

Energy Australia,  
Belmore Park Zone Substation Project  
Heritage Impact Statement  
430-450 Pitt Street, Sydney

June 2008

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## 1. INTRODUCTION

### 1.1 BACKGROUND

City Plan Heritage has been engaged by the architects, Kann Finch Group, to prepare a Heritage Impact Statement to accompany a Project Application under Part 3A to the NSW Department of Planning for the Minister's approval of the project as detailed below. Energy Australia, the current owner of the subject site at 430-450 Pitt Street, Sydney proposes to construct an integrated commercial development in association with a substation. The development will comprise a fourteen-storey office building with four basement levels (one loading dock level and three car parking levels), and an Energy Australia 11kv / 132kv substation, consisting of seven levels including four basement and three above ground.

The city site is currently occupied by a ground level car park (Figure 1). The subject site is not listed as a heritage item under any statutory instruments, and is not located in an area of special interest or character as outlined in the Sydney LEP 2005. However, it is located within the vicinity of a number of heritage items listed in the LEP and within the approaches to Central Railway precinct, (the Rail corridor). The subject site is also listed under the Central Sydney Archaeological Zoning Plan 1992 as an area of archaeological potential. Therefore a Heritage Impact Statement is required in order to assess the likely impact of the proposed development on the cultural heritage values of the locality and the site's archaeological potential.

A number of studies have been carried out for the subject site between 2002 and 2005 by City Plan Heritage in relation to previous Development Applications for the site. An archaeological assessment was also prepared by the archaeologists Casey & Lowe in 1995.<sup>1</sup> Due to the site's identified archaeological potential an Excavation Permit Application and Archaeological Research Design was prepared by City Plan Heritage in conjunction with Casey & Lowe in 2003.<sup>2</sup> A Revised Archaeological Research Design was prepared by City Plan Heritage in 2005.<sup>3</sup> The Excavation Permit was issued by the Heritage Council of NSW in November 2005 to City Plan Heritage.<sup>4</sup> The Permit was for "archaeological testing only", valid for five years. We have been advised that Casey & Lowe are engaged to address the archaeology on this project and a copy of the permit has been forwarded to them.

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<sup>1</sup> Casey & Lowe Associates, 430-450 Pitt Street, Sydney: archaeological assessment, October 1995

<sup>2</sup> City Plan Heritage with Casey & Lowe Pty Ltd, Park Central Excavation Permit Application, December 2003

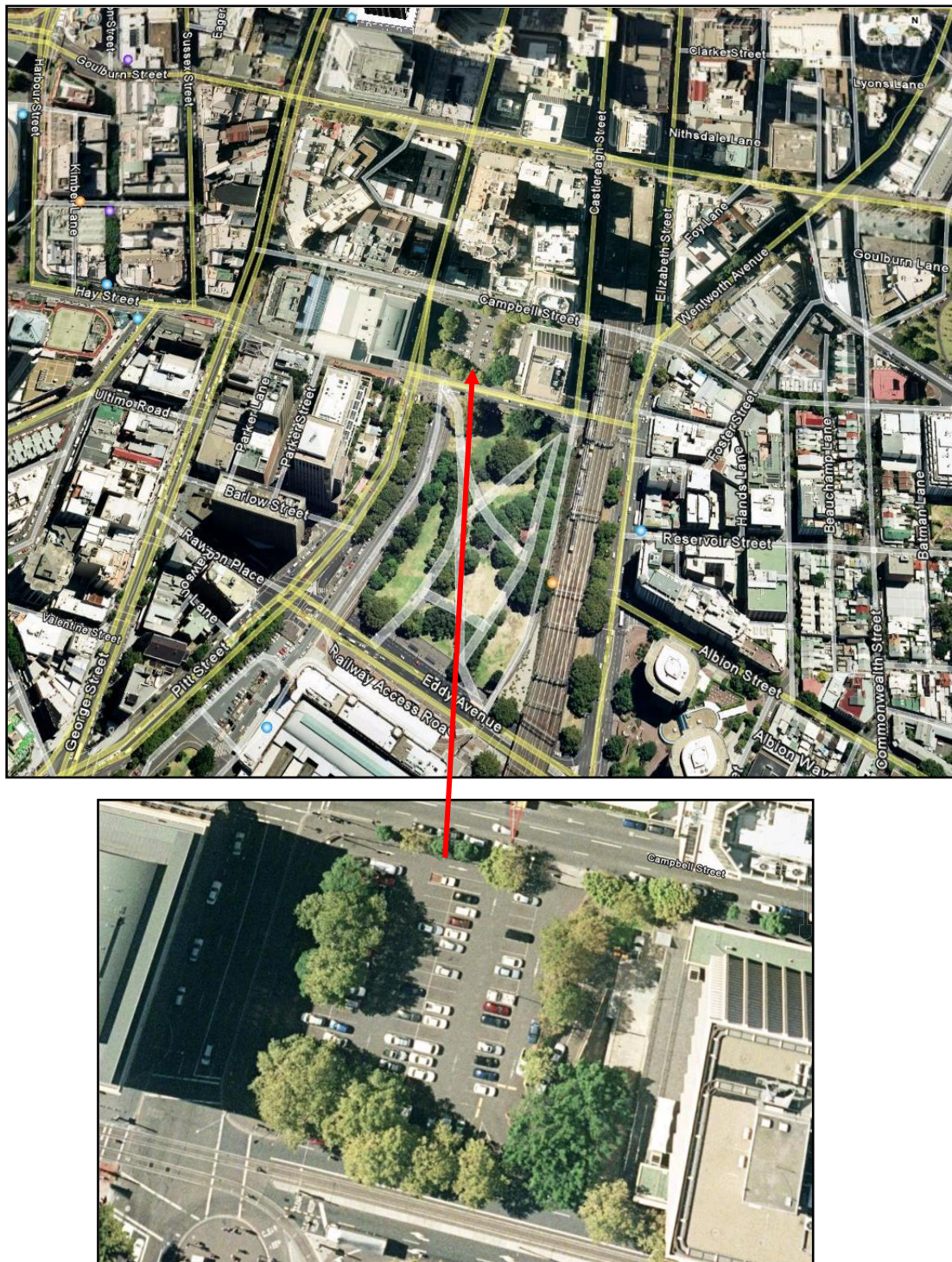
<sup>3</sup> City Plan Heritage, Park Central 430-450 Pitt Street, Sydney Archaeological Research Design, June 2005

