School
- Registrar General's Office (Land Titles Office)
- Department of Lands Building
- Department of Education Building
- Chief Secretary's Building (including 50 Phillip Street)
- Royal Australian Historical Society (terrace house)
- Treasury Building (now Intercontinental Hotel)
- Royal Australasian College of Physicians Building (terrace house)
- Supreme Court of NSW complex

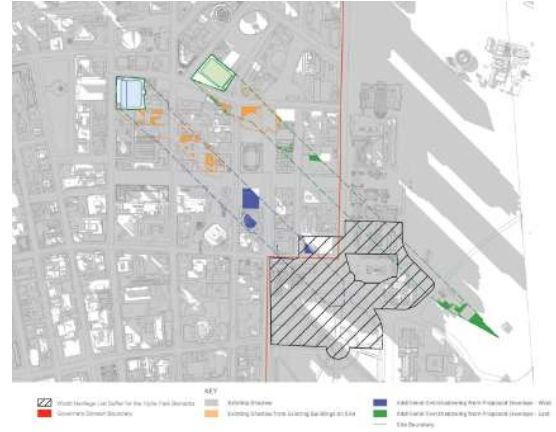
Areas:

- Royal Botanic Garden
- The Domain outer and inner
- Hyde Park
- Macquarie Place (including obelisk)

The boundary map is included in Figure 7-11.



2.45pm



3.00pm



3.15pm



3.30pm



3.45pm



4.00pm



4.15pm

Figure 7-12 –Diagrams showing potential additional overshadowing within the National heritage listed boundary of Governors’ Domain and Civic Precinct. Hunter Street East is shown green, and Hunter Street West is shown blue. Source: FJMT Studio with overlay of NHL boundary by EDS Heritage.

Table 7-9 – Analysis of potential additional overshadowing across Governors’ Domain and Civic Precinct

Time	Place	Extent of shadow
2.15	Hyde Park Barracks	Shadow of Hunter Street East falls on western roof
2.30	Hyde Park Barracks	Shadow of Hunter Street East falls on eastern roof and western roof
2.30	Registrar General’s Office (Land Titles)	Shadow of Hunter Street East falls on roof area to north
2.45	Registrar General’s Office (Land Titles)	Shadow of Hunter Street East falls on roof of more recent building to the east of Hyde Park Barracks
2.45	The Domain	Shadow of Hunter Street East falls over roof of buildings near the corner of Prince Albert and St Marys Road (Phillip Precinct)
3.00	The Domain	Shadow from Hunter Street East falls over the roof of works depot buildings near the corner of Prince Albert and St Marys Road (Phillip Precinct) and trees and lawn areas in Phillip Precinct
3.15	The Domain	Shadow from Hunter Street East falls over the Domain Fields to the south east of the Carpark entry.
3.30	N/A	No additional overshadowing
3.45	Registrar General’s Office (Land Titles)	Shadow from Hunter Street West falls on small areas of roof

Time	Place	Extent of shadow
3.45	The Domain	Shadow from Hunter Street West falls on a narrow strip at the southern end of Domain Fields
4.00	Registrar General's Office (Land Titles)	Shadow from Hunter Street West falls on small areas of roof
4.15	N/A	No Additional overshadowing

Comment:

The Governors' Domain and Civic Precinct National Heritage Place Environment Protection and Biodiversity Conservation Act (1999): Referral Guidelines 2021 (Commonwealth of Australia, 2021) provide general principles to be applied when considering whether a proposed action will have a significant impact on the National Heritage Values of Governor's Domain and Civic Precinct. As there is no proposed works within the boundary of Governors' Domain and Civic precinct the action of potential minor overshadowing caused by future development is not likely to have a significant impact on the National Heritage Values. (See also Section 7.7.3)

Future development within the proposed planning envelope/s will potentially be visible from the Governors' Domain and Civic Precinct, but it will form part of the density and height of CBD development and will not have a significant impact on the National Heritage values associated with the place.

7.7.2.3 Hyde Park Barracks

Hyde Park Barracks is included on the National Heritage List and is also part of a serial listing of Convict Sites on the UNESCO World Heritage List. It is located to the southeast of the site. The Hyde Park Barracks Conservation Management Plan (2018) expresses a buffer zone around the World and National listed curtilage in which development in, and views to and from, the buffer zone are protected.

