

Attachment A8

Heritage Impact Statement

URBIS

HERITAGE IMPACT STATEMENT

56-60 Pitt Street & 3 Spring
Street, Sydney NSW 2000

Prepared for
DEXUS
March 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director, Heritage	Stephen Davies, B Arts, Dip Ed, Dip T&CP, Dip Cons Studies, M.ICOMOS		
Associate Director, Heritage	Fiona Binns, B Arts, M Arts (Curatorial Studies), M.ICOMOS		
Senior Heritage Consultant	Anthony Kiliias, B Arts, GradDip Arts, M Sc (Conservation), M.ICOMOS		
Senior Heritage Consultant	Samara Allen, B Arts (Hons) History and Archaeology		
Project Code	P21158		
Report Number	01	Final Draft	29.05.2020
	02	Final	13.05.2021
	03	Final (updated)	19.05.2021
	04	Update	8.03.2024

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Executive Summary	1
1. Introduction	3
1.1. Background.....	3
1.2. Site Identification.....	3
1.3. Heritage Context.....	4
1.4. Methodology	7
1.5. Authorship.....	7
1.6. The Proposal.....	7
2. Historical Context	8
2.1. Area History	8
2.2. Subject Site.....	9
2.3. Liverpool & London & Globe Building (62 Pitt Street).....	13
2.4. Heritage Items in the Vicinity	15
3. Physical Evidence	23
3.1. Special Character Area.....	23
3.2. Streetscape & Setting	24
3.3. Subject Site.....	26
3.4. Liverpool & London & Globe Building (62 Pitt Street).....	27
3.5. Heritage Items in the Vicinity	28
4. Heritage Significance	39
4.1. What is Heritage Significance?	39
4.2. Heritage Items in the Vicinity	39
4.3. Governors' Domain and Civic Precinct	45
5. Impact Assessment	46
5.1. Impacts on the Governors' Domain & Civic Precinct.....	46
5.2. Impact on 62 Pitt Street (12288)	46
5.3. Impact on Heritage Items in the Vicinity	47
5.4. Impact on the SCA.....	49
6. Conclusion & Recommendations	50
6.1. General Conclusion	50
6.2. Recommendations	51
Disclaimer	52

FIGURES

Figure 1 – Site location.....	3
Figure 2 – Aerial image of site and immediate surrounds.....	4
Figure 3 – Heritage map, showing subject site and surrounding heritage context.....	6
Figure 4 – Extent of National Heritage Listing for the <i>Governors' Domain and Civic Precinct</i> , showing location of subject site in its vicinity.....	6
Figure 5 – 1943 aerial, showing earlier buildings on the site.....	10
Figure 6 – Corner of Pitt and Spring Streets, 1960, showing earlier buildings on site prior to the construction of the Liverpool & London & Globe Building at 62 Pitt Street.....	11
Figure 7 – Indicative render of the building at 56 Pitt Street, submitted with the development application.....	12
Figure 8 – Site plan and sectional drawing of building at 56 Pitt Street.....	13
Figure 9 – 62 Pitt Street, shortly after construction.....	15

Figure 10 – Extract from Special Character Areas and Retail Premises Map CL2_014, showing subject site (red outline) and adjacent heritage item (blue outline) in the context of the Bridge Street/Macquarie Place/Bulletin Place SCA.	23
Figure 11 – View west along Bridge Street, with Former Lands Department Building on left and Macquarie Place on right.	24
Figure 12 – View south along Pitt Street, with subject site on left and Australia Square on right.	25
Figure 13 – View north along Pitt Street, with Australia Square on left, Former Wales House on right, and Liverpool & London & Globe building in centre (with subject site behind).	25
Figure 14 – View south-west along Spring Street, at intersection with Bent & Gresham Streets.	25
Figure 15 – Building at 56 Pitt Street, viewed facing south-west on Bridge Street.	26
Figure 16 – Building at 58 Pitt Street, viewed facing east on Pitt Street.	26
Figure 17 – Building at 60 Pitt Street, viewed facing east on Pitt Street.	27
Figure 18 – Building at 3 Spring Street, viewed facing west at intersection of Spring & Gresham Streets.	27
Figure 19 – Liverpool & London & Globe building, viewed facing north-east along Pitt Street.	28
Figure 20 – View north along Pitt Street from Martin Place toward the subject site showing indicative massing of the proposed building in context. Source: Virtual Ideas, March 2024.	48
Figure 21 – View east along Bridge Street toward the subject site showing indicative massing of the proposed building in context. Source: Virtual Ideas, March 2024.	48
Figure 22 – View south-east from Bent Street toward the subject site showing indicative massing of the proposed building in context. Source: Virtual Ideas, March 2024.	49

TABLES

Table 1 – Heritage items in the vicinity of the subject site.	4
Table 2 – SHR-listed items in the vicinity of the site.	5
Table 3 – Heritage items in the vicinity – Historical overview.	16
Table 4 – Heritage items in the vicinity – Physical description.	29
Table 5 – Heritage items in the vicinity – Statements of significance.	40

EXECUTIVE SUMMARY

Urbis has been engaged by Dexus to prepare a Heritage Impact Statement ('HIS') to accompany a Planning Proposal lodged with the NSW Department of Planning, Industry & Environment regarding 56-60 Pitt Street and 3 Spring Street, Sydney ('the site'), known as the Pitt and Bridge Planning Proposal. This HIS is required as the site is situated in the vicinity of several heritage items which are listed under Schedule 5 of the Sydney Local Environmental Plan 2012 ('LEP'), including:

- *Former Liverpool & London & Globe building, including the following— (a) facade walls and fixtures, (b) internal structure (I2288)*
- *Macquarie Place (I1856)*
- *Former "Department of Lands" building including interior (I1683)*
- *Former "Chatsworth House" façade (I1900)*
- *Former "Orient Building" façade (I1901)*
- *Former Wales House including interiors (I1915)*
- *"Australia Square" (I1764)*
- *Abercrombie Lane (I1657)*
- *Former "Royal Exchange Assurance Building" including interiors (I1917)*
- *Tank Stream Way (I1969)*
- *Former hotel facade and external walls, former "Exchange Hotel" including facades, external form and building elements (I1916)*

The site is also located in the vicinity of the *Governors' Domain and Civic Precinct*, which is listed on the National Heritage List under the *Environmental Protection and Biodiversity Conservation Act 1999* (Cwth).

The Pitt and Bridge Planning Proposal seeks amendments to the Sydney LEP 2012 and DCP 2012 for land at 56 Pitt Street, 58 Pitt Street, 3 Spring Street and 60 Pitt Street, Sydney. It supports the City of Sydney Council's Central Sydney Planning Strategy (CSPS) by unlocking additional employment generating floor space within a designated tower cluster and will create an international hub for the green economy.

The proposed planning envelope reaches a maximum height of RL 310 and includes a gross floor area of 90,000m² consistent with the outcomes envisaged in the CSPS.

The proposal introduces to the northern area of the Sydney CBD an expanded public domain which will improve the pedestrian experience and enhance the northern CBD green network by establishing a publicly accessible landscaped plaza on Bridge Street.

Based on an overview of the site's history, planning context, physical setting, and heritage significance (as well as on the history and context of the heritage items located in the site's vicinity), it has been found that:

- There are no changes proposed to the planning controls which govern the heritage item located on the southern extent of the block of the subject site
- The subject site contains buildings of no architectural merit and of no known historical or social importance – their future removal is therefore acceptable
- The proposed uplift in height and FSR which would be the result of the Planning Proposal would not impact the established setting of the listed and draft heritage items within Sydney's CBD, but would rather reinforce this setting
- The changes sought by the Planning Proposal – resulting in the future removal of the existing buildings to the north of the *Liverpool & London & Globe Building* – present an opportunity to introduce a new built form to the site of high-quality contemporary design which could provide an enhanced interface with draft item 2288, the heritage items located within the vicinity, and indeed with the wider public domain

- Similarly, the potential removal of the existing buildings could result in a new built form which provides a better architectural response to the unique shape and proportions of the city block bound by Pitt, Spring and Bridge Streets
- The proposed Bridge Street Plaza would result in a vastly improved interface with the former “Department of Lands” building
- There would be no overshadowing impacts on the highly significant open space of Macquarie Place as a result of the proposed changes sought, nor on any of the SHR-listed heritage items at the site’s east (namely the ‘Sandstones’ group)
- The proposed changes would be sympathetic to the existing character and structure of the Bridge Street/Macquarie Place/Bulletin Place SCA in which the site is partially located due to the dense cluster of tall-scale contemporary tower forms which are already in this part of the CBD
- There would be no detrimental impacts on the heritage significance of the adjacent *Governors’ Domain and Civic Precinct*, including on its significant buildings and setting

Accordingly, it is recommended that this Planning Proposal be viewed favourably on heritage grounds.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Dexu to prepare a Heritage Impact Statement ('HIS') to accompany a Planning Proposal regarding 56-60 Pitt Street and 3 Spring Street, Sydney ('the site'). This HIS is required as the site is situated in the vicinity of several heritage items which are listed under Schedule 5 of the Sydney Local Environmental Plan 2012 ('LEP'), which will be detailed below.

1.2. SITE IDENTIFICATION

The site is situated in the Sydney CBD comprises the following individual properties:

- 56 Pitt Street, Sydney (Lot 1 / DP222751)
- 58 Pitt Street, Sydney (Lot 31 / SP57509)
- 60 Pitt Street, Sydney (Lot 4 / DP192236)
- 3 Spring Street, Sydney (Lot 1 / DP558106)