<sup>4</sup> Application No. 2004/S140/039



## 1.2 SITE LOCATION

The subject site is addressed as 430-450 Pitt Street, Sydney. It occupies the end of the block defined by the corners of Pitt, Campbell and Hay Streets, as shown below. The subject site is currently occupied by a ground level car park. The site faces Belmore Park to the south. It is located close to the centre of the Haymarket precinct, which features a diverse range of shops, offices, and theatres.



**Figure 1: Aerial view of the site. (Source: Google Maps, January 2007)**

### 1.3 METHODOLOGY

This Heritage Impact Statement (HIS) has been prepared in accordance with the *NSW Heritage Manual* 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter 1999*. The subject proposal has been assessed in relation to the relevant controls and provisions contained within the *NSW Heritage Act 1977* (as amended).

### 1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Gina Scheer (Heritage Consultant) with reference to and inclusions from the previous City Plan Heritage reports. Section 3.0, Historical Background, along with the majority of historical images, has been compiled from the previous historical research for the Heritage Impact Statements and Excavation Permit Application prepared by City Plan Heritage in conjunction with Casey & Lowe Pty Ltd in 2003. Site photos were taken for the previous reports and by the author in May 2008. Kerime Danis, (City Plan Heritage Acting Director - Senior Architectural Heritage Consultant) has reviewed this report.

## 2. SITE DESCRIPTION AND CONTEXT

### 1.5 SITE DESCRIPTION

The subject site at 430-450 Pitt Street, Sydney is currently used as a street level commercial car park. There is no below ground car parking. The principle entrance to the car park is via Hay Street (Figure 2).



**Figure 2: The subject site, looking at the car park entrance from Hay Street**



The site is approximately rectangular in shape. The north, west and southern boundaries are defined by Campbell, Pitt and Hay Streets respectively (see Figure 1). The site has been previously occupied by a succession of building phases (see Section 3.1 below); however there are no above ground remnants of these earlier phases.



**Figure 3: The subject site viewed from the east, from the Central Square pathway adjacent to the underground parking ramps for Central Square. Campbell Street is on the right and Hay Street and the car park entry is on the left.**

The East side of the car park adjoins the high rise office tower of 'Central Square' and its parking ramps (Figures 4 and 6).



**Figure 4: View from the west corner of Hay and Pitt Streets of the subject site. The Central Square building is immediately adjacent and to its left is the stone bridge for the railway line.**

The west side of the car park is bordered by Pitt Street and the approach to Central Station. (Figure 5).



**Figure 5: View from corner of Campbell and Pitt Streets, looking South toward Central station with the clock tower visible on the Pitt Street alignment. Note the plane trees on the car park.**

Landscaping on the site is restricted to mature Plane trees, planted at intervals, some surrounded by raised planter boxes. There is some attempt at landscaping at the east end of the site, within the boundary marking the edge of the deep excavation which provides access ramps to parking and delivery facilities for the neighbouring Central Square building.