As demonstrated in section 7.7.2.2 and Table 7-9 above, future development within the planning envelopes has the potential to cause minor additional overshadowing over the roof of Hyde Park Barracks and within the buffer zone for approximately 30 minutes between 2.00pm and 4.00pm on 21 June. The Hyde Park Barracks Conservation Management Plan (2018) does not address potential overshadowing.

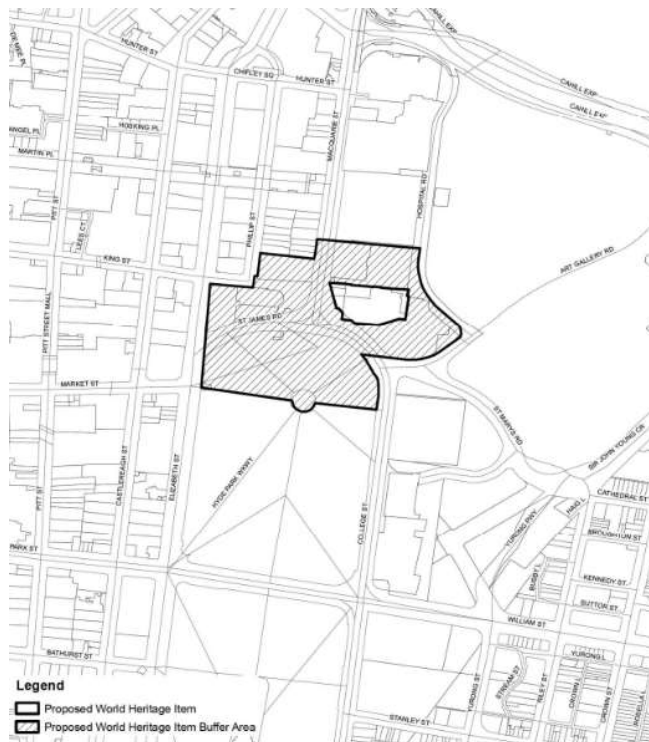


Figure 7-13 – Plan showing Hyde Park Barracks World Heritage Listed curtilage (white) and buffer zone (hatched).

Comment:

The proposed planning envelopes are not located within the National or World Heritage Listed area and do not impact views to and from the World and Nationally listed curtilage. Future development within the proposed planning envelopes has the potential to create minor additional overshadowing over the roof of Hyde Park Barracks (See Figure 7-12 and Table 7-9). The partial overshadowing is limited to approximately 30 minutes between 2.00pm and 3.00pm on 21 June and is not likely to cause a significant impact. There is also potential minor overshadowing within the buffer zone during this period and for a short period around 4.00pm. This overshadowing is not likely to cause a significant impact.

7.7.2.4 First Government House Site

The First Government House Site is included within the National listing as an individual place and has a component of Governors’ Domain and Civic Precinct (See section 7.7.2.2. It is located to the north of the site/s and will not be subject to potential additional overshadowing as a result of future development.

7.7.2.5 Reserve Bank of Australia

The Reserve Bank of Australia (RBA), 65 Martin Place is included in the Commonwealth Heritage List. It is located to the south east of the site and future development within the planning envelope of Hunter Street has the potential to create minor additional overshadowing at 2.00pm and 4.00pm on 21 June. Future development of the sites has the potential to be visible from the upper levels of the RBA tower.

The *Reserve Bank of Australia, Sydney Heritage Management Plan (Draft)* (NBRSArchitecture, 2019) does not provide any polices in regard to overshadowing. It recognises significant views of the RBA as follows:

Views and vistas of exceptional significance are stated as follows:

The building is an important part of the presentation of Martin Place and Macquarie Street and in views along both streets The RBA Head Office building defines the south edge of the eastern section of Martin Place. The significance relates to:

- *The building's presentation to Martin Place and views looking eastwards from Castlereagh Street, near the northwest corner of Martin Place.*
- *The quality of the facade designs and use of high- quality materials. – The setback of the tower above the podium.*

Views and vistas of high significance are stated as follows:

It contributes to the varied character of the western side of Macquarie Street. The significance relates to:

- *The quality of the facade designs and use of high- quality materials.*
- *The setback of the tower above the podium.*

The following conservation policies relate to views and vistas:

The Reserve Bank of Australia head office building occupies a prominent site at the corner of Martin Place and Macquarie Street, Sydney, and in close proximity to several buildings identified as having heritage significance at the State and Local levels. It is an important element in the important historic streetscapes of Martin Place and Macquarie Street (Criterion E). It forms a gateway feature at the eastern end of one of the cities principal pedestrian thoroughfares. Changes to the RBA building should take into consideration the impact of the works on significant views from surrounding streets and areas including Queen Square, Phillip Street or the Domain. The RBA Head office building is visible in some views from Hyde Park Barracks, which is included on the National Heritage List (Place ID 105935) and is part of the World Heritage Listing of 'Australian Convict Sites'. Under the EPBC Act, the Reserve Bank is obliged to protect Commonwealth Heritage values and National Heritage values demonstrated by other places located nearby.

Policy 52 *Additions to the Reserve Bank of Australia Head Office building should be located to minimise adverse visual impacts on views to the building from Martin Place and Macquarie Street.*

Policy 53 *Views from the pedestrian level of Martin Place and Macquarie Street to the ground floor foyer of the RBA Head Office building are to be retained in keeping with the concept of openness and transparency underpinning the design of the building.*

Comment:

Hunter Street East and Hunter Street West are located to the northwest of the RBA building and are not located within the views and vistas assessed as being of exceptional and high significance. The minor overshadowing intersects with less than 10% of the site area at 2.00pm and 4.00pm.

Future development within the planning envelopes of Hunter Street East and Hunter Street West is not likely to create a significant impact on the Commonwealth Heritage values associated with the site.

7.7.2.6 General Post Office, 1 Martin Place

The General Post Office, 1 Martin Place is included in the Commonwealth Heritage List. It is located to the south of the sites. Future development within the planning envelope of Hunter Street West has the potential to cause additional overshadowing across approximately 10% of the site at 1.00pm on 21 June. This overshadowing will be of negligible heritage impact.

The *General Post Office Sydney Conservation Analysis and Draft Conservation Management Plan*, Clive Lucas Stapleton, 1991, does not contain any conservation policies in regard to overshadowing. The Hunter Street planning envelopes are not located in any specified significant views.

Comment:

Hunter Street East and Hunter Street West planning envelopes are located to the north of General Post Office and are not located in any assessed significant views to or from the heritage item. There is a potential for minor additional overshadowing which is not likely to have a significant impact.

Future development within the proposed planning envelope/s will potentially be visible from the General Post Office, but it will form part of the density and height of CBD development and will not have a significant impact on the Commonwealth Heritage values associated with the place.

7.7.3 EPBC Act assessment

The EPBC Act requires an action to demonstrate no significant impact on the cultural heritage values associated with a listed site. The Hunter Street Planning Proposal (the “action”) is assessed against the significant impact criteria in the table below.

Table 7-10 –Assessment of significant impact on World, National and Commonwealth listed places

Significant impact criteria	Assessment
<i>The proposed action must not:</i>	
<ul style="list-style-type: none"> <i>permanently remove, destroy, damage or substantially alter the fabric of the place</i> 	The proposed action will not result in the destruction, damage or alteration of the fabric of the places.
<ul style="list-style-type: none"> <i>extend, renovate, refurbish or substantially alter a place in a manner which is inconsistent with relevant values</i> 	The proposed action does not propose to extend, renovate, refurbish or substantially alter the places in a manner inconsistent with identified values.
<ul style="list-style-type: none"> <i>permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a place</i> 	The proposed action will not result in any significant impact on the archaeological remains or artefacts within the sites.
<ul style="list-style-type: none"> <i>involve activities in a place which will have substantial and/or long-term impacts on its values</i> 	The proposed action creates the opportunity for future development to cause potential additional overshadowing over the sites and buffer zone between 1pm and 4 pm on 21 Jun. This overshadowing is minimal and ephemeral which will not have substantial or long-term impacts on the values of the place. It will not result in a significant impact.
<ul style="list-style-type: none"> <i>involve construction of buildings or other structures within, adjacent to, or within important sight lines of, a place which are inconsistent with relevant values, and</i> 	The proposed action is not located within, adjacent or in important sightlines to the sites or buffer zone and will not result in a significant impact to the places which are inconsistent with relevant values.