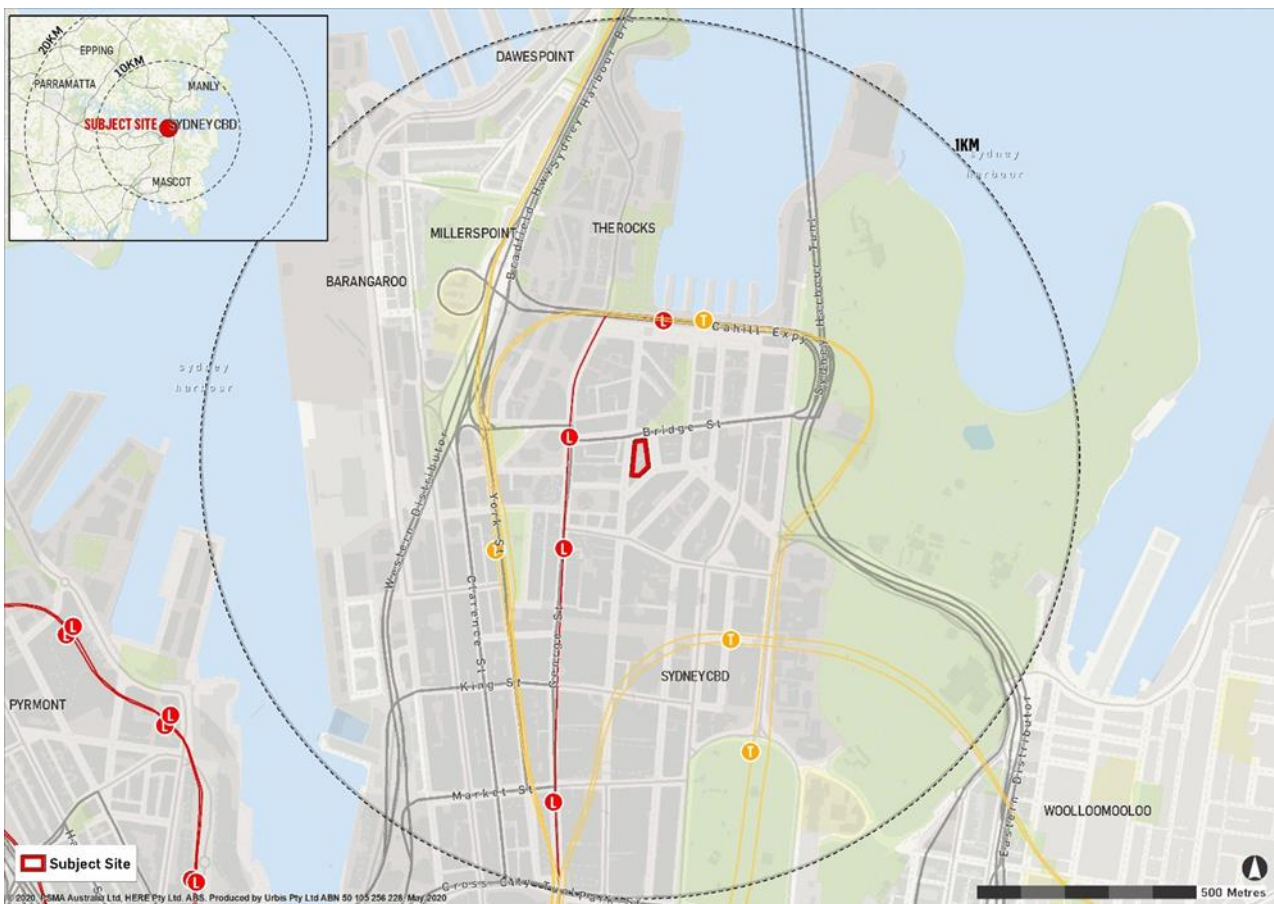


Figure 1 – Site location.
Source: Urbis, 2020

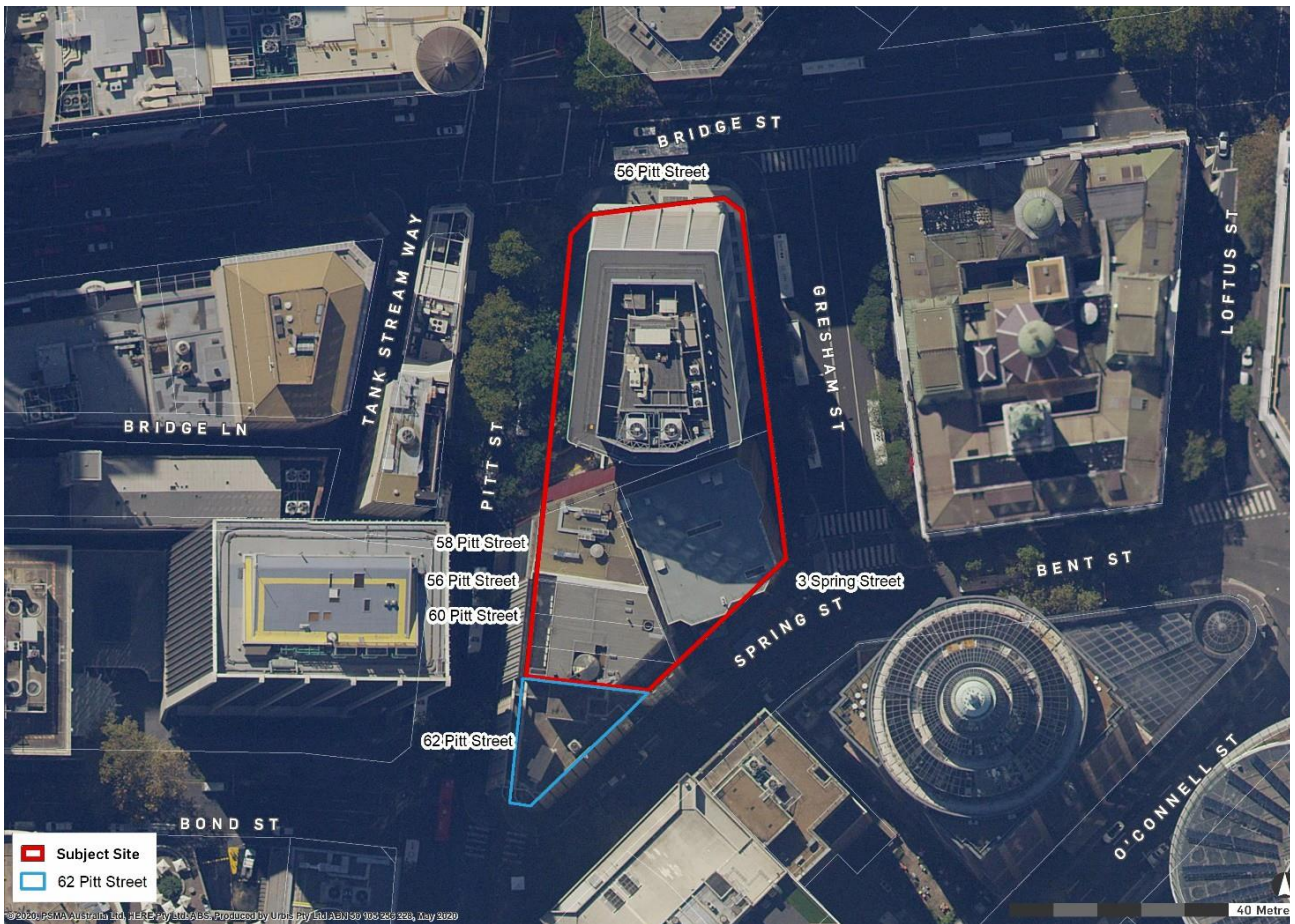


Figure 2 – Aerial image of site and immediate surrounds.
 Source: Urbis, 2020

1.3. HERITAGE CONTEXT

1.3.1. Subject Site

None of the properties which comprise the subject site are identified as heritage items on any statutory or non-statutory list or register.

1.3.2. Heritage Items in the Vicinity

1.3.2.1. Sydney LEP 2012

The site is situated in the vicinity of the following heritage items which are listed under Schedule 5 of the Sydney LEP 2012:

Table 1 – Heritage items in the vicinity of the subject site

Item name	Address	Significance	Item no.
Former Liverpool & London & Globe building, including the following— (a) facade walls and fixtures, (b) internal structure.	62 Pitt Street	Local	I2288
Macquarie Place including road reserve, park reserve, “Macquarie Obelisk”, “Sirius” anchor and canon, “T S Mort” statue, public	Macquarie Place	State	I1856

Item name	Address	Significance	Item no.
conveniences, "Christie Wright" memorial fountain, memorial gatepillars, sandstone fence, and archaeology			
Former "Department of Lands" building including interior	23–33 Bridge Street	State	I1683
Former "Chatsworth House" facade (1–7 Bent Street)	1–15 O'Connell Street	Local	I1900
Former "Orient Building" facade (2–6 Spring Street)	1–15 O'Connell Street	Local	I1901
Former Wales House including interiors	64–66 Pitt Street	State	I1915
"Australia Square" including tower and plaza buildings, forecourt, plaza and interiors	264–278 George Street (and 87–95 Pitt Street)	Local	I1764
Abercrombie Lane	Abercrombie Lane	Local	I1657
Former "Royal Exchange Assurance Building" including interiors	75–77 Pitt Street	Local	I1917
Tank Stream Way	Tank Stream Way	Local	I1969

1.3.2.2. NSW State Heritage Register

Of the above-noted local heritage items which are listed under the Sydney LEP 2012, the following are also listed on the NSW State Heritage Register ('SHR'):

Table 2 – SHR-listed items in the vicinity of the site

Item name	Address	SHR no.
Lands Department Building	23–33 Bridge Street	00744
Macquarie Place Precinct	Macquarie Place	01759
Wales House	64–66 Pitt Street	00586
Tank Stream	-	00636

1.3.2.3. National Heritage List

In addition to the above, the site is also situated adjacent to the *Governors' Domain and Civic Precinct*, which is identified as a Historic listed place on the National Heritage List (Place ID 106103, Place File No. 1/12/036/0682).



Figure 3 – Heritage map, showing subject site and surrounding heritage context.
 Source: Urbis, 2021

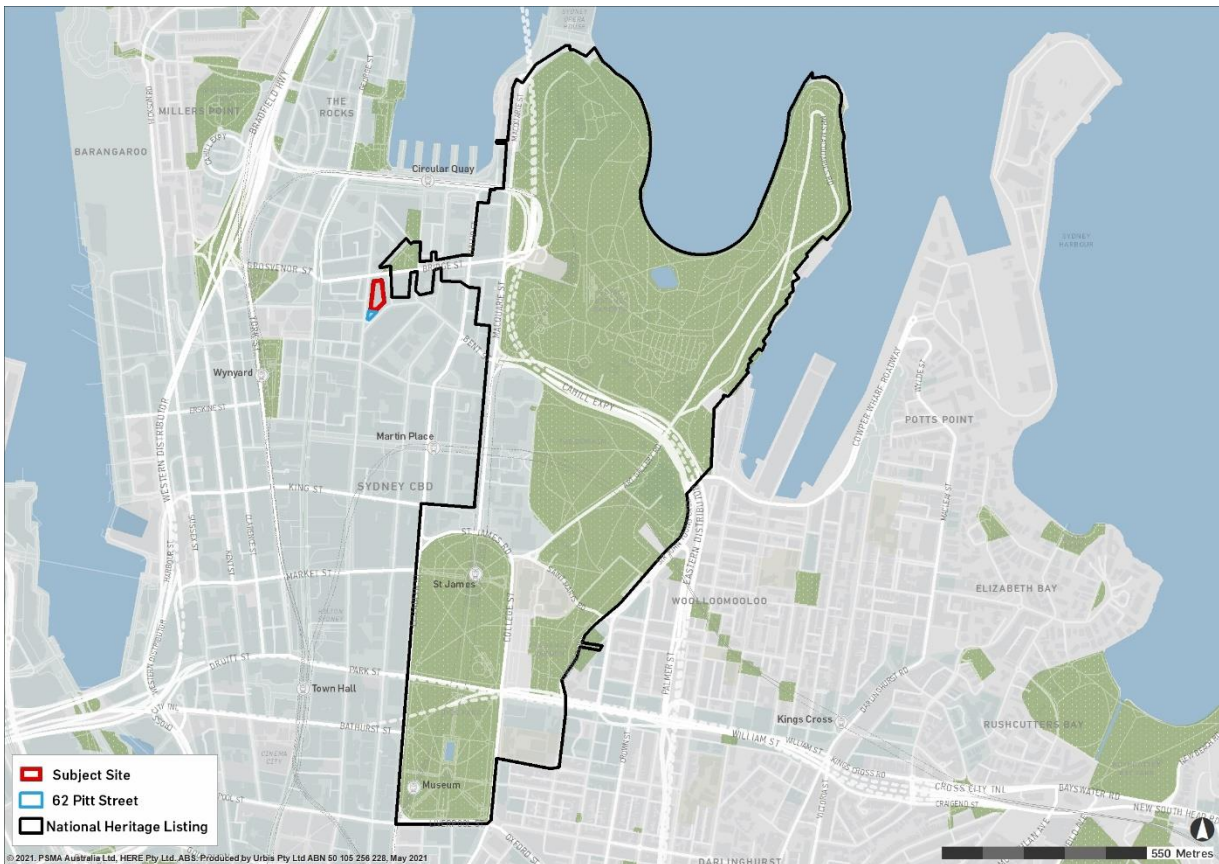


Figure 4 – Extent of National Heritage Listing for the *Governors' Domain and Civic Precinct*, showing location of subject site in its vicinity.
 Source: Urbis, 2021

1.4. METHODOLOGY

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

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the following documents:

- Central Sydney Planning Strategy
- Sydney LEP 2012
- Sydney Development Control Plan 2012 ('DCP')

This HIS has also been informed by a site inspection carried out by Urbis on 11 May 2020.

1.5. AUTHORSHIP

This HIS has been prepared by Anthony Kiliias (Senior Heritage Consultant) and Samara Allen (Senior Heritage Consultant). Stephen Davies (Director) and Fiona Binns (Associate Director) have reviewed and endorsed its content.

Unless otherwise stated, all images and maps are the work of Urbis.

1.6. THE PROPOSAL

The Pitt and Bridge Planning Proposal seeks amendments to the *Sydney LEP 2012* and DCP 2012 for land at 56 Pitt Street, 58 Pitt Street, 3 Spring Street and 60 Pitt Street, Sydney. It supports the City of Sydney Council's Central Sydney Planning Strategy (CSPS) by unlocking additional employment generating floor space within a designated tower cluster and will create an international hub for the green economy.

The proposed planning envelope reaches a maximum height of RL 310 and includes a gross floor area of 90,000m² consistent with the outcomes envisaged in the CSPS.

The proposal introduces to the northern area of the Sydney CBD an expanded public domain which will improve the pedestrian experience and enhance the northern CBD green network by establishing a publicly accessible landscaped plaza on Bridge Street.

2. HISTORICAL CONTEXT

2.1. AREA HISTORY

The following brief historical overview of central Sydney has been compiled and reproduced from the City of Sydney website:¹

The first Sydneysiders

Aboriginal peoples have always lived in Sydney. The original Aboriginal inhabitants of the City of Sydney local area are the Gadigal people. The territory of the Gadi (gal) people stretched along the southern side of Port Jackson (Sydney Harbour) from South Head to around what is now known as Petersham. Their southern boundary is the area that now forms the Alexandra canal and Cooks River.

There are about 29 clan groups of the Sydney metropolitan area referred to collectively as the Eora Nation. The 'Eora people' was the name given to the coastal Aboriginal peoples around Sydney. 'Eora' means 'here' or 'from this place'. The Gadigal are a clan of the Eora Nation.

Following the arrival of the First Fleet in 1788, the British encountered Aboriginal people around the coves and bays of Port Jackson. Aboriginal communities here were both generous and combative towards the colonisers. Many places around the harbour remained important hunting, fishing and camping grounds long after Europeans settlement, and continue to be culturally significant today.

Despite the destructive impact of first contact, Gadigal culture survived. As the town of Sydney developed into a city, the Gadigal were joined by other Aboriginal people from around NSW to live, work and forge relationships with the urban Aboriginal community.

Look hard enough in Sydney and you can still find evidence of Sydney's original inhabitants, who predated European settlers by at least 50,000 years.

Traditional art can still be found on rock faces and traces of shell middens have been left behind by local Aboriginal people, who hunted, gathered and fished in the area's well-wooded surroundings and sheltered harbour.

The Europeans arrive

Early contact with the outside world may have included sightings of ships from Portugal and China, but James Cook's arrival in 1770 changed Sydney forever.

The mariner claimed the east coast of the continent for Britain and 18 years later, Captain Arthur Phillip led the 11 ships of the First Fleet into Port Jackson on 26 January 1788.

The aim was not to build a great city but to establish a prison settlement for British convicts. Soldiers and prisoners worked to carve out a rough and ready settlement using European knowledge. They ignored the local people's skills, who had lived there for so long and who were now being decimated by new European diseases. On several occasions the new settlement came close to starvation.

Today, signs of these early years remain in the city, with some of the original tracks hewn through the bush now forming main roadways.

¹ City of Sydney, 'Aboriginal history' and 'Explore our stories', <https://www.cityofsydney.nsw.gov.au/learn/archives-history>.

A city divided

The eastern 'official' side of the original settlement still contains the buildings that denote power and control – government offices, the governor's residence, the houses of parliament.

The western side of the town was altogether more unruly. Today, the crooked streets of The Rocks, which mark the early settlement's western extremity, evoke a different kind of society. Here, convicts made a life as best they could building rough cottages. Sailors who'd spent months at sea, then caroused in the numerous small public houses, some of which still serve drinkers today.

Some of the finest buildings of this early convict period were built during Lachlan Macquarie's tenure as governor (1810–1821). Macquarie wanted to build a city and got himself recalled to London for his troubles, accused of spending too much money.

But despite London's meddling, Sydney was becoming a city. Free settlers began to arrive, convicts earned emancipation and the economy evolved with schools, churches, markets, stores, theatres and a library appearing among the prison infrastructure. The post-penal economy was driven by industries such as whaling, sealing and the lucrative wool trade. The transportation of convicts from Britain ended in 1840.

Government, gold and growth

In 1842, the City of Sydney was established with elections, offices and all the trappings of a free society. When gold was discovered in 1851 people began pouring into the city from Europe, North America and China. There was a flurry of building in the city, much of it shonky, as people improvised with scarce building materials and rudimentary skills. It was a more certain way of making money than digging for gold. Many did make fortunes and the history of the city at this time is rich in stories of wild parties and extravagant celebrations that would have been unimaginable a few years earlier.

Exuberance in architecture is a legacy of the prosperous decades that followed, with Victorian edifices being built to house a burgeoning society. The public symbol of this period of enthusiastic growth is the mellow golden local Sydney sandstone used to build places such as Town Hall, the General Post Office and the rapidly multiplying offices of the civil service in the eastern side of the city.

By the end of the 19th century Sydney was one of the largest cities in the western world, with a population of half a million people. While it did not maintain that position in the 20th century, the City's harbour, enhanced by the Harbour Bridge and the Opera House, has made Sydney an instantly recognisable city worldwide.

2.2. SUBJECT SITE

The buildings which comprise the subject site – 56, 58 & 60 Pitt Street, and 3 Spring Street, all date from the mid- to late-twentieth century. A 1943 aerial image of the site indicates that all of the existing buildings on the block – including that at 62 Pitt Street – have all replaced earlier built forms. The 1943 aerial also shows that the allotment boundaries have not been altered since these earlier buildings were replaced.