**Figure 6: Views of the deep car ramp access for Central Square off Hay Street, adjacent to the subject car park with the landscaping on the boundary.**

The topography of the site is relatively flat, sloping slightly towards the south west, with a more accentuated drop at the western end of the site (Pitt Street side). The site is currently surrounded by a temporary wire fence (Figure 2). Aside from the Plane trees, and the open space, the site in its existing state makes no particular contribution to the character of the locality.



## 1.6 SITE CONTEXT

The subject site is centrally located within the Haymarket district, with George and Pitt Streets to the west, the railway line to the east and Belmore Park fronting Central Station precinct to the south (Figure 1). This area is now a busy commercial zone.

The subject site is faced on the south by Belmore Park, which is listed under the Central Sydney LEP. Though interrupted by the considerable tree canopy of Belmore Park, the subject site has views to and from Central Railway Station, with its associated bridges, viaducts, and ramps particularly along the Pitt Street alignment.

The light-rail system runs along Hay Street, past the subject site. Hay Street is also the location of an entertainment precinct including the Capital Theatre, restaurants, hotels and shopping centres continuing on into Chinatown and the Haymarket.



***Figure 7: View from the subject site on Hay Street south to Belmore Park and Central Station, on the right.***

Reflecting the various phases of this historic precinct, there are several heritage items located within the vicinity of the site. These items are listed in Schedule 8 of the Sydney LEP; [Central Sydney Heritage Items]. The Chamberlain Hotel is listed as No. 360 on the Schedule and is located at 420-428 Pitt Street, No. 361 on the Schedule is the Manning Building located at 441-459 Pitt Street, and No. 362 the former Presbyterian Manse at 461 Pitt Street.

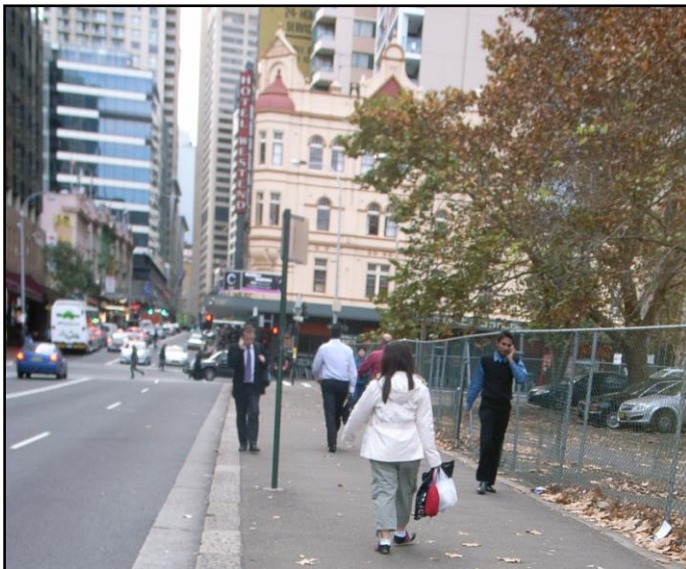
Hay and Campbell Streets are listed as Heritage Streetscapes, however, the extent of the listing does not extend beyond the corner with Pitt Street. The Pitt Street facades of Manning Building, and 461 Pitt Street, are not part of a listed Heritage Streetscape.



The Chamberlain Hotel, located at 420-428 Pitt Street, is immediately to the north of the subject site (Figure 8). It was built c.1904 and later altered in 1936, and is one of the City's few surviving Federation Anglo-Dutch style hotels. The hotel occupies a prominent position on the corner of Pitt and Hay Streets.



***Figure 8: A view north west across the subject site to the Chamberlain Hotel on the corner of Pitt and Campbell Streets.***



***Figure 9: A view north along Pitt Street, adjacent to the subject site and towards the Chamberlain Hotel .***

Directly opposite the site, on the west side of Pitt Street, running horizontally between Hay and Campbell Streets, is the Manning Building (Figure 10). The Manning Building was erected from 1913-1916, reusing a large proportion of materials from the pre-existing New Belmore Market building, constructed on part of the subject site in 1892/3. The Manning Building presents a red-brown face brick façade to the street. It incorporates typical early Federation city building design elements, such as arched fenestrations, strong pilasters, rendered and carved decorative elements (capitals, shields, balusters). The Manning Building has undergone redevelopment, which involved the addition of five floors, raising the building height to about eight floors (Figure 10). The upper levels are finished in face brick similar to

the original section of the building with a traditional pattern of fenestration. The top level is setback with a floating flat roof element.