Significant impact criteria	Assessment
<ul style="list-style-type: none"> <i>make notable changes to the layout, spaces, form or species composition in a garden, landscape or setting of a place which are inconsistent with relevant values.</i> 	<p>The proposed action does not propose any change to landscape or setting of the places which is inconsistent with relevant values and will not result in a significant impact.</p>
<p>Or,</p>	
<ul style="list-style-type: none"> <i>restrict or inhibit the existing use of a place as a cultural or ceremonial site causing its values to notably diminish over time;</i> 	<p>The proposed action will not restrict or inhibit the existing use of the places as cultural or ceremonial sites and will not result in a significant impact.</p>
<ul style="list-style-type: none"> <i>permanently diminish the cultural value of a place for a community or group to which its values relate</i> 	<p>The proposed action will not permanently diminish the cultural values associated with the sites. It will not have a significant impact.</p>
<ul style="list-style-type: none"> <i>alter the setting of a World or National Heritage property in a manner which is inconsistent with relevant values</i> 	<p>The proposed action will not alter the setting of the places. It will not have a significant impact.</p>
<ul style="list-style-type: none"> <i>remove, damage, or substantially disturb cultural artefacts, or ceremonial objects, in a World or National Heritage property, and</i> 	<p>The proposed action will not remove, damage or substantially disturb cultural artefacts or ceremonial objects. It will not have a significant impact.</p>
<ul style="list-style-type: none"> <i>permanently damage or obscure rock art or other cultural or ceremonial features with World or National Heritage values.</i> 	<p>The proposed action will not permanently damage or obscure cultural or ceremonial features. It will not have a significant impact.</p>

Comment:

The Hunter Street Over Station Development Planning Proposal will not have a significant impact on the World, National and Commonwealth heritage values associated with the identified sites. The Planning Proposal provides the opportunity for future development which has the potential to cause additional overshadowing over the sites. The degree of overshadowing is generally minor and ephemeral and is not likely to cause a significant impact.

7.8 Heritage NSW impact assessment criteria

The following assessment of the proposal follows the guidelines for Statements of Heritage Impact prepared by the NSW Heritage Office and included in the NSW Heritage Manual. The guidelines provide for a broad assessment of impacts which may result from development of and within the vicinity of heritage items. Whilst the presentation of a planning proposal does not explore many of these impacts in detail, a consideration of potential impacts allows for the development of guidelines for the detailed design of future development.

Text provided in italics is taken directly from the Heritage Office Guidelines. Only criteria relevant to the planning proposal are included.

7.8.1 Hunter Street East

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The articulated podium height responds to parapet and cornice heights of adjacent heritage items and reinforces historic view lines.
- The planning envelope is set back from the site boundary at the corner of Hunter and Bligh Streets extending the public domain of Richard Johnson Square and improving views along Bligh Street to Former NSW Club Building.
- The tower component of the planning envelope is set back from the street edge and from adjacent heritage items to the northern boundary allowing the podium form to predominate.
- The services core on the northern boundary is aligned with the setback of adjacent contemporary development at the rear of Former NSW Club Building continuing the pattern of contemporary mid-block development behind heritage places.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed planning envelope will result in minor additional overshadowing across the CBD from the southwest to southeast of the site. Due to existing high-rise development in the city centre the additional overshadowing is mostly over the top of taller recent development rather than heritage items and open spaces. The relatively slender tower envelope and curved corners also serves to reduce the width of the shadow and it passes quickly across CBD during the course of the day reducing the
- The design guidelines encourage a tapered tower form reducing potential overshadowing from the future development.