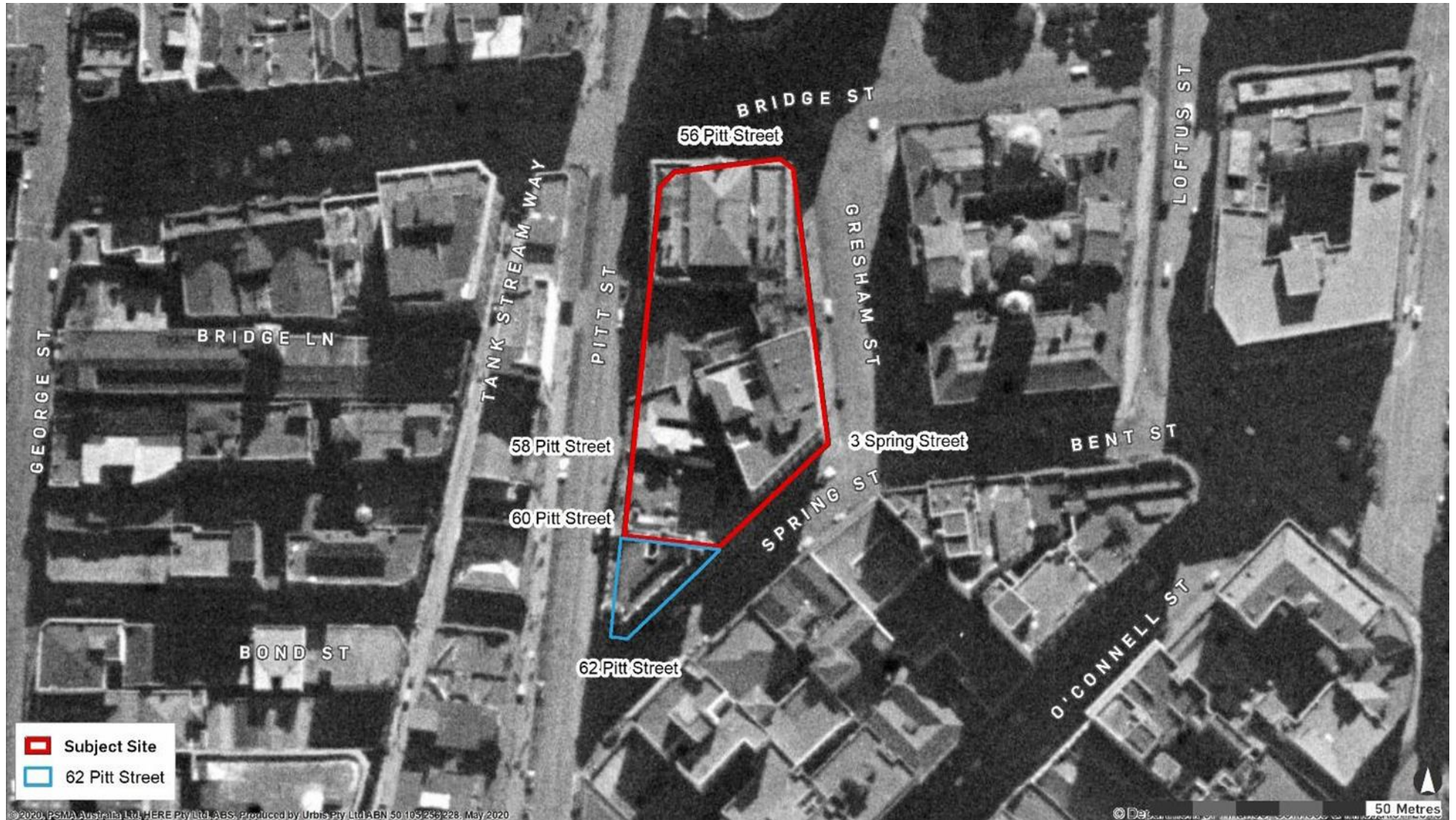


Figure 5 – 1943 aerial, showing earlier buildings on the site.
 Source: Urbis, 2020



Figure 6 – Corner of Pitt and Spring Streets, 1960, showing earlier buildings on site prior to the construction of the Liverpool & London & Globe Building at 62 Pitt Street.
Source: City of Sydney Archives, A-00015198

2.2.1. 56 Pitt Street

The building at 56 Pitt Street was constructed in 1965-66 under DA 310/61. The building was designed by Peddle Thorp & Walker Architects for the Sydney Exchange Company. The building was called the “Royal Exchange International” The rendering submitted with the development application shows the original design intent for the building, although the existing building does not exhibit this external appearance now.

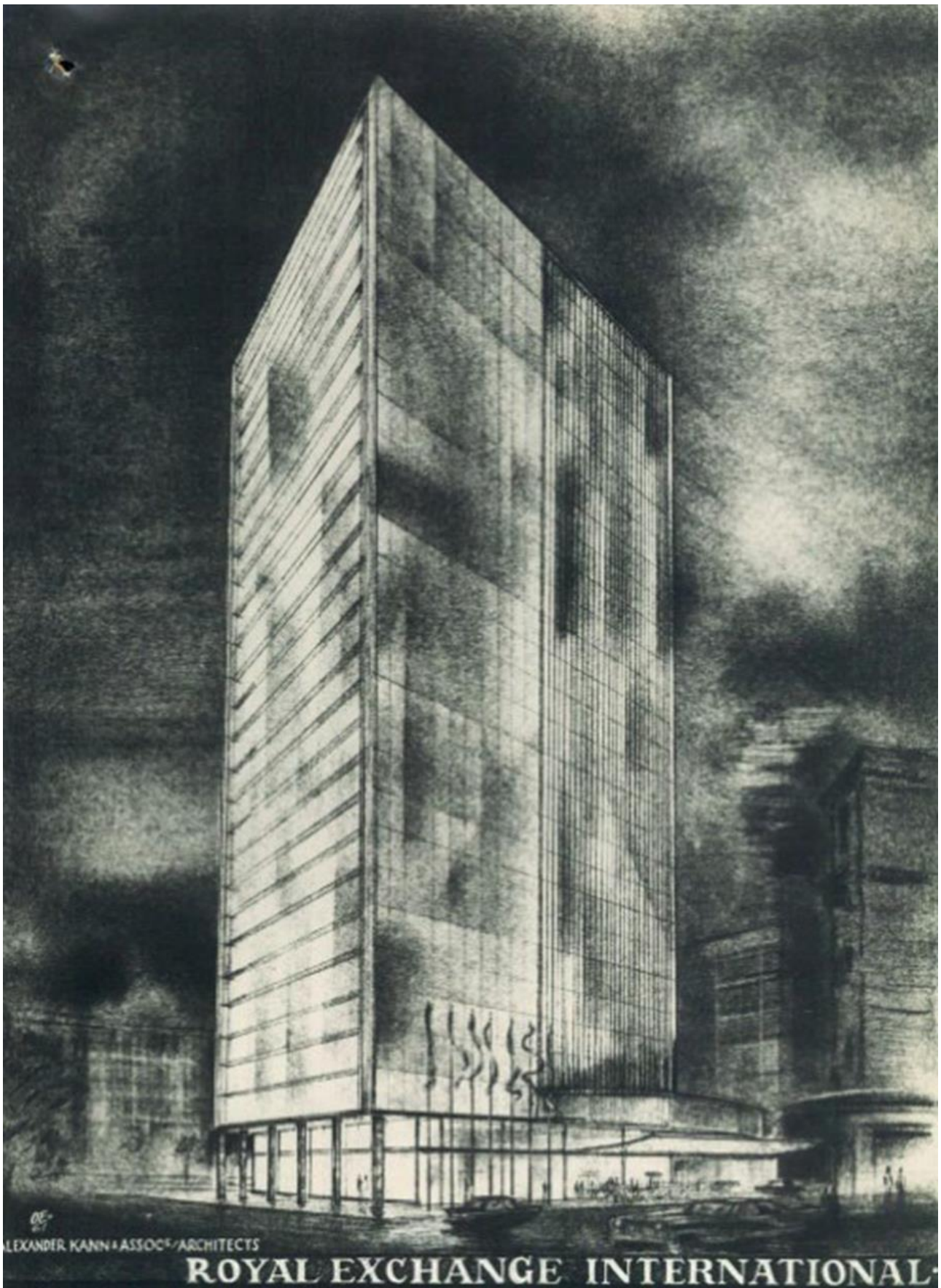


Figure 7 – Indicative render of the building at 56 Pitt Street, submitted with the development application.
Source: City of Sydney Archives, Development Application files, A-00280383

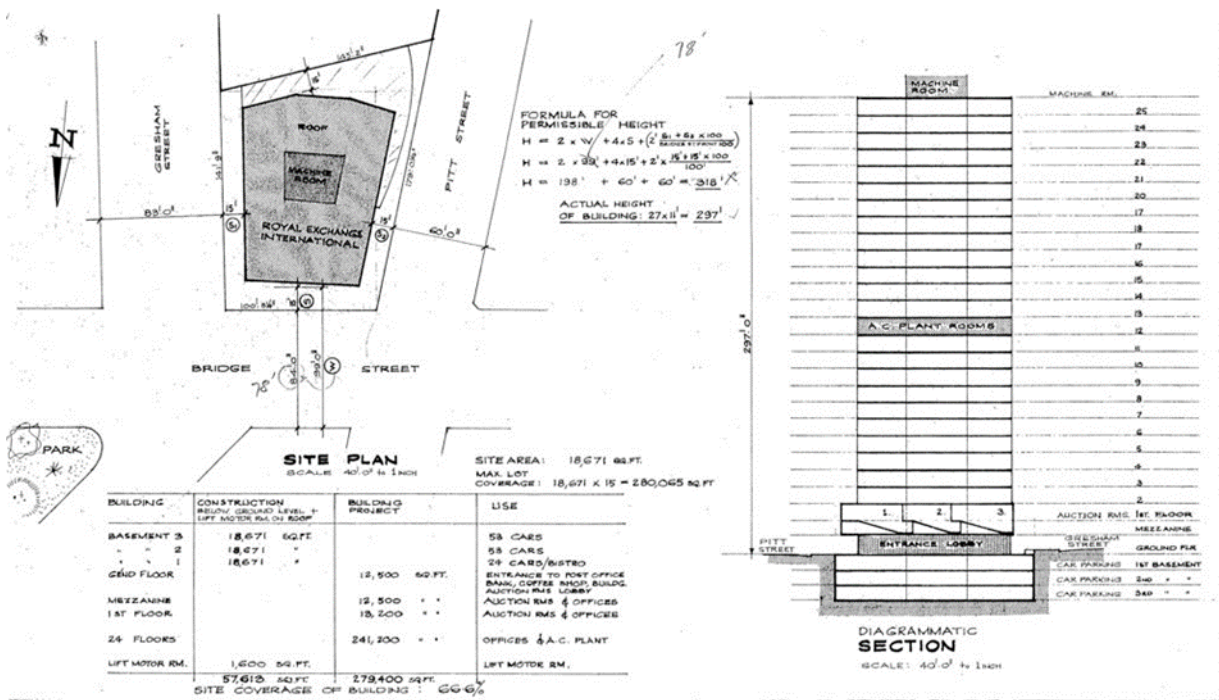


Figure 8 – Site plan and sectional drawing of building at 56 Pitt Street.
 Source: City of Sydney Archives, Development Application files, A-00280383

2.2.2. 58 Pitt Street

The existing building at 58 Pitt Street was constructed in 1969 and has housed various commercial tenants, including the former Commercial Banking Co., the National Australia Bank, and Hill Thompson & Sullivan (now Pikes and Verekers Lawyers).²

2.2.3. 60 Pitt Street

A search of Council records has not been able to find a date of construction for the existing building at 60 Pitt Street, however other documentary evidence (as well as a visual inspection) suggests a construction dating to the 1970s-80s.

2.2.4. 3 Spring Street

The existing building at 3 Spring Street was erected in 1970-71 under BA 530/70. The building was constructed at a cost of \$2.3 million, to a design by F.J. Project Architects.³

2.3. LIVERPOOL & LONDON & GLOBE BUILDING (62 PITT STREET)

The following history of the draft heritage item at 62 Pitt Street, the Liverpool & London & Globe Building, is partially reproduced from heritage inventory form available on the City of Sydney website.⁴ The heritage inventory form containing the full site history is attached to this HIS as Appendix A.

The site of 62 Pitt Street is a part of land granted to the Right Reverend Frederick Barker, Lord Bishop of Sydney, on 27 October 1857.

In 1874, Liverpool & London & Globe Insurance Company purchased and relocated to this site.

The genesis of the Liverpool & London & Globe Insurance Company took place in 1836 with the foundation of the Liverpool Fire & Life Assurance Company, which became the Liverpool & London Assurance Co in 1847 after the purchase of another insurance company. It achieved

² City of Sydney Archives, Development Application files, A-00707485

³ City of Sydney Archives, Planning Street Cards, A-00002261

⁴ City of Sydney, 'Proposal to heritage list modern movement buildings and art', <https://www.cityofsydney.nsw.gov.au/council/your-say/proposal-to-heritage-list-modern-movement-buildings-and-art>

its final form after the acquisition of the Globe Insurance Company in 1863. The first Sydney office was established in Bridge Street in 1853, after the Australasian Colonial and General Life Assurance and Annuity Company transferred its agents and liabilities to the Liverpool & London. The office was relocated to Margaret Street the following year.

Sydney's local insurance industry rose from small beginnings in 1831 [...] However, conditions were not propitious for home grown insurance, and of the seven colonial companies set up between 1831 and 1843, six were dissolved or otherwise in trouble. By the time the Australian Mutual Provident Society was founded in 1849 there were seven other insurance companies represented in Sydney. The insurance industry expanded rapidly and, by the second half of the 1860s, there were well over twenty companies with Sydney offices. Liverpool & London was part of this era of consolidation.

In 1874, when Liverpool & London & Globe Insurance Company purchased and relocated to the subject site at the intersection of Pitt and Spring Streets, it was originally occupied by the 1861 building known as Bible Hall. [...]

At the end of the 1950s, Spain, Cosh & Stewart were commissioned to design a new building for the company; the subject building. The development application for the project was lodged on 13 May 1959 (DA 278/59), followed by the building application on 11 September (BA 2106/59). Tenders for the building's construction were invited in January 1960. [...]

On 15 March 1962, the completed building was officially open by Eric Dodds, assistant manager of Liverpool and London. The next day, on 16 March 1962, the Registrar General published in the Government Gazette that the firm's registered office had changed to 62 Pitt Street.

Newspapers of the time reported the newly constructed building in some detail. Articles reported that the building was designed to accommodate four additional levels, although these were never constructed. A 1962 Sydney Morning Herald article reported that the restricted nature of the site led to unusual features, including internally, that only one structural column interrupted the working space on each floor. This article further described the building's construction: "The remaining support for the building is by means of perimeter columns between each bay of windows. These are laid out to a module suitable for subdivision into offices as required. The columns, as well as the solid portion of the flanking walls to each street, are faced wholly with polished Swedish green granite above the ground floor level.

Externally the ground floor walls and columns are faced with white Sicilian marble, with a base course and shaped corner treatment in green filled travertine." At the ground floor, the company identification was described as "On the shaped travertine corner, externally at ground level, is a fabricated brass and bronze modelled globe, reproducing the design of the company's crest with tiled lettering above in bronze letters, pinned and shaped off white baked enamel concave bands. These in turn are pinned off the travertine walling and spot-lighted from above." The article also noted further internal features including "One of the original features of the building is a circular steel stair linking ground and first floors. This winds around a circular structural column, the only column in the internal office space."

This development formed part of central Sydney's intense post-war commercial activity during the 1950s and early 1960s, which concentrated in the precinct near Circular Quay. This part of central Sydney became known as the "golden mile" or "golden square mile", extending from Circular Quay to Martin Place and from Macquarie Street to George Street [...]