**Figure 10: Manning Building, viewed to the south west from Hay Street across from the site.**

To the north of the site, high rise office and residential towers form a backdrop, dwarfing those streetscape elements reflecting the 19<sup>th</sup> and early 20<sup>th</sup> century phases in the district.



**Figure 11: High rise backdrop to the site**

To the south west of the car park on the site, on the corner of Pitt and Hay Streets, is number 461 Pitt Street, one of the precinct's most distinctive heritage items (Figure 12). Constructed c.1820 as a Presbyterian Manse, this two-storey sandstone cottage is an important element in the Haymarket streetscape. The simple Georgian form and proportions of this building signify



a considerably earlier phase of development, juxtaposed with its present surroundings. The scale of this building presents a strong contrast with the surrounding development.



**Figure 12: Two views of the heritage item at 461 Pitt Street, the two storey sandstone Georgian building on the corner of Pitt and Hay Streets, viewed west from the subject site.**



### 3. HISTORICAL BACKGROUND

The history of the subject site has been well documented in the four previous Heritage Impact Statements as well as the Excavation Permit Application and Archaeological Research Design undertaken by City Plan Heritage between 2002 and 2005 for the previous developments for the site. This section is taken from those reports.



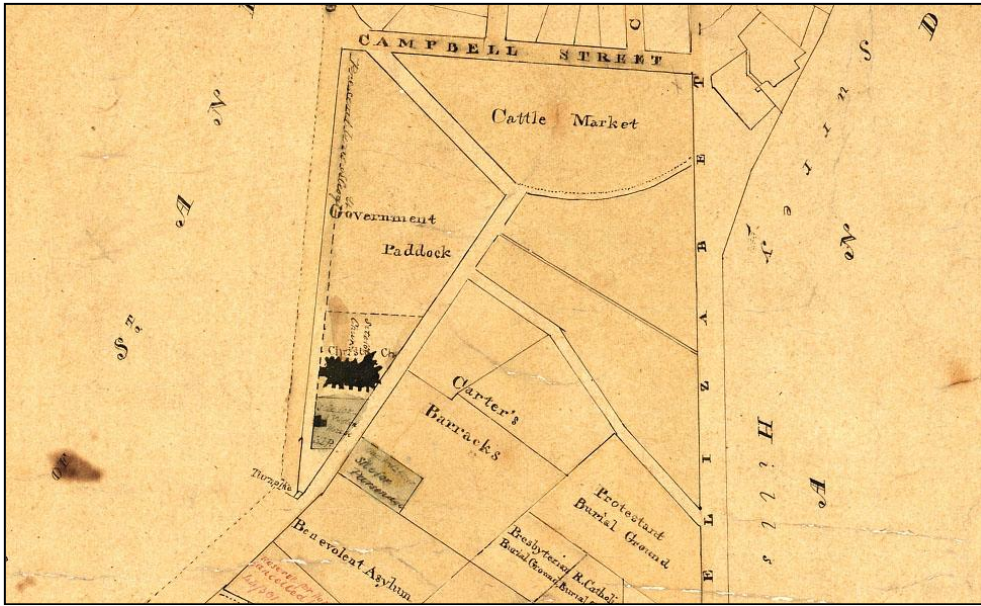
The subject site has a long history of occupation, stretching back to the early years of European settlement after 1788. The site was developed through successive phases, until the last substantial building on the site – the Hotel Sydney – was demolished in the 1960s. The site has been undeveloped since.

During the early years of settlement, the area in which the subject site is located was outside the limits of Sydney Town, and was known as the 'Brickfields'. The quarrying of clay and the manufacture of bricks had begun in this area from 1788, having been established by Governor Philip. The limits of 'Brickfield Village' are uncertain, however, it is probable that the subject site was included within this area, and therefore it is a possibility that remains of this early colonial phase may be present on the site. It is not absolutely certain however, whether the subject site was located within any area of intensive activity of the Brickfield village.