Table 7-11 – Heritage NSW impact assessment criteria – Hunter Street East

Proposed change to heritage item	Discussion
<p><i>New development adjacent to a heritage item</i></p> <ul style="list-style-type: none"> • <i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i> • <i>Why is the new development required to be adjacent to a heritage item?</i> • <i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i> • <i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i> • <i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i> • <i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i> 	<p>The proposed planning envelope references the parapet and cornice heights of adjacent heritage items reinforcing the strong street edge and sightlines.</p> <p>The tower component is set back from the street edge and from the heritage items at the northern boundary allowing the podium form to predominate the pedestrian experience.</p> <p>The services core is located with the same setback as adjacent mid-block development at the rear of Former NSW Club Building, providing a continuity of contemporary building form integrated within a heritage context. The proposed tower form does not increase overshadowing of adjacent heritage items on 21 June as experienced by current development.</p> <p>The planning envelope abuts the boundary of adjacent heritage items to the north reinforcing the historical pattern of development of the CBD. The location of</p>

Proposed change to heritage item	Discussion
<ul style="list-style-type: none"> <i>Will the additions visually dominate the heritage item? How has this been minimised?</i> <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i> 	<p>the planning envelope reinforces the built edge to the street established by adjacent heritage items and other historic development.</p> <p>The planning envelope is setback on the corner of Hunter and Bligh Streets opening up direct views along the street and providing the potential for greater appreciation of Former NSW Club Building within the streetscape.</p>
<p><i>Subdivision</i></p> <ul style="list-style-type: none"> <i>How is the proposed curtilage allowed around the heritage item appropriate?</i> <i>Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?</i> <i>Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?</i> 	<p>There is no proposed change to the lot boundary to Richard Johnson Square however the proposal to set the planning envelope back from the boundary will extend the open space available around the heritage item and improve views and appreciation of the memorial.</p>
<p><i>New landscape works and features</i></p> <ul style="list-style-type: none"> <i>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</i> <i>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</i> <i>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</i> <i>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</i> <i>How does the work impact on views to, and from, adjacent heritage items?</i> 	<p>The proposed planning envelope and reference design do not include any works within the landscape of adjacent heritage items. Work within Richard Johnson Square is not included within the proposal.</p> <p>The planning envelope does not propose any further demolition or excavation other than that as requested in the application SSI-19238057. Impacts to archaeological resources will be managed in accordance with an archaeological research design for the site prepared for the SSI.</p> <p>The proposed planning envelope improves views to and from Richard Johnson Square, former Bank of NSW and Former NSW Club Building through continuation of parapet and cornice heights and through the provision of additional open space.</p>

7.8.2 Hunter Street West

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposal includes a planning envelope which continues the parapet height of Former Skinners Family Hotel including interiors on both Hunter and George Streets. This reinforces the corner landmark qualities of the former hotel and allows for interpretation of the extent of its former building form. It also references the historic scale of the area responding to significant view lines on George and Hunter Street.
- Future concept development will be informed by advice from a heritage consultant.

- A Conservation Works Schedule and Interpretation Plan should be completed prior to the issue of a Construction Certificate.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- Work adjacent to Skinners Family Hotel including interiors and Tank Stream will require ongoing monitoring of the heritage structures during construction to minimise indirect impacts from vibrational damage.
- The structural and material interface to Skinners Family Hotel including interiors will also require careful management through the involvement of an experienced heritage consultant in the design and detailing of the new structure and for any proposed modification to the heritage item.
- A Conservation Management Plan should be prepared for Former Skinners Family Hotel including interiors
- Interpretation will be in accordance with the Sydney Metro West Heritage Interpretation Strategy I as part of the future development of the site

Table 7-12 – Heritage NSW impact assessment criteria – Hunter Street West

Proposed change to heritage item	Discussion
<p><i>Minor partial demolition</i></p> <ul style="list-style-type: none"> • <i>Is the demolition essential for the heritage item to function?</i> • <i>Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</i> • <i>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</i> • <i>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</i> 	<p>The future development of Former Skinners Family Hotel including interiors will be guided by a Conservation Management Plan and will be subject to an SSDA approval. It is envisaged that some openings will be constructed in the east and/or south bounding walls to facilitate integration of the item with the new development. The condition and authenticity of these walls has not been previously assessed and will be determined following demolition of adjacent development.</p> <p>Future design development should be informed by advice from an experienced heritage consultant.</p>
<p><i>Major partial demolition</i></p> <ul style="list-style-type: none"> • <i>Is the demolition essential for the heritage item to function?</i> • <i>Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?</i> • <i>Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?</i> • <i>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</i> 	<p>The proposed adaptive reuse of Former Skinners Hotel including interiors will be demonstrated in a future SSDA development application. The advice of an experienced heritage consultant will be sought.</p>