From the mid-1960s, central Sydney became the focus of the country's most frantic construction boom, as a consequence of major economic changes. [...] Insurance companies accounted for more new office buildings constructed in Sydney between 1957 and 1966 than were built by local developers or other concerns. [...] This included a cluster of curtain wall buildings constructed in the "golden square mile" for insurance and shipping companies. These typically responded to particular sites, notably on street corners. The subject building at 62 Pitt Street is one of the few surviving examples of these curtain wall buildings from the period of the second half of the 1950s and early 1960s.



Figure 9 – 62 Pitt Street, shortly after construction.
Source: *City of Sydney Archives*

2.4. HERITAGE ITEMS IN THE VICINITY

The following histories of the heritage items in the vicinity have been reproduced from the NSW State Heritage Inventory:⁵

⁵ NSW Department of Premier & Cabinet, 'Search for NSW heritage',
<http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.

Table 3 – Heritage items in the vicinity – Historical overview

Item & Address	Historical overview
<p>Macquarie Place Macquarie Place</p>	<p>Originally adjacent to original shoreline, lease to Shadrach Shaw by 1800. Shaw sold the lease to Simeon Lord. Macquarie recalls the land and instructed Francis Greenway to construct an obelisk and fountain, the area became a public reserve. By the 1850s the extensions of roads in the area reduce the site to its present configuration.</p> <p>Macquarie Place occupies the land originally adjacent to original shoreline that was once the eastern bank of the Tank Stream near where it flowed into Sydney Cove. Artists' sketches from as early as 1793 show the land that was to become Macquarie Place as a triangular area adjoining the garden of the First Government House. The triangle of Macquarie Place and the alignment of Bridge Street are also visible on plans of Sydney dated from as early as 1800. Meehan's Plan of the Town of Sydney of 1807 shows this triangular area of land to comprise part of the vegetable garden of Government Domain in the northeastern corner, part lease to Shadrach Shaw in the southwestern corner (lease established by 1800) and the guardhouse in the southeastern corner of the triangle. Shaw sold this lease to Simeon Lord. Macquarie recalls the land and instructed Francis Greenway to construct an obelisk and fountain, the area became a public reserve. Macquarie Place was named and dedicated as a park by Governor Macquarie in the Government and General Order in October, 1810. The sandstone obelisk was constructed by Macquarie in 1818 to mark the point from which all distances in the colony were measured. Macquarie Place was proclaimed on December 31, 1834.</p> <p>By the 1850s the extensions of roads in the area reduce the site to its present configuration.</p> <p>By 1807 Bridge Street had become Sydney's most prestigious residential area. Macquarie Place reserve was the focus of the colony with the city's elite residing in properties adjoining the grounds of Government House. The Governor's Domain, the grounds associated with the First Government House, was built in 1788 and occupied by successive Governors of New South Wales until 1845. Bridge Street consisted of the public thoroughfare from George Street to Macquarie Place, and the public right of way stopped at the entrance to the grounds of Government House at the east side of Macquarie Place. With the construction of new stables for Government Houses (now the Conservatorium of Music) in 1817, up the hill to the east of the house, a carriageway to the stables appears to have been opened up, roughly along the line of the present eastern end of Bridge Street, but this was not a public thoroughfare.</p> <p>In 1840's the city grid was extended in the North-South direction and Government House was relocated to the Domain. The topography of this area was changed due to the filling of the Tank Stream and the formation of Circular Quay. Wells Map of 1843 notes Government House in its Bridge Street location. In 1845 the old Government House complex of buildings was demolished opening up Bridge Street to the original Domain around Macquarie Place, Pitt, Phillip and Macquarie Streets were extended north to the harbour and the Macquarie Place reserve reduced in size to the present area.</p> <p>In 1845 Governor Gipps moved into the new Government House. This newly created city block was bounded by Macquarie, Bent, Phillip and Bridge Streets. Allotments in Macquarie Street were sold in the late 1840s and this became a fashionable residential area. In a plan of 1850 showing the Macquarie Street side of this subdivision, the Bridge Street frontage of the block is shown subdivided into allotments which were not sold. This northern</p>

592

Item & Address	Historical overview
	<p>part of the city block remained vacant until the construction of the Public Works and Colonial (Chief) Secretary's offices in 1873. A system of lanes provided the rear lane access between the Macquarie Street and Phillip Street houses.</p> <p>The obelisk erected at Macquarie Place by Governor Macquarie in 1818 was the datum point for all distances within the colony. Governor Macquarie in 1818 commissioned convict stonemason, Edward Cureton to cut an obelisk. The first whale oil street lamp was lit in Macquarie Place in 1826. It is also believed to be the place where Captain Phillip first hoisted the flagstaff of the new colony. The anchor and the cannon from the flagship of the First Fleet, HMS Sirius was laid to rest here in 1907.</p> <p>The western side of the triangular reserve was available for private purchase, while the south side was occupied by official buildings and on the east was the Government Domain. Macquarie Place looked into the Tank Stream.</p> <p>Macquarie Place was once a lively centre of commercial, civic and domestic activity. It was later displaced by Martin Place as the centre of Sydney. Three of the four pioneers of commerce who located to the western side of Macquarie Place were convicts, Andrew Thompson, Mary Reiby and Simeon Lord. Thompson's building straddled Bulletin Place at Macquarie Place and housed pioneers merchants, Thompson later became Justice of the Peace and Chief Magistrate. Mary Reiby and Simeon Lord also bought land on the west side. Mary Reibys cottage was sold to the Bank of New South Wales, Australia's oldest continuous commercial enterprise. Sergeant Jeremiah Murphy of the 46th regiment, Surgeon John Harris of Ultimo and Dr Williams Redfern were the first clients of the Bank. The Royal Exchange branch of the bank maintains the Macquarie Place link with its premises on the site of Simeon Lord's famous three-storied sandstone mansion with its warehouse next to the Tank Stream occupying the site of the future Kyle House. In 1803, Lord constructed his residence and warehouse at the property on Macquarie Place known as "Lord's Mansion" and "The White House". Lord's residence was an elegant three-storey sandstone mansion with a verandah overlooking Macquarie Place. Behind it stood his warehouse, the western boundary being the Tank Stream. It survived until 1908 and was considered one of the most stylish houses in the colony. Dean Cowper's description of Macquarie Place during Macquarie's reign. Uther's Beaver Hat originally set up by Lord. Parsonage House which later formed part of the Customs House Hotel. The north was Brown's stores and counting house with Reiby Cottage ending the block at what is now named Reiby Lane. Simeon Lord convict, servant, auctioneer, beaver hat maker, woolscourer, merchant and ship-owner, forged his way to wealth and prominence. Lord was responsible for the first woollen mills to be run under private enterprise, the first manufacture from his house in Macquarie Place around 1815. At one time Lord owned the whole of Macquarie Place. In 1811, Governor Macquarie asked Lord to surrender half an acre of his land in Macquarie Place to enable the laying out of the present Park. This was to be exchanged for land near Customs House. This land proved to be unavailable and Lord was finally awarded a grant of 17,813 acres of rural land.</p> <p>In 1843 fighting between candidates for election to the new Legislative Council broke out in Macquarie Place. Wentworth-Bland and O'Connell factions fought, and Dr Bland was borne away unconscious. In 1849, at Macquarie Place, citizens voted their opposition to the last convict ship Hashemy and its unwelcome cargo of transportees.</p>

Item & Address	Historical overview
<p>Former “Department of Lands” building</p> <p>23–33 Bridge Street</p>	<p>The Lands Department Building was designed by the Colonial Architect James Barnet, and was built in two stages. The first stage was between 1876-81; the second stage was between 1888-92 under the supervision of the Colonial Architect Walter Vernon (it was completed two years into Vernon's tenure in this role).</p> <p>The first stage saw the use of reinforced concrete slabs by the builder John Young who was Sydney's first protagonist of ferro-cement construction.</p> <p>Sometime between 1887 and 1894 the Lands Department Datum Bench Mark Plug was set into position on the front of the building and provided the origin of all levels in NSW under the Survey Co-ordination Act. In 1938, a clock for the tower and a clock system throughout the building to be driven electronically by a pendulum master clock were installed by Prouds Limited. The whole system was Australian made.</p> <p>In the late 1980s [sic], the building was earmarked by the NSW Government as one of the possible sites for conversion into a casino. A Permanent Conservation Order covering the premises was passed by the NSW Heritage Council in order to protect the building from unsympathetic development.</p> <p>The NSW Department of Planning and Environment moved from the former Lands Department building in September 2016. Up until now, the NSW Government Department (of Lands) had been in the Bridge Street building since it was completed in 1892. The building will be refurbished into a hotel where the historical features will be retained for visitors to enjoy.</p>
<p>Former “Chatsworth House”</p> <p>1–15 O’Connell Street</p>	<p>From the first years of settlement until the early years of the twentieth century Circular Quay and its environs were a focus for trade. Although the industrial emphasis shifted to leisure and tourism during the twentieth century, the Quay did not completely lose its early focus. The buildings at 1-7 Bent Street were a part of this process. It appears that there were at least two buildings on this site between the mid and late 1880's. The buildings housed shipping agents, merchants, financiers and pastoral agents. Prominent amongst these companies were companies involved in Australia's important wool market and, from the 1880's until the 1920's, the shipping agents Gilchrist, Watt & Co. The CSR initially tenanted the site from the 1920's, establishing its corporate library there in 1927. It is likely that the company demolished that building and constructed a new building on that site, adjacent to its head office in O’Connell Street, in 1937. The library was relocated to the second and third floors of this building. The company retained its use of the building until November 1987. The library was finally relocated to Pyrmont.</p>
<p>Former “Orient Building”</p> <p>1–15 O’Connell Street</p>	<p>In May 1940 the magazine Decoration & Glass reported on the newly-completed Orient Building in Spring Street Sydney, seeing it as an example of the smaller type of office building erected for almost entire use by the owners. The Orient Steam Navigation Company occupied more than half of the building and were expected to increase the space required for their own use on resumption of normal business following the war. The magazine explained that the design of the building had been kept extremely simple in character, "at times bordering on severity, following the lines of recent European architecture" and that it had been the aim of the architects to give the building "something of the clean functional quality of the Orient liners 'Orion' and 'Orcades'. The chief decorative feature of the exterior of the building was a pair of giant metal anchor grilles attached to the mezzanine</p>

Item & Address	Historical overview
	<p>windows and finished in aluminium, blue and gold leaf. Art in Australia reported in the same month that the building made a valuable contribution to the architecture of the city through its simple design, relying on interest in materials and a controlled use of colour. Art and Architecture thought that a very praiseworthy feature of the building was the way in which talented designers had been commissioned to carry out, under the direction of the architects, special decorative features. Staff facilities included a luncheon room, a kitchenette, and a sun balcony and rooftop games deck, where deck tennis, quoits, darts, and other shipboard games could be played by employees of the Orient Company. The building was the recipient of the Sulman Award in 1943 and received an RIBA bronze medal in 1947.</p>
<p>Former Wales House 64–66 Pitt Street</p>	<p>The Fairfax family controlled the Sydney Morning Herald for nearly a century and a half: the dynasty played a dominant role in Sydney society and the paper had an exceptional prestige. The newspaper first built offices on the corner of Pitt, Hunter and O'Connell Streets in 1856 when James Fairfax joined his father, the founding John Fairfax, as a partner in the family business.</p> <p>By 1920 the newspaper had outgrown the 1856 building and when James Fairfax finally died in 1919 his son, another James, demolished his father's offices and commissioned Manson and Pickering to build the present block. The contractors, Stuart Bros, erected it in three stages, completing the sections in 1924, 1927 and 1929. The 1856 building remained in use until stage I was completed in 1924 and was then demolished.</p> <p>The sandstone building was clad at the lower levels in trachyte from Loveridge and Hudson's quarries at Mount Gibraltar, Bowral, and was richly caparisoned internally with Caleula marble. It was largely used by the Sydney Morning Herald staff, but also had a number of tenants as well as, after 1934, both the SMH Art Gallery and the offices of Art in Australia.</p> <p>In 1954-5 a new SMH building was erected off Broadway and the 1922-9 building was sold to the Bank of NSW (now Westpac), which took possession in 1956, opening a public branch-office in 1958. Various internal changes took place and a car-park was inserted in the sub-basement where the SMH had been printed for thirty years.</p>
<p>"Australia Square" 264–278 George Street (and 87–95 Pitt Street)</p>	<p>The site of Australia Square was the product of a protracted site consolidation carried through by G J Dusseldorp, building promoter and developer and Chairman of Lend Lease Corporation. From the early 1950s the concept of redeveloping parts of the city by consolidating small city lots to form a single larger site suitable for the erection of a skyscraper had been discussed. Dusseldorp's amalgamation brought under one ownership an entire city block, involving over 30 different properties and more than 80 titles. Dusseldorp formed a company called City Centre Development Pty Ltd, a subsidiary of Lend Lease, to finance the project. The design concept for Australia Square aimed at solving the problems of urban redevelopment in a comprehensive way. The usual practice was to replace old buildings of three or four storeys with new ones several times their height, occupying their entire sites solidly to the ground. The consequences were congestion, worsened by pedestrian circulation on inadequate surrounding footpaths, and buildings which had either blank side walls with only one window facade to the street, or another facing a light well at the back. Often new buildings faced each other across a narrow</p>

Item & Address	Historical overview
	<p>street creating dark canyons beneath them. The Australia Square project aimed at bringing a new openness into the congested heart of the city, with plaza areas open to the sky, an arcaded ground floor design and a circular 50-storey tower which allowed maximum light into surrounding streets.</p> <p>Sydney City Council gave approval for the scheme in July 1960 and Sydney Lord Mayor presided over a "start-of-work" ceremony in Dec 1962. Architect Harry Seidler travelled to Rome to confer with famous Italian structural engineer, Pier Luigi Nervi. Nervi's advice was sought particularly in relation to the concrete design of the circular tower. The 13-storey Plaza Building, was completed May 1964 and the 50-storey 171m high tower in 1967.</p> <p>Initially Seidler commissioned Clement Meadmore to design the sculpture at Australia Square. The early designs were not approved by Dusseldorp, who suggested Harry Seidler source the "world's best". Calder was selected in 1966 to design the sculptures.</p>
<p>Abercrombie Lane Abercrombie Lane</p>	<p>Abercrombie Lane was part of the Sydney's Tank Stream. There is evidence of Abercrombie Lane near this site from the 1840's, when it ran into the Tank Stream. Abercrombie Lane is noted on the Hunt and Stevens Map of 1868. Abercrombie Lane located off lower George Street is referred to by name in Council records from 1871. Abercrombie Lane is noted on the Percy Dove Map of 1880 connecting George Street to Hamilton Street (now Tank Stream Way). The name Hamilton Street was retained for the street between Hunter and Curtain Place. In 1880, the lane was very narrow, widening to a loading yard. Half way along, five small two-storey buildings front the lane to the north and three to the south. The southern frontage is dominated by J. Levick Wholesale Ironmonger. By 1910 The Roberts and Moffit Ltd Map show the small lots have been consolidated into two large holdings, Holdsworth Macpherson & Co general ironmongers and Turner & Henderson. Abercrombie Lane appears to have been partially subsumed by the former, not connecting through to Hamilton Street.</p> <p>In 1968 the lane was, according to GP Webber, "a dramatically narrow pedestrian lane which forms a useful contrast to adjacent Australia Square. It is clearly not coincidence, but the intrinsic quality of the environment ... which has attracted a good class of restaurant."</p> <p>Development approval for the George Patterson House site in 1990 included the amalgamation of part of Abercrombie Lane and has now lapsed. The Central Sydney Planning Inquiry, Report of the Independent Panel, 12.4.11, noted the lane had "a very desirable public amenity". Council has previously expressed view that George Patterson House should be included in the Central Sydney LEP.</p>
<p>Former "Royal Exchange Assurance Building" 75–77 Pitt Street</p>	<p>The building at 75-77 Pitt Street was built as the Australian head office of the Royal Exchange Assurance Company, a company founded in London in 1720. In June 1936 the magazine Building reported that tenders were then being considered for the erection of this building, the design being of "an ultra-modern character". Building said that the architects, the Melbourne-based partnership of Seabrook & Fildes, had "set out with the object of giving Sydney something new". The front was to be faced entirely in glass and the effect of the design was to be achieved through the colour scheme and the materials used. When the building was finished twelve months later Building reported that it was "unique, striking, practical" and explained that the lower section of the building resembled a "gigantic waffle" being "virtually a large concrete trellis with thick sheets of glass inset", a system of construction known commercially as 'luxcrete'. The upper floors received natural light from horizontal rows of windows glazed with ordinary glass, with the bands between each</p>