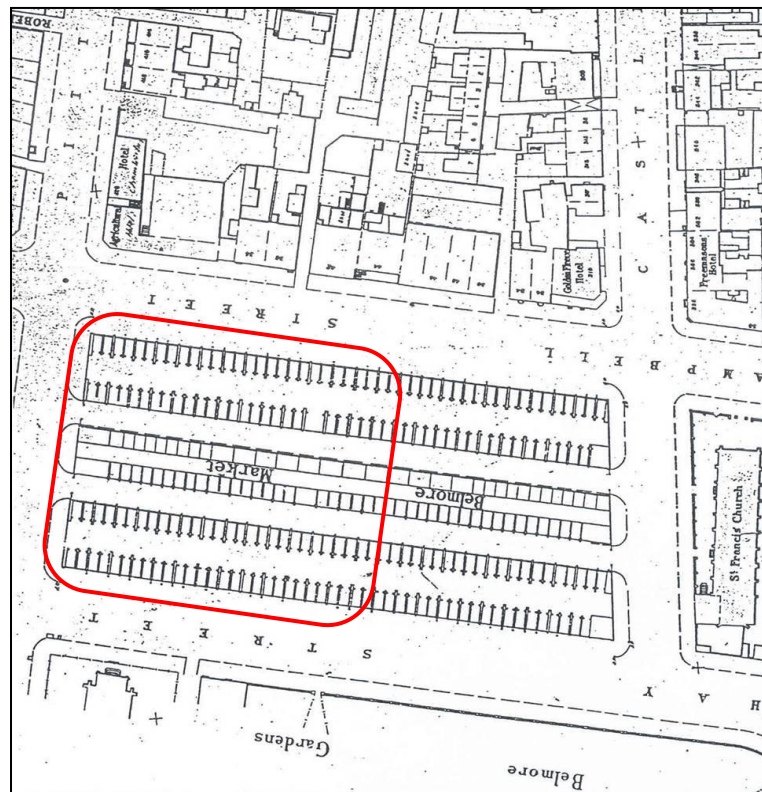
**Figure 13: Detail of Leseur's plan of Sydney in 1802. Brickfield Village has been established by the brickfields by this stage. The approximate location of the subject site is circled. Source: reproduced in Ashton & Waterson, Sydney Takes Shape, a History in Maps, 2000, 15.**

The next phase in the history of the locality, was the use of the area for the Sydney Cattle Markets, transferred here around 1830. The plan below (Figure 14) indicates the location of the Cattle Markets. The subject site was right in the centre of this precinct. From 1833, the 'Hay and Corn Markets' – hence the name 'Haymarket' – were operating to the West of the subject site, on the block between George and Pitt Streets.



**Figure 14: The location of the Cattle Market south of Campbell Street c. 1822 – 1831. Detail from a map of the Parish of St. Lawrence. Source: LPI Parish Map CD 14019701.sid**

In the 1860s, the Cattle Markets were again moved further from the City centre, to Glebe Island. In 1869, a new market complex – ‘Belmore Markets’ - was constructed stretching from Pitt Street to Castlereagh Street, including the area of the subject site. These new markets were owned and operated by the City Council, and comprised the principal fresh produce market for Sydney (Figures 15 and 16).



**Figure 15: An 1897 plan showing Belmore Markets - three main market buildings with a series of stall in relation to the subject site, indicated. Source Mitchell Library ZM Ser 4 811.17/1, Sydney Sec 3, 4, 6, 7, 1897.**





**Figure 16: The Belmore Market Buildings, c.1909. The image appears to have been taken looking west as Belmore Gardens (now the park) is visible to the left and Campbell Street to the right. Source: City of Sydney Archives NSCA CRS 51/2511.**

In 1910 the Belmore Market complex was demolished, having been superseded by new markets constructed to the west of George Street. The public market association with the block ceased at this time, and the ensuing phase of development was of a commercial character.

With the site vacant the Council sought proposals for the block. Council archives hold several building applications but the winning proposal, from Mr. G. Sydney Jones for the Belmore Building Syndicate, was for the erection of the 'Hotel Sydney' on the western half of the block.<sup>5</sup> They had a 50 year lease on the site.<sup>6</sup> The site was later sub-let to the Central Palace Buildings Ltd (also known as the Central Railway Palace Buildings Ltd).<sup>7</sup>

On the neighbouring site to the subject, presently occupied by 'Central Square', the Adelphi Theatre (later renamed the Tivoli) was constructed – one of Sydney's lost historic houses of popular culture. On the subject site itself, the Hotel Sydney was constructed. (Figure 17). The Hotel Sydney was a five-storey building covering the subject site, built to the street front with shops on its three street frontages (Ground plans indicate that it had various cellars, but the extent of these is not clear (Figure 18).