Proposed change to heritage item	Discussion
<p><i>Change of use</i></p> <ul style="list-style-type: none"> • <i>Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?</i> • <i>Does the existing use contribute to the significance of the heritage item?</i> • <i>Why does the use need to be changed? • What changes to the fabric are required as a result of the change of use?</i> • <i>What changes to the site are required as a result of the change of use?</i> 	<p>The proposed planning envelope allows for the retention of 'Former Skinners Family Hotel including interiors'. The planning envelope considers its inclusion as part of the new commercial development. Any change of use will be subject to future development SSDA application.</p>
<p><i>New development adjacent to a heritage item</i></p> <ul style="list-style-type: none"> • <i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i> • <i>Why is the new development required to be adjacent to a heritage item?</i> • <i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i> • <i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i> • <i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i> • <i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i> • <i>Will the additions visually dominate the heritage item? How has this been minimised?</i> <ul style="list-style-type: none"> • <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i> 	<p>The proposed planning envelope is responsive to the heritage significance of Former Skinners Family Hotel including interiors through its extension of the parapet line on both Hunter and George Streets. This action reinforces the prominence of the heritage item as a corner landmark and allows for interpretation of the original extent of the building form.</p> <p>The tower component is set back from the street frontages and does not overhang or overshadow the heritage item.</p> <p>Whilst the proposed tower envelope is significantly different to the original context of the Former Skinners Family Hotel including interiors, it is not unusual in the contemporary context of the CBD. The setback of the tower envelope allows a clear comprehension of the volume and scale of the heritage item in its contemporary context. The extension of the podium at the parapet height of the heritage item references the original scale of development within the city centre and reinforces sightlines.</p> <p>The proposed inclusion of Former Skinners Family Hotel including interiors into the new development provides opportunity for compliant access to the upper levels of the building allowing for improved public access and appreciation.</p> <p>Future design development will be informed by advice from a heritage consultant.</p> <p>The planning envelope does not propose any further demolition or excavation other than that as documented in SSI-19238057. The excavation is adjacent to and within the SHR curtilage of Tank Stream. Impacts to archaeological resources will be managed in accordance with an archaeological</p>

Proposed change to heritage item	Discussion
	research design for the site prepared for the SSI.
<p><i>Repainting</i></p> <ul style="list-style-type: none"> • <i>Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?</i> • <i>Will the repainting effect the conservation of the fabric of the heritage item?</i> 	Any repainting of Former Skinners Family Hotel including interiors will be considered in a future SSDA.
<p><i>Re-roofing/recladding</i></p> <ul style="list-style-type: none"> • <i>Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?</i> • <i>Is a previous material being reinstated?</i> • <i>Will the re-cladding effect the conservation of the fabric of the heritage item?</i> • <i>Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?</i> • <i>Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?</i> 	<p>The planning envelope does not propose any changes to the fabric of Former Skinners Family Hotel including interiors.</p> <p>The reference design shows the potential to reconstruct the roof to an earlier form illustrated in archival aerial photographs. This roof form will assist in the integration of stormwater disposal with the new development.</p> <p>and the future SSDA will be informed by advice from a heritage consultant during design development and construction.</p>
<p><i>New services</i></p> <ul style="list-style-type: none"> • <i>How has the impact of the new services on the heritage significance of the item been minimised?</i> • <i>Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</i> • <i>Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?</i> • <i>Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?</i> 	<p>The proposal includes the retention of Former Skinners Family Hotel including interiors as part of the commercial development.</p> <p>The intent is to provide compliant amenities, vertical circulation and services within the new construction to allow maximum public appreciation of the heritage item.</p> <p>Future design development will address the integration of new services. The advice of a heritage consultant will be sought to inform the design process.</p>
<p><i>Fire upgrading</i></p> <ul style="list-style-type: none"> • <i>How has the impact of the upgrading on the heritage significance of the item been minimised?</i> • <i>Are any of the existing services of heritage significance? In what way? Are they affected by the new work?</i> • <i>Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented?</i> 	<p>The proposal includes the retention of Former Skinners Family Hotel including interiors within the commercial development.</p> <p>The building will be provided with compliant fire services as part of the future site development. The advice of a heritage consultant will be sought to inform the design process.</p> <p>Future design development will include advice from a fire consultant.</p>