Item & Address	Historical overview
	<p>series of windows faced with 'vitrolite', an opaque plateglass. The building was officially opened on 31 May 1937 by the NSW Premier in the presence of the Company's Australian General Manager and Company representatives from each state. In July 1937 the magazine Decoration and Glass carried a major article on the new building claiming that it was "the tallest known building to be faced with structural glass". Decoration and Glass</p> <p>also reported that architects Seabrook and Fildes had "devoted much time to the study of the psychology of colour" and had used this knowledge in the building but that "appreciation of its finer points" was as yet "beyond the powers of the general public." In November 1937 Art in Australia judged that "the use of structural glass as a facing material" and the "daring colour scheme of primrose and green" had made this building a "notable contribution to the street architecture of Sydney."</p>
<p>Tank Stream Way Tank Stream Way</p>	<p>The Tank Stream served as the settlement's first and main source of fresh water for thirty-nine years. At this stage, it was also used as the demarcation between the worst class of male convicts who were housed in the vicinity of what is now Grosvenor and Essex Streets, and the Naval detachment, the female and 'better class' convicts. The head of Sydney Cove in its original form has been described by J.F. McIlwraith, a former Water Board investigating engineer, as "an open forest timbered with gum trees with a winding stream meandering its way through vines and wild flowers, over rocks and ferns to the blue waters of the harbour". There were 3 or 4 tanks cut into the sandstone sides of the stream, in order to store water during the 1788- 90 drought. Each tank was five metres deep and held 20,000 litres. One was dug in at the corner of what is now Pitt and Spring Streets, the other two in what is now Bond Street. These tanks gave rise to the stream's name. However, the settlers befouled the water and as early as 1795, an order was issued forbidding pollution of the Tank Stream and a 15 metre green belt along each bank. Cutting timber and grazing stock were also forbidden within that zone. The Sydney Gazette of 18 December, 1803 reported the following order: "If any person whatever is detected in throwing any filth into the stream of fresh water, cleaning fish, washing, erecting pigsties near it or taking water out of the tanks, on conviction before a magistrate, their home will be taken down and (they will) forfeit five pounds for each offence to the orphan fund." By 1810, Governor Macquarie ordered that slaughter-houses and other objectionable buildings draining into the stream be pulled down, but to little avail. The stream was the repository of rubbish, slops and sewage.</p> <p>However, according to a notice in the Sydney Gazette: "With much pain we have lately observed individuals washing themselves in this stream of water, particularly in that part which runs centrally from King Street because that spot is almost excluded from every eye, that of curiosity excepted." The Tank Stream was abandoned as a source of fresh water for Sydney in 1826 with the construction of Busby's Bore to bring water from the Lachlan Swamps in Centennial Park. The Tank Stream was also the site of the first bridge to be erected in Australia. In October 1788 construction began on a simple log bridge across the stream at a point a little above the high-tide waters of Sydney Cove. This log structure was improved in 1792, then ordered to be rebuilt in stone by Governor King in 1803. The stone bridge was completed in 1804 but only survived briefly before requiring rebuilding. In c.1807, an improved design was implemented, including a wider passage and lower arch, which was completed in March 1812. This structure gave its name to the street crossing over it, 'Bridge Street'. The enclosures of the Tank Stream began to be built in 1852. The first enclosure was a 152m section downstream from Bridge Street. This was diverted and used as a sewer. Eight years later, a 207m section between Hunter and Bridge Streets was made into a sandstone tunnel and, in 1867, the Hunter and King Street sections were built in brick and were linked to the northern sections. In the main, the stream runs through</p>

Item & Address	Historical overview
	<p>sandstone arched and brick oviform construction with the more recently enclosed sections running through concrete and steel pipes. The channel has operated as a sewer and storm water drain since 1862. However, in the early 20th century, the then Board of Water Supply and Sewerage converted the stream to stormwater only by diversion of sewage into separate drains which were connected to the Bondi Ocean Outfall Sewer. In later years, various alterations have occurred, with the construction of Australia Square requiring a new concrete section in the 1960s and the alterations to the GPO in the 1990s also causing some local modifications. In 1988, the Metropolitan Water Sewerage and Drainage Board made the stream accessible to the general public through a permanent entrance and photographic display in the forecourt of Australia Square as a bicentennial project.</p>
<p>Former “Exchange Hotel” 69–73 Pitt Street</p>	<p>The building at 69-73 Pitt Street, originally the Exchange Hotel, was constructed in 1882 to a design by M.Cooper Day. It replaced an earlier building of the same name. After several alterations during the early 1920s, a major extension of the building was carried out in 1928 creating a regularly shaped structure from what had been an odd shaped building. After this time, until the 1970s when it ceased to be used as a hotel, there appears to have been few alterations. The latter included the construction of fire doors in 1939 and a cold room in 1948. Partitions were removed and alterations were made to the bar and toilets in this time.</p> <p>In 1978 Devine Erby Mazlin were commissioned to design a wine bar, restaurant, shops and offices in the former hotel. These works and several lesser alterations were carried out in this year & 1979. Extensive renovations and alterations have been made in the 1980s and 1990s to accommodate retail spaces.</p>

3. PHYSICAL EVIDENCE

Note: All images in this section were taken by Urbis during a site inspection carried out on 13 May 2020, unless otherwise noted.

3.1. SPECIAL CHARACTER AREA

The northern half of the site forms part of the Bridge Street/Macquarie Place/Bulletin Place Special Character Area ('SCA'), as identified in the Sydney Development Control Plan 2012 ('DCP'). The following description of the SCA has been extracted from the Sydney DCP 2012:

Bridge Street was the earliest east-west link across the Tank Stream between George and Macquarie Streets. It is significant for its association with a major colonial government building programme in the 1880's, which included the First Government House and Macquarie Place Reserve. Both the Reserve and Bridge Street represent the early planning of the colony with a street pattern that is reflective of the area's early topography.

The area retains evidence of its establishment by Governor Macquarie as the geographic and administrative centre of the colony, with the sandstone obelisk placed at the centre of Macquarie Place to mark the point from which all distances in the colony were measured.

A cohesive group of landmark sandstone buildings, some occupying whole blocks, define important public spaces and corners. Bridge Street offers an important vista to the Conservatorium of Music to the east and views to the water. Other views are distinguished by significant buildings within the area, especially those with special roof features.

The intact system of supporting lanes, some incorporated within building facades, is rare in the City and improves pedestrian permeability.

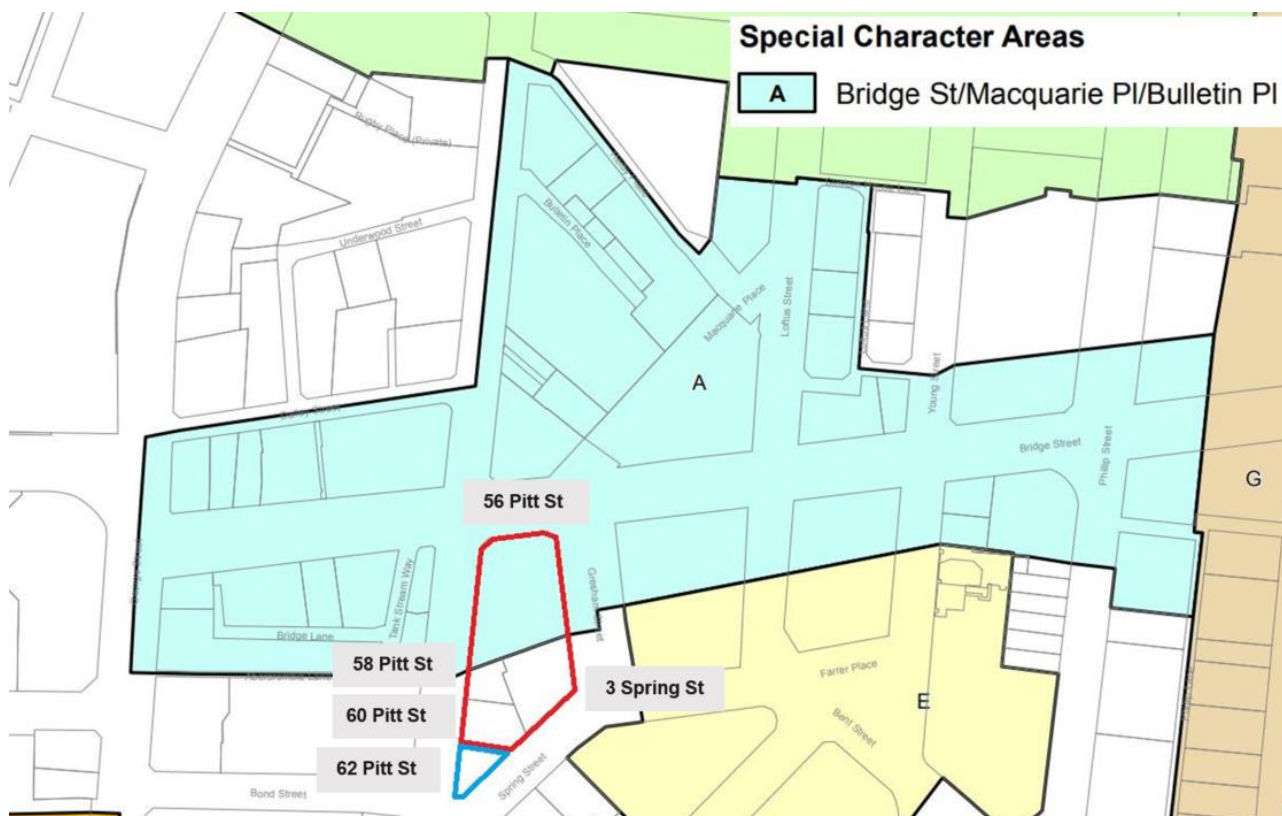


Figure 10 – Extract from Special Character Areas and Retail Premises Map CL2_014, showing subject site (red outline) and adjacent heritage item (blue outline) in the context of the Bridge Street/Macquarie Place/Bulletin Place SCA. Source: Sydney LEP 2012, with Urbis overlay

3.2. STREETScape & SETTING

Both the economic centre of Australia and the site of the country's first colonial settlement, Central Sydney is characterised by a high density of commercial and civic activity, as well as by a number of buildings and streetscapes which are able to demonstrate the historical development of the colony from the early nineteenth century to the present day. In particular, the area around Pitt and Bridge Streets is characterised by a mixture of high-rise commercial office towers dating from the mid-twentieth century to the present day.

With regard to important historical buildings and places, this area of the CBD contains the cluster of late-nineteenth century Neo-Gothic sandstone buildings commonly referred to as the "Sandstones precinct", which retain a strong street presence as important examples of elaborate buildings which represent the significance of Sydney as the economic and civic centre of the Colony. This area also contains the highly significant Macquarie Place, which is a remnant of Sydney's first town centre following European arrival.

The area also contains important examples of mid-twentieth century commercial towers of the International Style, including Australia Square and the Liverpool & London & Globe Building at the intersection of Pitt and Spring Streets.



Figure 11 – View west along Bridge Street, with Former Lands Department Building on left and Macquarie Place on right.



Figure 12 – View south along Pitt Street, with subject site on left and Australia Square on right.

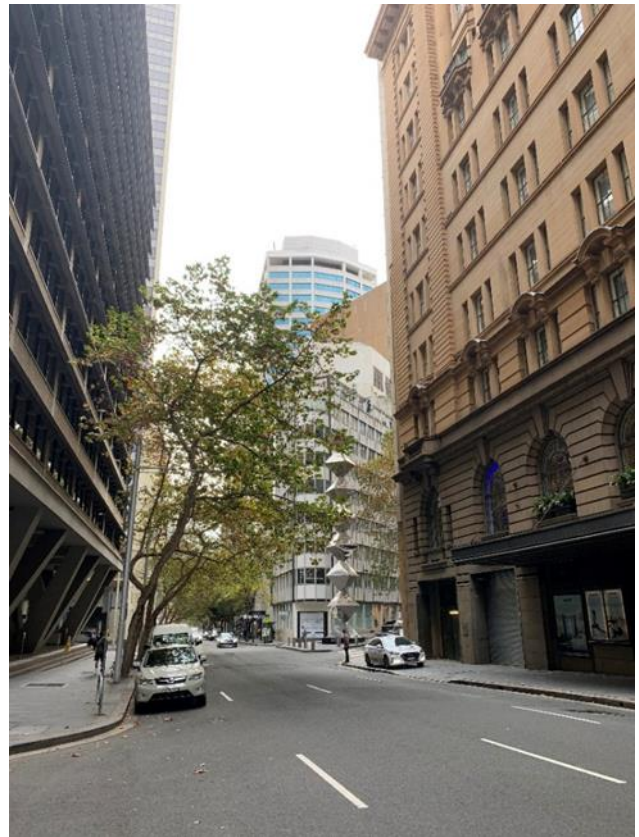


Figure 13 – View north along Pitt Street, with Australia Square on left, Former Wales House on right, and Liverpool & London & Globe building in centre (with subject site behind).



Figure 14 – View south-west along Spring Street, at intersection with Bent & Gresham Streets.

3.3. SUBJECT SITE

The subject site – 56-60 Pitt Street & 3 Spring Street – comprises 4 high-rise commercial buildings which were all constructed in the mid- to late-twentieth century. None of these buildings are of any architectural merit, nor do they exemplify particularly good or important examples of architecture of this period.

3.3.1. 56 Pitt Street

The building at 56 Pitt Street – which has frontages to both Pitt and Bridge Streets – is 27 storeys in height. The external finish of the building is vastly different to the intended finish, which is shown in the historical overview above.