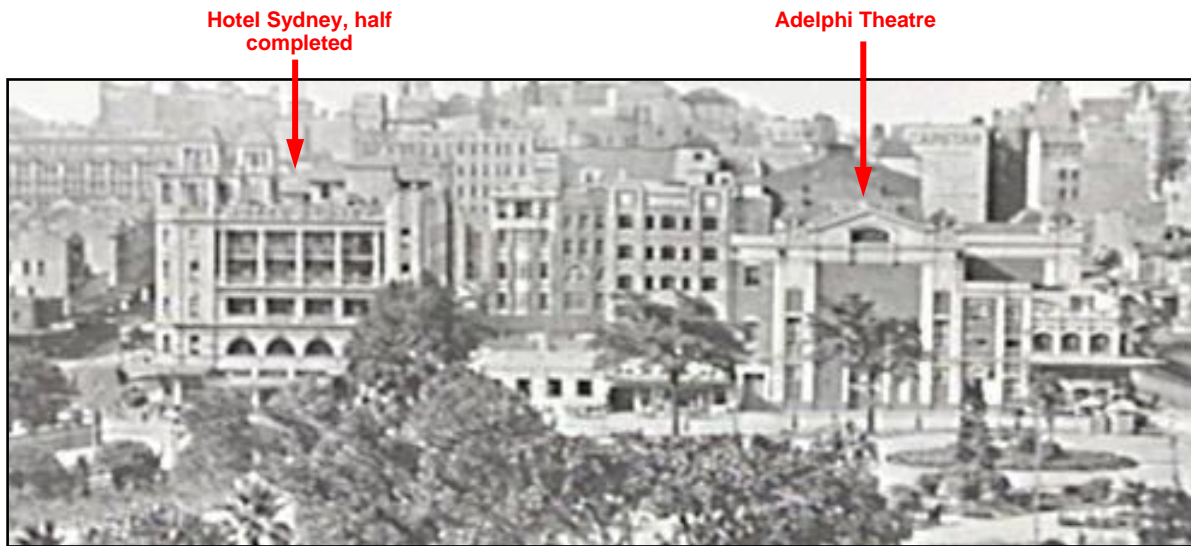
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<sup>5</sup> PC 1913, p.103.

<sup>6</sup> L TO, OS25877.

<sup>7</sup> PC 1914, p.80.



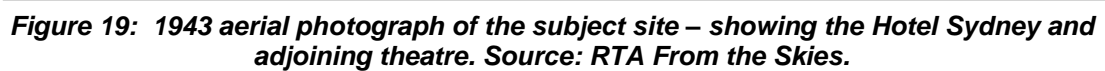


**Figure 17: c1918 photograph looking towards the city over Belmore Gardens, from Central Station. Source – City of Sydney Archives, SRC 994.441 PHIL.**

The Hotel Sydney was the product of a 'design competition', and Council approved the proposal by Mr G Sydney Jones. The Hotel opened for business in 1918.

The Hotel was designed to respond to the recently constructed Central Railway buildings and ramps, distinguished by the use of heavily rusticated stonework. It was designed in a fairly unconstrained Free Classical style. It featured a two storey 'podium' distinguished by strongly moulded ashlar patterns, which were also repeated on the chamfered corners and central pediments. Between the strongly rusticated sections, the facades were infilled with a combination of classically derived elements, including columns and balusters. Other design elements, such as moulded cartouches and roundels were used. The Hotel had a wide suspended awning on each street front, with a large arched section above the main entrance on the Hay Street frontage. Earlier photographs appear to indicate that corner roof-top towers were constructed as per the original plans. These towers appear to have been removed in later photographs (Figure 20).

The Hotel Sydney was a substantial and distinctive building, designed with regard to the neighbouring developments at Haymarket (the new Belmore Building – Manning Building), and Central Railway Station. The Hotel Sydney was demolished in the 1960s.





**Figure 20: c1960 photograph of the Hotel Sydney, looking towards the corner of Pitt and Hay Streets**

The subject site was crown land until it was dedicated on 10th January 1865 as the Belmore Markets and came under the control of the Corporation of Sydney.<sup>8</sup> The Council of the City of Sydney retained ownership of this property until its recent sale to the developers. In 1906 the western 40 feet (12 metres) of the area occupied by the former markets became part of the road reserve. Most of this section of road and footpath has now been reincorporated into the property block.

The subject site has been in operation as a car park for quite some time. Council restrictions on building height for the subject site in the 1990s, in relation to shadows on the neighbouring Belmore Park may have contributed to its long term car park use.<sup>9</sup>

<sup>8</sup> *Plan of Corporation Land*, LTO Crown Plan 62269R.

<sup>9</sup> *Notice of restriction on the use of land not subject to the Real Property Act, 1900*, LTO, Book 2025 No. 699, 19 July 1993



## 4. SIGNIFICANCE ASSESSMENT

As this Statement of Heritage Impact responds primarily to the effect of the proposal on surrounding heritage items, the State Heritage Inventory (SHI) entries for the surrounding items have been considered in this assessment.

An assessment of the subject site's cultural significance has previously been prepared by City Plan Heritage and archaeologists Casey and Lowe in 2005 for the previous development.<sup>10</sup> City Plan Heritage concurred with the Archaeological Assessment, and that the assessed significance of the earlier use associated with the site of 430-350 Pitt Street, Sydney was of high archaeological potential. In light of the prior assessment, and the fact that the surface features of the car park on the site have no cultural significance, it is not necessary to reassess the cultural significance of the site for the purposes of this report.