Proposed change to heritage item	Discussion
<ul style="list-style-type: none"> • <i>Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?</i> • <i>Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?</i> 	
<p><i>New landscape works and features</i></p> <ul style="list-style-type: none"> • <i>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</i> • <i>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</i> • <i>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</i> • <i>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</i> • <i>How does the work impact on views to, and from, adjacent heritage items?</i> 	<p>There are no landscape elements within the curtilage of the heritage item. The planning envelope does not impact views to or from significant heritage landscape features within the vicinity.</p>

8 Conclusion & recommendations

8.1 Conclusion

The proposed planning envelopes request additional height and floor space within a densely built-up area of the CBD. The context of heritage places within this area has been subject to substantial and ongoing change. The proposed planning envelopes respond to their immediate context and heritage buildings in the vicinity through thoughtful modulation of podium heights and appropriate setbacks and articulation to tower envelopes such that the heritage values of the items are protected and enhanced.

The tower envelopes have responded to sun-plane controls and articulation of the tower envelopes have sought to provide adequate controls for the perception of bulk and form.

The planning envelopes for Hunter Street East and Hunter Street West adequately respond to the Design Principles of Design in Context. The podium levels sympathetically anchor the podiums within the historic context allowing the tower envelope to form part of the contemporary city above without adverse impact on the context of the Sydney CBD.

The proposed planning envelope of Hunter Street West facilitates the retention of Former Skinner Family Hotel including interiors ensuring its ongoing viability within the future commercial development through provision of compliant access and amenities within the new structure allowing the small footprint of the building to have maximum use and appreciation. The enhanced viability of the place will ensure its ongoing conservation and use.

The planning envelopes allow for future development which will have the potential to cause additional overshadowing of heritage items located from the southwest to the southeast of the site/s however the impact is minor due to the shadow already cast by existing buildings and the speed of the shadow as it moves across the city. The potential shadows over World, National and Commonwealth listed heritage places is not likely to cause a significant impact.

Future development within the planning envelopes is likely to be visible from heritage items within the CBD. The future development within the planning envelopes will be subject to SSDA approval and will include the advice of experienced heritage consultants. The planning envelopes are not located within any significant views to or from World, National or Commonwealth heritage listed places and are not likely to cause a significant impact on the heritage values relevant to those places.

The Tank Stream will be managed in accordance with an Archaeological Research Design for the site under SSI-19238057.

Interpretation of the sites will be in accordance with the Sydney Metro West Heritage Interpretation Strategy.

8.2 Recommendations

Hunter Street East

- Consider the design of Richard Johnson Square to ensure the design of the public domain results in a cohesive and considered outcome
- Seek the advice of a heritage consultant in the appropriate detailing for construction adjacent to the heritage items Former NSW Club Building and Former Bank of NSW
- Provide ongoing monitoring and protection of adjacent heritage items during construction

- Include provision for the interpretation of archaeological findings from the surface demolition and excavation proposed in SSI-19238057 in the future commercial development.

Hunter Street West

- For the future SSDA Stages, prepare a Conservation Management Plan to inform the proposed adaptation of Former Skinners Family Hotel including interiors
- Prepare a photographic archival record of Former Skinners Family Hotel prior to the demolition of surrounding buildings.
- An experienced heritage consultant should be appointed to provide advice during design development, documentation and construction of the adaptive reuse of Former Skinners Family Hotel and construction immediately adjacent to it.
- Ensure compliant amenities and vertical circulation are provided in the new development to support the adaptive reuse of Former Skinners Family Hotel including interiors.
- Ensure services are provided within the new development to reduce the need for intervention in the fabric of Former Skinners Family Hotel including interiors.
- Consider provision for the interpretation of archaeological findings from the surface demolition and excavation proposed in SSI-19238057 as Public Art in the future commercial development where not incorporated into the station.
- Include the provision for interpretation of the development of Former Skinners Family Hotel including interiors in the adaptive reuse of the building.