Figure 15 – Building at 56 Pitt Street, viewed facing south-west on Bridge Street.

3.3.2. 58 Pitt Street

The building at 58 Pitt Street is 10 storeys in height, and presents to Pitt Street.



Figure 16 – Building at 58 Pitt Street, viewed facing east on Pitt Street.

3.3.3. 60 Pitt Street

The building at 60 Pitt Street is 12 storeys in height, and presents to Pitt Street.



Figure 17 – Building at 60 Pitt Street, viewed facing east on Pitt Street.

3.3.4. 3 Spring Street

The building at 3 Spring Street is 16 storeys in height, and presents to Spring Street. Although the building's exterior references a Brutalist aesthetic, it cannot be considered a particularly good example of the style.



Figure 18 – Building at 3 Spring Street, viewed facing west at intersection of Spring & Gresham Streets.

3.4. LIVERPOOL & LONDON & GLOBE BUILDING (62 PITT STREET)

The following redacted description of the draft heritage item at 62 Pitt Street, the Liverpool & London & Globe Building, has been reproduced from the site inventory card. The full physical description of the building is included in the inventory sheet attached to this HIS as Appendix A.

The building is 9 storeys in height and constructed of reinforced concrete with aluminium curtain walls. The building is located on a prominent corner site, addressing both Pitt and Spring Streets, and has a distinctive wedge-shaped footprint resulting from the configuration of its site. It provides a well-resolved response to an awkward, acute-angled site. The perimeter dark granite framing each façade is pulled back from the corner, allowing the curved end of the building to project.

The exterior of the building is clad with an unusual and distinctive curtain wall system. Each bay between the regularly spaced structural columns around the perimeter of the building is contained by a separate aluminium-framed unit, to overcome expansion problems associated with curtain walls. Spandrel panels are a proprietary pigmented structural glass product known as Carrara glass, which is rare for this period, and are coloured white. Some shading is provided by aluminium hoods over windows, integrated into the unit framing. Each end of the façades is terminated at its northern end by a bay faced with what was described in contemporary reviews as polished dark green Swedish granite. The end bay on the Spring Street façade contains small aluminium framed windows, indicating the location of service areas. The same granite is also used to line the face of perimeter columns while a horizontal granite course separates the ground floor from upper sections of the façades. A pergola-like structure at roof level, which was a popular device when the building was constructed, terminates the building against the sky. [...]




Figure 19 – Liverpool & London & Globe building, viewed facing north-east along Pitt Street.

3.5. HERITAGE ITEMS IN THE VICINITY

The following physical descriptions of the heritage items in the vicinity have been reproduced from the NSW State Heritage Inventory:⁶


⁶ Department of Premier & Cabinet


Table 4 – Heritage items in the vicinity – Physical description



Item & Address	Physical description	Reference image
<p>Macquarie Place</p> <p>Macquarie Place</p>	<p>Macquarie Place is a triangular public open space surrounded on two sides (south, east) by a low sandstone wall.</p> <p>Its plantings are mostly mature and include 3 plane trees (<i>Platanus x hybrida</i>) facing Loftus Street to its east, 2 Moreton Bay figs (<i>Ficus macrophylla</i>) on the western side and an evergreen/holly/holm oak (<i>Quercus ilex</i>) flanked by two clumps of Lord Howe Island palms (<i>Howea fosteriana</i>) and one clump of soft tree ferns (<i>Cyathea</i> sp.) on the Bridge Street (southern) side. A young weeping lily pilly (<i>Waterhousia floribunda</i>) is also in the south-eastern corner (Stuart Read, pers.comm., 17/9/2010).</p> <p>Originally the park was approximately double its current size but was reduced sometime between late 1836 and 1843 by the construction of Loftus Street. (NSW Public Works 1996 Conservation Plan, The Obelisk Macquarie Place NSW). Historically, the north west oblique boundary of Macquarie Place appears to be an important building alignment which, although buildings are different to those there in 1807, has remained relatively unchanged.</p> <p>The park includes numerous monuments and memorials including:</p> <p>(a) The Obelisk:</p> <p>This is a sandstone obelisk designed by Francis Greenway and built by stonemason Edward Cureton between 1816-18 to furnish Sydney's first public square and to mark the place from which all public roads in the colony were to be measured. It is literally the 'hub' of NSW, the datum point from which all distances in NSW were measured from Sydney. Its inscriptions record the extent of the road network in 1818.</p> <p>The obelisk is designed in the Georgian period and detailed in the Greek revival style. The obelisk's form seems to be directly influenced by Georgian examples rather than Egyptian: Greenway is reputed to have based his design on that of Nash in Bath. It is also possible the source of the Macquaries' fancy may have been the pair of obelisks in the Passeio Publico overlooking the harbour in Rio de Janeiro, which they visited in August 1809. It is an elongated pyramid on a narrow square pedestal decorated by projecting cornice and base. The pedestal contains the original inscription and is surrounded by a low</p>	


605

Item & Address	Physical description	Reference image
	<p>stone wall with a later simple curved wrought iron balustrade. Building materials are sandstone and a wrought iron balustrade. The sandstone would have been quarried locally near Sydney Cove, however the exact location of the quarry is not known. There are no other structures in Sydney that are built from this particular fine grained white sandstone.</p> <p>The lettering on the Obelisk is incised blackened lettering of a Roman type face in a style that is recognisably Georgian in style, and is one of only four remaining examples of this style and period of lettering in the inner City. This records the distances to the major outer settlements at the time of 1818 - namely Bathurst, Windsor, Parramatta, Liverpool, South Head and the North Head of Botany Bay.</p> <p>(b) The "Sirius" anchor and cannon:</p> <p>These are relics of the flagship of the First Fleet, of HMS "Sirius", that was wrecked two years later in 1790 on Norfolk Island. The bronze statue of Thomas Sutcliffe Mort, who died in 1878 is inscribed with the dedication on the plinth "A pioneer of Australian resources, a founder of Australian industries, one who established our wool market". A Mayor of Sydney left his memorial with the 1869 sandstone gate posts facing Bridge Street marked with the words "Walter Renny, Esq., Mayor 1869". Further 19th Century and early 20th Century public memorials relocated or erected in the park also include the 1908 domed lavatory (now partly an archaeological site) and an 1857 cast iron drinking fountain. A small bronze fountain designed by the renowned sculptor, Gerald Lewers, was installed in 1960. Two of the London Plane trees were planted in 1954 by Her Majesty Queen Elizabeth II and H. R. H. the Duke of Edinburgh. These trees mark the beginning of the Remembrance Driveway to Canberra.</p> <p>(c) possible footings (archaeological remains) of a fountain designed by Francis Greenway and Mrs Macquarie, built by the same contractor Edward Cureton under Mrs Macquarie's direction: it was 'still unroofed' in 1820. This was on the western side of Macquarie Place and supplied water to local residents. The fountain was demolished c1887 to make way for item (d) below</p> <p>(d) Thomas Sutcliffe Mort statue:</p> <p>This c1887 statue looking out over Bridge Street, Sydney's premier financial street, commemorates businessman and horticulturist, wool baron and frozen meat entrepreneur Thomas sutcliffe Mort (1816-78), who emigrated to NSW in 1838 setting up as an auctioneer in 1843, becoming an innovator in wool</p>	



Item & Address	Physical description	Reference image
	<p>sales. His wealth facilitated his considerable horticultural ambitions, realised at Sydney's then-finest garden, Greenoaks (now Bishops court), Darling Point, which set the tone for villas in this fashionable Sydney resort. Mort employed gardeners Michael Guilfoyle, Michael Bell and George Mortimore, creating a celebrated landscape garden. President of the NSW Horticultural Society in the 1860s he pursued hybridisation of cacti.</p> <p>(e) Memorial gate pillars facing Bridge Street & Dept. of Lands Building:</p> <p>These sandstone gate pillars commemorate Walter Penny, Mayor of Sydney, in 1869.</p> <p>(f) fountain and pond by Gerald Lewers:</p> <p>This commemorates, an Australian sculptor, Lieutenant John Christie Wright, who was killed at age 28 during service in France in 1917.</p>	
<p>Former "Department of Lands" building</p> <p>23–33 Bridge Street</p>	<p>A large 3-storey sandstone administration building with basement, designed in the Renaissance Revival style.</p> <p>The basement has 3 entrances: the main entrance in Bridge Street, and two others in Gresham Street (one originally used for carriage). The facade is of dressed Pyrmont sandstone with cornices and balusters at each floor level.</p> <p>The ground, first, & second floors have pilasters and entablatures of the Doric, Ionic and Corinthian orders respectively, each standing on appropriate pedestals.</p> <p>The pitched roof is behind a balustraded parapet. A large copper dome 55' square at the base changing to an octagon at the top and carrying an octagonal lantern with revolving copper dome roof rises above the Bridge Street facade.</p> <p>The centre compartments of Gresham and Loftus Streets have pediments backed up by high mansard roofs. A clock tower with copper "onion" top closes the vistas in Bent and Spring Streets. The elevations have arched windows and verandah openings, and niches for statuary. There is delicately formed cast</p>	



Item & Address	Physical description	Reference image
	<p>iron work to the entrance gates and window grilles, and large flights of stairs and cantilevered balconies and bridges around the courtyards.</p> <p>The internal walls are of brick with reinforced concrete floors and ceiling, iron girders and iron- framed roofing. Externally, the building's original facade is unchanged.</p> <p>Each facade has 12 niches whose sculpted occupants include explorers and legislators who made a major contribution to the opening up and settlement of the nation. Although 48 men were nominated by Barnet as being suitable subjects, most were rejected as being 'hunters or excursionists'. Only 23 statues were commissioned, the last being added in 1901 leaving 25 niches unfilled.</p>	
<p>Former “Chatsworth House”</p> <p>1–15 O’Connell Street</p>	<p>The surviving facade of Chatsworth House is a well designed and executed inter-war example of commercial classical design in an important location. It terminates the view in Gresham Street, forming the corner of Bent Street and is located directly opposite the Lands Department Building. It forms part of a major historic commercial precinct. The building uses a combination of rusticated and dressed stonework, is designed with a projecting central bay, uses restrained classical detailing with traditional devices such as reducing window size towards the top of the building and change of detail for completing the formal composition. The top floor appears to be an addition, but may have been part of the original design. Category: Building Element. Style: Inter-War Free Classical. Storeys: 8. Facade: Sandstone. Side/Rear Walls: Reinf. conc. frame (1990). Internal Walls: Reinf. conc., plasterbd. & stud (1990). Roof Cladding: Waterproof membrane (1990).</p> <p>Internal Structure: Reinf. conc. column & beam (1990). Floor: Reinf. conc. slab (1990). Roof: Reinf. conc. slab (1990). Ceilings: Susp. acoustic tile. Stairs:(1990). Fire Stairs:(1990). Sprinkler System: Yes. Lifts:(1990). Air Conditioned: Yes</p>	 <p>Source: Google Maps</p>

Item & Address	Physical description	Reference image
<p>Former "Orient Building"</p> <p>1–15 O'Connell Street</p>	<p>Macknade House formerly the Orient Line Building is located within a mixed height streetscape. The seven storey steel and concrete framed facade retains the character of the simple regular window openings with juliette balconies. The windows to the upper levels are edged in portland stone set within a sandstone facade. Windows are natural anodised aluminium. The thin cantilevered aluminium awning is a later addition. The lower two floors are faced in travertine and have been modified by the infilling of windows and the removal of the original coral lettering and burnished silver, gold and blue anchor motifs. Below the awning the facade has been refaced with granite. The railing to the top of the facade has been removed. The facade relies on the subtle colours of the materials and the classic elegance reminiscent of Scandinavian and Italian examples. The interiors included a glass montage by Douglas Annand which has been removed. Category: Facade. Style: Inter-War Stripped Classical. Storeys: 7. Facade: Sandstone, Portland stone. Side/Rear Walls: n/a.</p>	 <p>Source: Google Maps</p>
<p>Former Wales House</p> <p>64–66 Pitt Street</p>	<p>Prominent corner location to Pitt, O'Connell and Hunter Streets. Important visual relationship with other historic buildings on Hunter Street. The National Trust records that the original interior decoration survives in the former Boardroom and Director's Office. The main banking chamber has been refurbished. Externally, the building is largely intact with strong simplified classical detailing. The principal feature of the facade is the semi-circular entry porch on the intersection of Pitt, O'Connell and Hunter Streets. Category: Individual Building. Style: Inter-War Commercial Palazzo. Storeys: 13 plus 2 basements. Facade: Trachyte, Sandstone, Steel frame windows. Side/Rear Walls: Trachyte, Sandstone. Internal Walls: Rendered blockwork, Plasterbd & stud. Roof Cladding: Copper sheeting. Internal Structure: Reinf. Concrete. Floor: Reinf. Conc. Slab, Carpet, Marble.</p> <p>Roof: Steel trusses. Ceilings: Decorative plaster (ground floor), Susp. Plasterboard. Stairs: Three new stairs. Fire Stairs: Yes. Sprinkler System: Yes. Lifts: Five new lifts. Air Conditioned: Yes</p>	

Item & Address	Physical description	Reference image
<p>“Australia Square”</p> <p>264–278 George Street (and 87–95 Pitt Street)</p>	<p>Australia Square occupies an entire city block, 5,500m² in area, bounded by George and Pitt Streets to the east and west and Bond and Curtin Place, narrower streets to the north and south. The block was amalgamated by G J Dusseldorp, the founder of Lend Lease through a lengthy acquisition process of nearly 30 properties since 1959.</p> <p>Seidler took advantage of the interim City of Sydney Floor Space Ratio Code (also called C of S Strategic Plan) whereby a bonus floor space of 4:1 was awardable for the provision of open space, consolidating the floor space in two buildings at opposing major street frontages to cradle an extensive sun drenched central public plaza, thereby resolving the issues of a long narrow site.</p> <p>The 50 storey 170 metre tall tower above a two storey podium was placed along the George Street frontage, elevated above the plaza and enclosing it visually from George Street. At the opposing Pitt Street frontage, the 13 storey rectangular Plaza building was raised on robust concrete piloti to free the ground plane and subtly enclose the plaza and defines the street edge. The piloti were also a means to avoid loading onto the Tank Stream beneath. The plaza design utilised the enclosure formed by historic buildings aligning surrounding streets, a couple of historic laneways that feed into the centre of the site, and curved screen walls, trees, and central fountain to shroud it visually and acoustically the city traffic. It is physically well integrated with the podium of the tower through boldly punctured openings.</p> <p>Although Seidler had been experimenting with non-orthogonal forms, the cylindrical tower form evolved after a sequential analysis of design options, selected for its efficiency, spatially, environmentally and structurally. The circular floor plate is larger than a comparable rectangular plan of the same street setbacks, occupies only 25 percent of the site, yet achieves a total floor space of 12 times the site area, provides a high level of view exposure and solar access to the interiors, and has a high resistance to wind loads. The elegant architecture owes much to the use of reinforced concrete shaped sculpturally as an expression of structural forces, including the column taper, the concave spandrels, the interlocking radial ribbed floor system forming the elaborate ceiling of the commercial foyer, all achieved through the collaboration of Italian engineer, Pier Luigi Nervi. The use of quartz precast concrete units as formwork and finish and the circular structure with its uniformity of spans allowing standardisation of sizes for formwork and reinforcement shortened construction times to an average rate of one floor every 5 days. The slip form core which utilised dual wedge shaped steel boxes as formwork for the lift shafts</p>	 <p>The reference image shows a street-level view of Australia Square in Sydney. A prominent feature is the tall, cylindrical tower with a curved facade, which is the subject of the text. The tower is situated on a podium. To the left, there is a multi-story rectangular building with a grid-like facade. The street is lined with trees and has a few cars parked. A pink arrow points from the top left towards the tower, and another pink arrow points from the top right towards the tower, highlighting its position relative to the surrounding buildings.</p>