The Statement of Significance of the 2005 Excavation Permit Application and Research Design stated:

*The site's heritage significance is connected to its use since 1788, firstly as part of the Brickfields, the source of Sydney's early building materials and pottery, then as the site of Sydney's cattle yards and main produce markets, and the Belmore Markets building from 1869, and then as the site of the Hotel Sydney, which provided fine accommodation adjacent to Central Railway Station.*

*There is some possibility that the west portion of the study area has the potential to retain evidence of its use as part of the Brickfields, if later site uses and services have not removed all evidence. This evidence could take the form of remains of kilns, deposits of kiln wasters, brick and clay roofing tile debris, early pottery and the remains of the huts used by the convict workers. The likelihood that this evidence exists elsewhere in the locality has been diminished by the amount of subsequent development. Few in situ Brickfield deposits have yet been located and recorded. Any such remains would have a high level of heritage significance.*

*The cattle markets, apparently being little more than fenced yards, have probably left little behind in the form of recognisable archaeological features. Likewise the Belmore Markets, being timber sheds, are not likely to have left extensive remains on the site other than in the form of the side wall footings and any drains. It is not thought likely that any other remains pertaining to its use as markets will have survived, which reduces its likely archaeological significance.*

*The building of the Hotel Sydney impacted on all the previous phases over most of the site area. The Hotel is relatively well recorded through Council plans and*

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<sup>10</sup> City Plan Heritage with Casey & Lowe Pty Ltd, Excavation Permit Application, 2005

*photographs. The remains of its basements and footings would have a low level of archaeological significance.*

*In summary, any evidence of brickfield activity would have a high level of heritage significance at a State level. The other phases of site remains would have a low to medium level of heritage significance at a Local level. The significance of remains in all phases is likely to be affected by the extensive disturbance caused by the construction of the Hotel Sydney.*

## 1.7 ARCHAEOLOGICAL POTENTIAL

Archaeological potential is defined as a site's potential to contain archaeological relics which fall under the provisions of the *Heritage Act 1977* (amended). This potential is identified by judging whether the current building has removed all evidence of previous land use. The usual example of this would be where a building's basement occupied the full property area and it was deep enough to remove any evidence of previous use of the site. If a site is considered to possess archaeological potential then Council would call for an archaeological assessment to be undertaken prior to development consent being granted. This site was identified as likely to contain archaeological remains in the *Archaeological Zoning Plan for Central Sydney*.<sup>11</sup>

An Archaeological Assessment was previously undertaken for the prior development by the archaeologists Casey and Lowe in 1995.<sup>12</sup> In September 1996 archaeological testing took place under Excavation Permit Application No. 210418. Correspondence between Casey & Lowe Associates and the NSW Heritage Office stated that the testing was undertaken in a 20 x 20m area in the eastern section of the car park. The correspondence concludes:-

*The area was chosen because ground plans of the Hotel Sydney, the last building on the site, indicated that the eastern side was potentially less disturbed by footings and cellars than elsewhere. The testing revealed numerous dry-pressed brick and concrete footings and services. Their size and spacing indicated that no in situ pre-1900 remains could have survived in that area. The unexpected level of disturbance encountered in the area tested indicates that the construction of the Hotel Sydney caused extensive disturbance of the site. It is likely that the entire site was cut down. It is therefore regarded as unlikely that any extensive area of intact nineteenth-century remains has survived.*<sup>13</sup>

<sup>11</sup> City of Sydney, The Central Sydney Archaeological Zoning Plan, 430-450 Pitt St, vacant item, Category AAP, Schedule of Sites.

<sup>12</sup> Casey & Lowe Associates, October 1995 430-450 Pitt Street, Sydney: archaeological assessment

<sup>13</sup> Casey & Lowe Associates, Tony Lowe, correspondence with [NSW] Heritage Office, 13.9.1996

However, due to the site's identified archaeological potential an Excavation Permit Application and Archaeological Research Design was prepared by City Plan Heritage in conjunction with Casey & Lowe in 2003,<sup>14</sup> and revised and submitted to the NSW Heritage Office in 2005.<sup>15</sup> An Excavation Permit was issued by the Heritage Council of NSW in November 2005 to City Plan Heritage.<sup>16</sup> The 2005 Permit Application noted that:-

*Archaeological testing of the site undertaken in 1996 showed that the Hotel Sydney has caused major disturbance. It is still possible, however, that there may be evidence of nineteenth-century land-use in the west portion of the site fronting Pitt Street. It is proposed to monitor the bulk excavation of the site in order to identify and record any nineteenth-century features. Where earlier features occur, it is anticipated that they will be contained in undisturbed areas of remnant topsoil. It is not clear, however, whether such areas remain on the site. The recommendation to monitor site works is consistent with the methodology proposed by Casey & Lowe Associates following test excavations in 1996, and advice provided by Tony Lowe during preparation of the current excavation permit application.<sup>17</sup>*

Casey & Lowe have been engaged to address the archaeology on the current project and a copy of the 2005 permit has been forwarded to them.