Item & Address	Physical description	Reference image
	<p>enabled fast erection of the core, being readily released and hoisted to the next rise. The circular tower has a diameter of approximately 41 metres. The tower is constructed with a central in-situ, slip form concrete core with precast units serving as both formwork and finish for the surrounding concrete frame. This results in the tapering fin column creating a dominant visual line in contrast to the horizontal spandrel panels of the same quartz exposed aggregate and white precast finish. The non structural spandrels are darker in finish. The double glazed windows incorporate narrow venetian blinds. The externalised structure also provided a high level of solar shading of the recessed glass plane, the air-conditioning and service ducts are integrated into the concave- shaped beams that formed the spandrels to each floor.</p> <p>The Le Corbusier and Vasarely tapestries originally in the George Street commercial foyer have been replaced by a mural designed by the New York artist Sol LeWitt. The original Calder Sculpture remains on the George Street podium. A Calder tapestry remains in the foyer of the Plaza building.</p> <p>Level eight retains the original floor fitout relatively intact. The seven metre high foyer is lined in travertine. The building contains one of Sydney's largest basement car parking for 400 vehicles, a trend encouraged by the planning controls.</p> <p>Category: Individual Building. Style: Postwar International. Storeys:48. Facade: Precast concrete panels, Glazing, Tinted glass, Polychrome. Side/Rear Walls: Glazing. Internal Walls: Rendered brick. Roof Cladding: Waterproof membrane. Internal Structure: Reinf. conc. column and beam. Floor: Reinf. conc. slab. Roof: Reinf. conc. slab. Ceilings: Susp. plasterboard. Stairs:2. Fire Stairs:2. Sprinkler System: Yes. Lifts:18. Air Conditioned: Yes</p>	

Item & Address	Physical description	Reference image
<p>Abercrombie Lane</p> <p>Abercrombie Lane</p>	<p>The topography is generally sloping. The streetscape forms part of a grid, and is bounded by Pitt and George Streets. The roadway is narrow. Utility services are concealed. The subdivision pattern along the streetscape is regular. The predominant built form is Victorian to one side.</p> <p>Buildings are built to the street alignment. The buildings typically have no setbacks. Predominant building materials are rendered masonry/face brick and stone. The streetscape has a medium integrity.</p>	
<p>Former “Royal Exchange Assurance Building”</p> <p>75–77 Pitt Street</p>	<p>The facade of Thai Airways, originally fully clad in glass vitrolite panels, has been rendered and the three storey base incorporating the double height assurance chamber originally lined with a concrete screen and glass blocks, has been replaced by new glazing and ceramic tiles. The twelve storey facade still presents its minimalist arrangement of horizontal spandrels in contrast to the verticality of the southern office windows which are topped by a tower incorporating the caretakers flat with a flagpole above. The glass is flush with the spandrel panel and provides a glazed corner detail to the office space. Internally the office space has been refitted but the original stairwell remains intact. Below level two the stair features a terrazzo floor, terrazzo panelling and original glass blocks. Remnants of the original beige and caramel linoleum exist at the basement level.</p> <p>The former caretakers flat retains the curved glass to the southern facade of the tower element.</p> <p>Category: Individual Building. Style: Inter-War Functionalist. Storeys:13 and Basement and Caretakers flat. Facade: Ceramic tiles, Render. Side/Rear Walls: Ceramic tiles, Render. Internal Walls: Rendered brick. Roof Cladding: Waterproof membrane. Internal Structure: Conc. encased steel frame, Reinf. conc. column and beam. Floor: Reinf. conc. slab. Roof: Reinf. conc. slab.</p>	 <p>Source: Google Maps</p>

Item & Address	Physical description	Reference image
	Ceilings: Susp. plasterboard. Stairs: 2. Fire Stairs: 2. Air Conditioned: Yes Sprinkler System: Yes. Lifts: 2.	
<p>Tank Stream Way</p> <p>Tank Stream Way</p>	<p>The topography is generally flat. The streetscape forms part of a grid, and is bounded by Bridge Lane and Bridge Street. The roadway is narrow. Vehicle movement is two way and parking occurs on one/both sides of the street. Traffic is light. Footpaths are narrow. Kerbing is predominantly sandstone. Utility services are concealed. The predominant built form is Victorian to one side.</p> <p>Buildings are built to the street alignment. The buildings typically have no setbacks. Predominant building materials are rendered masonry / face brick and stone. The streetscape has a medium integrity. Public domain features include an angled stone wall.</p> <p>Metropolitan Hotel, the Burns Philp Building, Liner House, the Darrell James Building and George Patterson house contribute to the Conservation Area.</p>	 <p>Source: Google Maps</p>
<p>Former “Exchange Hotel”</p> <p>69–73 Pitt Street</p>	<p>Situated at the intersection of Pitt & Bridge Streets, Consolidated House is a restrained Victorian Free Classical building that addresses the corner location with a 45 degree chamfered facade. It is articulated into base, mid & upper sections by deep cornices which project from the building. The facade is characterised by its bold & simple repetition of window openings punched into solid walls. The base is defined by strong horizontally banded render above a granite plinth with contemporary shopfronts that fit well into the original fabric. The 1st floor has a central bay in which wide multi-paned windows are located. Symmetrical about this bay are 6 pane sash, individual, double-hung windows. The upper 2 levels repeat the articulation of the 1st floor with addition of cast iron balustrades at the top level. The central section is crowned by a triangular pediment with classical motif. Consolidated House is one of a group of Victorian retail/commercial buildings at the northern end of the Sydney CBD. The interiors have been modified many times during the late 20th century, including the ground level foyer.</p> <p>Category: Individual building. Style: Victorian Free Classical. Storeys:4 plus basement. Facade: Rendered brickwork, 12 pane timber framed French doors, stucco detailing, cast iron balustrade. Side/Rear Walls: Rendered brickwork. Internal Walls: Plaster board. & stud, free standing material covered partitions, plastered masonry (basement). Roof Cladding: Bituminous membrane - plant room</p>	 <p>Source: Google Maps</p>

Item & Address	Physical description	Reference image
	<p>on top. Internal Structure: Load bearing brickwork - steel beams (basement). Floor: Timber, carpet (generally), reinf. conc., vinyl</p> <p>(basement), ceramic tiles & granite (foyer). Ceilings: Plaster board, susp. acoustic tiles. Stairs: Reinf. conc. stair, timber balusters & stringer (may be original timber) / reinf. conc. fire stair to Tank Stream Way at rear of building. Fire Stairs:2. Sprinkler System: Yes. Lifts:1. Air Conditioned: Yes</p>	

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

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

It is therefore necessary to ascertain the heritage significance of:

- heritage items in the vicinity; and
- the *Governors' Domain and Civic Precinct*

in order to assess the potential impact of the proposed changes on the site on heritage significance.

4.2. HERITAGE ITEMS IN THE VICINITY

Statements of significance are provided below for the heritage items located in the vicinity of the site which are listed under the Sydney LEP 2012. These have been extracted in whole from the NSW State Heritage Inventory.⁷

⁷ Department of Premier & Cabinet

Table 5 – Heritage items in the vicinity – Statements of significance

Site & Listing	Statement of Significance
<p>Liverpool & London & Globe building</p> <p>LEP I2288</p>	<p>The former Liverpool & London & Globe building provides uncommon evidence of the prevalence of insurance companies in Central Sydney during the post-World War II period, which were concentrated in the northern section of Central Sydney known as the “golden mile”. It represents Sydney’s post-World War II boom of international finance and insurance. The site and building is associated with the prominent and long established company, Liverpool & London & Globe Insurance, which occupied the site from 1874 for over 100 years and for whom this building was purpose-built.</p> <p>The building demonstrates an individual and distinctive example of the Late Twentieth Century International style by the prominent architectural firm, Spain Cosh & Stewart. The design of the building, both in plan, with its rare triangular form, and external expression, skilfully responds to the acute-angled and visually prominent corner site. Its facades are a distinctive example of curtain wall design in terms of its construction, unusual colour scheme, and the rare and late use of pigmented structural glass as spandrel panels. The building’s curtain wall cladding is technically significant because of the way it was designed to overcome thermal expansion problems, demonstrating the ways that facade technology evolved in response to local conditions. The building appears to have retained a substantial amount of original external fabric.</p> <p>The building is an important townscape element in Central Sydney, occupying a visually prominent corner site. The architectural resolution of the building’s exterior skilfully responds to the site constraints.</p> <p>The building demonstrates one of the few surviving post-World War II curtain wall buildings that once proliferated at the northern end of Central Sydney.</p> <p>The former Liverpool & London & Globe building is of local heritage significance in terms of its historical, associations, aesthetic/technical, rarity and representative value. This satisfies five of the Heritage Council criteria of local heritage significance for local listing.</p>
<p>Macquarie Place</p> <p>LEP I1856, SHR 01759</p>	<p>Macquarie Place represents one of the most historically significant urban spaces in Sydney and Australia, which was first established less than 25 years after the arrival of the First Fleet. The 1810 park and its later monuments outline the development of Sydney since its colonial foundation. Macquarie Place was the first and main town square of colonial Sydney and is a surviving remnant of the first town centre of Sydney beside First Government House (now demolished) and on the original foreshores of Sydney Cove before the shoreline was extended. The Obelisk, erected in Macquarie Place in 1818, is the geographic centre point of nineteenth century Sydney, the Colony, and the network of nineteenth century roads throughout NSW. It was erected in this location by Governor Macquarie to mark the place from where all public roads were to be measured and has continued to perform this function over most of the history of European settlement in Australia, for over 190 years. The park and monument were well recognised landmarks of colonial Sydney and appeared in many nineteenth century artist views, including paintings by Conrad Martens.</p> <p>Although the original importance of Macquarie Place as the main town square of Sydney, the geographic and symbolic centre of the Colony, the setting to First Government House and the landmark qualities of Obelisk are now less apparent than in Colonial times due to the level of surrounding changes, the park and its monuments remain one of the few tangible links to this first Colonial town centre and thereby part of the earliest history of European settlement in Australia.</p>

Site & Listing	Statement of Significance
	<p>It is also possibly the only remnant of the natural landform of the original foreshores of Sydney Cove which has survived relatively unchanged over two centuries of European settlement, and can therefore symbolise the first place of meeting between Aboriginal people of the Eora Country and British settlers at Sydney Cove in 1788.</p> <p>Macquarie Place represents the oldest planned town square in Australia. Together with Hyde Park, it is also the oldest urban park in Australia, and has been in continuous use as a public space for at least 195 years, possibly operating as a public place of gathering from as early as 1791. The Obelisk is the oldest milestone for measuring of roads in Australia and the second oldest known European monument in Australia. The inscriptions on the Obelisk provide evidence of the extent of the small colony in 1818 when the colony was first expanding into the interior of New South Wales. The Obelisk was also the 'symbolic peg' indicating the far extent of the British Empire in the early 1800s.</p> <p>Macquarie Place and the Obelisk are rare surviving evidence of the transition of the Colony from a rough penal settlement to a planned town during the early 1800s under the direction of Governor Macquarie. This transition is demonstrated by the function of the Obelisk in the expansion of the Colony, by the establishment of a formal centre to the Colony, by the first formal layout of public space, and by the quality and design of the park and monument. The Obelisk and Macquarie Place are fine examples of the layout and ornamentation of Sydney town and its public spaces in the Georgian style, and rare surviving remnants of Macquarie's Georgian town plan for Sydney, together with the Hyde Park Barracks, St James Church, and First Government House Stables (now the Conservatorium). The Obelisk was designed by one of the most celebrated architects of the Colonial period, Francis Greenway, and was built by stonemason, Edward Cureton, with convict labour.</p> <p>These qualities of the Obelisk and Macquarie Place symbolise Macquarie's vision for a permanent planned settlement, which provided the genesis for the development of the nation, and which far exceeded the views of the British Government of the Colony as simply a penal settlement. When the Obelisk was first erected in Macquarie Place, Commissioner Bigge, representing the British Government, found even this simple monument too grand for a penal colony. Governor Macquarie defended the expense and design of the monument with indignation as a "little unadorned Obelisk...rendered at a trifling expense, somewhat ornamental to the Town" which in his view did not "merit any censure". It was this difference of opinion that contributed to the resignation of a disillusioned Governor Macquarie, and meant that many of his plans and Greenway's designs for an elegant Georgian township were not realised.</p> <p>The "Sirius" cannon and anchor mounted in Macquarie Place are rare relics of the first defences of the Colony by the man-of-war flagship of the First Fleet that arrived in Sydney Cove in 1788. Both the cannon and anchor have been mounted in Macquarie Place for over a century after the canon and anchor were salvaged from the wreck of the vessel in 1791 and 1905 respectively and mounted at Macquarie Place in the 1880s and 1907. Macquarie Place is also the site of the first constructed defences of Sydney Cove when the First Redoubt was built at its northern end as the first fortification of Sydney from 1788-1791.</p> <p>Later public monuments and structures constructed in Macquarie Place illustrate the continued civic importance of the park and demonstrate the continued evolution and achievements in the civic planning, services, design, construction, industry and growth of Sydney since Colonial times.</p>

Site & Listing	Statement of Significance
<p>Former “Department of Lands” building</p> <p>LEP I1683, SHR 00744</p>	<p>The building is one of the most outstanding surviving Victorian buildings in Sydney. The building has been used continuously for the purpose which it was designed for - as the administrative head office of Department of Lands. It has a long association with the public life of NSW, especially the rapid expansion of settlement during the later part of the 19th century. The building forms a visually satisfying enclosure to the southern side of Macquarie Place and relates in scale and materials to the other Government buildings at the eastern end of Bridge Street. A vital landmark in the history of surveying, land titles and public works in New South Wales.</p>
<p>Former “Chatsworth House” façade</p> <p>LEP 1900</p>	<p>The facade of Chatsworth House is significant for the quality of the design and detailing and for its representative value as an excellent example of the inter-war period and classical design. Its relationship to the major group of Government Offices in the city from the Victorian period, all of sandstone construction is also significant. The facade is significant for its street architecture value terminating the axis of Gresham Street and as part of Bent Street.</p>
<p>Former “Orient Building” façade</p> <p>LEP I1901</p>	<p>Macknade house is an award winning building reflecting the attitudes to architecture in Australia and Britain in the 1940's. It is a good example of the influence of English design in Australia after the recession and an early example of the work of Fowell and McConnell, prominent Sydney architects of the Post War period. The building, a seven storey steel and concrete framed construction, has a simple and clear facade, to Spring Street, made up of well defined elements. The flat surface of the facade is punctured by a regular fenestration pattern giving the building a distinct classical feeling. There is a tripartite composition within the modulation of the facade; ground floor section and top floor with balcony. Surfaced with polished granite with aluminium windows, the facade even though classically derived, is truly in the modern mode of expression.</p>
<p>Former Wales House</p> <p>LEP I1915, SHR 00586</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>The only substantial and clearly visible surviving remnants of the original office layout are the Manager's Room with its adjacent Elevator Vestibule, portion of the adjoining Assistant Manager's Room, and the Board Room, all on the First Floor. Though now mostly incomplete, they serve as reminders of the quality of</p>

Site & Listing	Statement of Significance
	original finishes employed for these most important rooms. They are notable for their conservative and solid design and the emphasis placed on usage of Australian joinery timbers.
“Australia Square” LEP I1764	<p>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 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.</p>
Abercrombie Lane LEP I1657	<p>Abercrombie Lane has historic significance:</p> <p>For its ability to evidence the development of Sydney’s Tank Stream.</p> <p>For its ability to evidence the development of Victorian Sydney lane networks.</p>
Former “Royal Exchange Assurance Building” LEP I1917	<p>Thai Airways, former Royal Exchange Assurance Building, is a twelve storey building of Inter War Functionalist style. This building is historically significant as probably the first Modernist style high-rise building to be built in Sydney. It is an important building in the professional work of the noted Melbourne- based modernist architectural partnership of Seabrook and Fildes and the only surviving commercial example in Sydney of the work of the pioneer Melbourne based firm. The building is aesthetically significant as a rare and outstanding example of a 1930's modernist commercial exterior of high quality design. It was the tallest glass facade at the time of its construction. The building is significant for its contribution to an understanding of the importance of the finance industry as an investor in "modernist office accommodation. The building is scientifically significant as the tallest known building at the time, in Sydney, to be faced with glass 'Vitrolite'. It is significant as an early use of innovative spanning necessitated by the tank stream. It is of architectural significance as possibly the first international style high-rise office building in Sydney.</p>

Site & Listing	Statement of Significance
<p>Tank Stream Way</p> <p>LEP I1969, SHR 00636</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>Former “Exchange Hotel”</p> <p>LEP I1916</p>	<p>Consolidated House is part of the record of late 19th century city centre commercial development, particularly reflecting the major period of the city's redevelopment during the later decades of the nineteenth century. It has a lengthy history of hotel use, a once prominent social & recreational building type in central Sydney. It is considered to be of local significance for its historic, aesthetic and social values.</p> <p>Consolidated House is a simplified example of the Victorian Free Classical Style. This building addresses the major city intersection of Pitt Street and Bridge Street with a 45 degree chamfered facade, making an important contribution to the historic townscape character of Bridge Street on this key corner site. It is representative of the prevailing 19th century urban architectural style of the time. The current colour scheme diminishes its Victorian architectural qualities and the refurbished interiors detract from the overall aesthetic significance.</p> <p>Consolidated House is one of the group of former (and operating) city hotels dispersed throughout the CBD and as such gains significance from the collective historic and social value of this building type. Another comparable example is the slightly more elaborate former hotel at 181 Pitt Street.</p>

4.3. GOVERNORS' DOMAIN AND CIVIC PRECINCT

As noted in Section 1.3 above, the site is situated in the vicinity of the *Governors' Domain and Civic Precinct*, which is included on the National Heritage List.

In order to understand the potential impacts of the proposed changes to the planning controls on the heritage significance of the Precinct, it is necessary to ascertain this significance. Accordingly, the Summary Statement of Significance for the Precinct is reproduced below:⁸

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.

⁸ Department of Agriculture, Water and the Environment, *Australian Heritage Database*, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=106103

5. IMPACT ASSESSMENT

Below, the proposal is assessed against the relevant heritage planning provisions which apply to the site and the proposal. This includes discussion regarding potential impacts on the heritage significance of:

- the *Governors' Domain and Civic Precinct*, which interfaces with the north-eastern corner of the site;
- the adjacent heritage item at 62 Pitt Street (I2288);
- other heritage items located in the vicinity of the site; and
- the Bridge St / Macquarie Place / Bulletin Place SCA.

5.1. IMPACTS ON THE GOVERNORS' DOMAIN & CIVIC PRECINCT

The curtilage of the National Heritage-listed *Governors' Domain & Civic Precinct* excludes the subject Pitt & Bridge site, and as such any uplift that would be generated as a result of the proposed changes to the site's planning controls would not materially affect the significance of the Precinct.

The site currently contains modern commercial office towers which are commensurate with the site's location in the CBD. The *Governors' Domain & Civic Precinct*, on the other hand, is characterised by a high concentration of historic buildings and spaces which were central to Sydney's early Colonial period and remains highly intact. The proposed changes to the planning controls on the subject Pitt & Bridge site, while allowing for greater built form density, would not adversely impact the visual setting of the Precinct as the Precinct would remain fully legible and understandable as its own distinct section of central Sydney which is of exceptional heritage significance and intactness. Indeed, the setting of the Precinct would be enhanced by the proposed new Bridge Street Plaza, which would incorporate an 8m setback from the Bridge Street boundary and allow for an improved interface between the Precinct and the CBD to its west. Additionally, the proposed plaza would allow for an improved appreciation of the distinct character of the Precinct through its clear distinction from the Pitt and Bridge block, and provision of new pedestrian vantage points for greater visibility toward the Precinct.

5.2. IMPACT ON 62 PITT STREET (I2288)

5.2.1. Extent of Change

The subject site is situated on an irregularly-shaped city block which is defined at its southern extent by heritage item 2288, the *Liverpool & London & Globe Building*. This building does not form part of the subject site and is therefore not subject to the proposed amendments to the planning instrument as proposed under this application. Accordingly, there would be no changes to the existing planning controls which govern the heritage item at 62 Pitt Street. Its external presentation – including its height, bulk, scale, and detailing – would therefore be wholly retained and not impacted by the changes proposed under this Planning Proposal.

Similarly, it is expected that any future development which would be carried out as a result of the proposed changes to the planning controls would engender a similar outcome of no physical changes to the draft heritage item.

5.2.2. Setting

The current setting of the *Liverpool & London & Globe Building* is typical of the Sydney CBD – set among a dense cluster of high-rise commercial development and presenting to the main streets on which the building is located. The site's location within a designated Tower Cluster Zone under the Central Sydney Planning Framework reinforces the site's urban setting and anticipates that there will be an uplift in the existing building height and floor space ratio controls. The changes to the controls which are proposed under the current application are a clear response to the changes proposed by the Central Sydney Planning Framework and would engender a minimal impact on the setting of the *Liverpool & London & Globe Building*. Indeed, the historical significance of the building is defined by its location within the CBD's former "golden mile" and its relationship to the boom of the insurance industry in the post-War period in Sydney. Similarly, the proposed changes to the planning controls on the site adjoining item 2288 to the north would be a continuation of the relationship of the *Liverpool & London & Globe Building* with other high-rise buildings in the CBD. Therefore, although the changes proposed would result in appreciable changes to the height and scale of any future built form adjoining the draft heritage item to the north, these changes would not be

deemed unreasonable from a heritage perspective as the *Liverpool & London & Globe Building* would maintain its relationship with adjoining and nearby high-rise commercial buildings.

From an urban design perspective, the current setting of the heritage item does little to enhance its setting and prominence within the streetscape. The existing buildings located to the north of the *Liverpool & London & Globe Building*, which are the subject of the changes proposed under this application, are of no architectural or aesthetic merit and, in some respects, confuse and diminish the reading of the heritage item. The existing buildings are sited with minimal setbacks from the street frontages and from the *Liverpool & London & Globe Building*, resulting in a series of poor interfaces both with the public domain and with item 2288. This Planning Proposal therefore presents an opportunity to remove the existing buildings, which detract from the significance of the *Liverpool & London & Globe Building*, and to introduce a new, high-quality, contemporary built form which responds more sympathetically to the unique proportions of the city block and to the interface with item 2288.

5.3. IMPACT ON HERITAGE ITEMS IN THE VICINITY

5.3.1. Setting

It is deemed that the proposed amendments to the planning instrument would not engender any impacts on the heritage items located in the site's vicinity. As with item 2288, the historical significance of the listed items in the vicinity of the site is associated, in part, with their setting within the city centre. Accordingly, the proposed amendments to the planning controls on the subject site would continue the relationship of these heritage items to their setting within the CBD.

From a design perspective, the removal of the existing buildings on the site would indeed improve the relationship of this uniquely shaped city block with surrounding heritage items, as it would allow for the introduction of a high-quality contemporary built form which could provide a better interface with the public domain and serve as an architecturally interesting counterpoint to older buildings. Strategies to improve this interface include appropriate built form setbacks on the Pitt and Bridge site, a more evident connection between proposed podium height and adjacent heritage items (using the heritage items as a datum), and the setback of the new Bridge Street plaza, which will allow for an enhanced setting for, and appreciation of, these highly significant buildings directly to the site's east (namely, the 'Sandstones' group).



Figure 20 – View north along Pitt Street from Martin Place toward the subject site showing indicative massing of the proposed building in context.
 Source: Virtual Ideas, March 2024



Figure 21 – View east along Bridge Street toward the subject site showing indicative massing of the proposed building in context.
 Source: Virtual Ideas, March 2024



Figure 22 – View south-east from Bent Street toward the subject site showing indicative massing of the proposed building in context.

Source: Virtual Ideas, March 2024

5.3.2. Overshadowing

Although there would be some overshadowing impacts as a result of increased building height on the heritage items located to the south of the subject site, these impacts would not be unreasonable or out of context when considering the location of the site within the CBD. High-rise buildings casting shadows on other buildings within the CBD is indeed expected within such a context and does not cause a depreciation in the legibility of the city's stock of significant heritage buildings.

Importantly, the proposed amendments sought under this Planning Proposal would not result in any shadowing impacts on the SHR-listed Macquarie Place. There would also be no adverse shadow impacts to the 'Sandstone' group of buildings, directly to the east of the site. Shadow studies have shown that current planning controls cast some shadows on these buildings (which is not unreasonable in the context of the tower cluster), however there will remain significant periods where these listed items receive direct sunlight to their principal façades.

5.4. IMPACT ON THE SCA

The northern side of the subject site forms part of the Bridge Street/Macquarie Place/Bulletin Place Special Character Area. The character statement for the SCA indicates the importance of this locality for both its civic and commercial history within the Sydney CBD. The planning amendments sought by this Planning Proposal would at once respect and harness this significance by providing for the ongoing continuation of the locality's historical development.

The proposed Bridge Street Plaza is in keeping with the desired character of the SCA, which includes a high degree of permeability through urban blocks. The new plaza would also provide, from a heritage perspective, a vastly improved interface with the adjacent 'Sandstones' group directly to the site's east (in particular, the former "Department of Lands" building") and would allow for greater appreciation of this building within the urban grain.

6. CONCLUSION & RECOMMENDATIONS

6.1. GENERAL CONCLUSION

This HIS has been prepared to assess the potential impacts of the changes to the planning instrument sought by this Planning Proposal on the heritage significance of a number of locally-listed and SHR-listed heritage items which are located in the vicinity of the subject site (being 56-60 Pitt Street and 3 Spring Street, Sydney). This also includes draft heritage item 2288 (*Liverpool & London & Globe Building*), which adjoins the subject site to the south and is located at 62 Pitt Street.

It has been found that the changes sought by this Planning Proposal would result in **no unreasonable impacts** – and, to some extent, **positive impacts** – on the heritage significance of these listed (and draft) heritage items. A summary of the impact assessment is provided below, with regard to the questions specified by the NSW Heritage Council in the guidance document, ‘Statements of Heritage Impact’.⁹

The following aspects of the proposal respect or enhance heritage significance

- There are no changes proposed to the planning controls which govern the draft heritage item located on the southern extent of the block of the subject site
- The subject site contains buildings of no architectural merit and of no known historical or social importance – their future removal is therefore acceptable
- The proposed uplift in height and FSR which would be the result of the Planning Proposal would not impact the established setting of the listed and draft heritage items within Sydney’s CBD, but would rather reinforce this setting
- The changes sought by the Planning Proposal – resulting in the future removal of the existing buildings to the north of the *Liverpool & London & Globe Building* – present an opportunity to introduce a new built form to the site of high-quality contemporary design which could provide an enhanced interface with draft item 2288, the heritage items located within the vicinity, and indeed with the wider public domain
- Similarly, the potential removal of the existing buildings could result in a new built form which provides a better architectural response to the unique shape and proportions of the city block bound by Pitt, Spring and Bridge Streets
- The proposed Bridge Street Plaza would result in a vastly improved interface with the former “Department of Lands” building
- There would be no overshadowing impacts on the highly significant open space of Macquarie Place as a result of the proposed changes sought, nor on any of the SHR-listed heritage items at the site’s east (namely the ‘Sandstones’ group)
- The proposed changes would be sympathetic to the existing character and structure of the Bridge Street/Macquarie Place/Bulletin Place SCA in which the site is partially located due to the dense cluster of tall-scale contemporary tower forms which are already in this part of the CBD
- There would be no detrimental impacts on the heritage significance of the adjacent *Governors’ Domain and Civic Precinct*, including on its significant buildings and setting

The following aspects of the proposal could detrimentally impact on heritage significance

Although the proposal seeks height and FSR uplift on a consolidated city block which contains a listed heritage item under the Sydney LEP 2012, it has been established that the dense urban setting of the item is a component part of its significance. Accordingly, the proposed changes are considered appropriate from a heritage perspective as they would simply allow for the continuation of the existing setting of the listed item within the context of the city centre.

The following sympathetic solutions have been considered and discounted

None known.

⁹ Heritage Branch, NSW Department of Planning, 1991, ‘Statements of Heritage Impact’, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

Based on the above findings, it is recommended that this Planning Proposal be viewed favourably on heritage grounds.

6.2. RECOMMENDATIONS

It is recommended that the proposed site-specific DCP include specific provisions which would ensure a positive relationship between any new built form and the *Liverpool & London & Globe Building*, with the aim of enhancing the interface of the heritage item with adjoining new built forms, and of protecting the established significance and setting of the building. This should include provision for structural provisions which ensure any excavation on the subject Pitt & Bridge site are carried out in a manner which does not pose a risk to the adjoining, listed building.

The site-specific DCP should also consider the site's relationship with the National Heritage-listed *Governors' Domain and Civic Precinct* to ensure that any new built form has a sympathetic interface with the precinct and does not detrimentally impact its significance or setting.

DISCLAIMER

This report is dated March 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of DEXUS (**Instructing Party**) for the purpose of a Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