## 5. THE PROPOSAL

The proposal is to remove the current open air car park situated on the subject site at 430-450 Pitt Street, Sydney and replace it with an integrated development comprising an underground electricity substation and above ground office tower. The new development is designed by architects: Kann Finch Group.

A full set of architectural floor plans, elevations, and photo montages and the office building design brief were supplied by Kann Finch Group for the completion of this report. The following is a summary of the development, for specific details of the proposal, reference should be made to the submitted plans.

The proposed development consists of an Energy Australia 11kv / 132kv substation over 7 levels, including 4 basement levels and 3 above ground. This substation adjoins an above ground tiered office tower of 14 floors with a steeply sloping roof form. The office tower

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<sup>14</sup> City Plan Heritage with Casey & Lowe Pty Ltd, Park Central Excavation Permit Application, December 2003

<sup>15</sup> City Plan Heritage, Park Central 430-450 Pitt Street, Sydney Archaeological Research Design, June 2005

<sup>16</sup> Application No. 2004/S140/039

<sup>17</sup> City Plan Heritage with Casey & Lowe Pty Ltd, , Park Central Excavation Permit Application, 2005, 21



component incorporates basement car parking over 3 levels, and a basement level loading dock, ground level retail spaces and car parking access ramps, and office space over levels 1 to 13. The plant room only is situated on Level 14.

The building comprises 7 floors on the southern side, facing Hay Street and Belmore Park and then on towards Central Railway Station. The northern side of the office tower, facing Campbell Street toward the city and other high rise towers, is the highest side, consisting of 14 floors with the uppermost floor comprising the plant rooms. The tiered design for the tower ensures that shadow patterns do not adversely affect Belmore Park and conforms to Schedule 2 (Sun access plane particulars) of the Sydney LEP 2005.

The building is aligned with the western, Pitt Street boundary, and has a central office lobby and entry facing Pitt Street. The lobby is slightly set back and bordered on each side by retail outlets. The eastern boundary of the development is set back from the driveway of the adjacent Central Square building and a pedestrian through site paved walkway is provided at ground level. The western part of the basement levels are designed for car parking and the majority of the basement at the eastern part of the building will be for the substation.

On an east-west alignment, the proposed development presents as a stepped transition between the lower level Manning Building and the higher Central Square tower. This can also be said when viewed on a north-south alignment, with the highest elevation of the building at a lower level than its neighbouring northern high rise towers. The position of the building on the Pitt Street alignment will not affect views to and from the heritage items, namely the Chamberlain hotel and 461 Pitt Street due to the slight recess of the construction and the angle of Pitt Street as it curves further west toward Central Station.

## **6. 6.0 HERITAGE IMPACT ASSESSMENT**

### **1.8 STATUTORY CONTROLS**

This section of the report will address the following issues:

- i. Assessment of the proposal under Schedule One Part 3A of the Environmental Planning and Assessment Act 1979
- ii. Assessment of the proposal under the provisions of the Central Sydney Archaeological Zoning Plan 1992
- iii. Assessment of the proposal under the provisions of Sydney LEP 2005
- iv. Assessment of the proposal under the provisions of the City of Sydney Heritage Development Control Plan 2006
- v. Assessment of the proposal under the provisions of the Central Sydney Development Control Plan 1996.
- vi. Assessment of the proposal under the provisions of the NSW Heritage Act 1977.

### **1.9 PART 3A ENVIRONMENTAL PLANNING & ASSESSMENT (EPA) ACT 1979**

On 11 February 2008, the Minister for Planning declared an order under section 75(B)1 of the EPA that the Sydney CityGrid Project is a project to which Part 3A of that Act applies. The development is described as being of State or regional environmental planning significance. The subject site, 430-450 Pitt Street Sydney has been purchased by EnergyAustralia for the purposes of constructing an energy substation as part of the Sydney CityGrid project. The proposal for 430-450 Pitt Street Sydney has been assessed in this Heritage Impact Statement as an element of the Sydney CityGrid Project described the abovementioned order. Attachment A to this report outlines the response to the Director General's comments.

### **1.10 CENTRAL SYDNEY ARCHAEOLOGICAL ZONING PLAN 1992**

The subject site at 430-450 Pitt Street, Sydney is listed under the Central Sydney Archaeological Zoning Plan 1992 as an *Area of Archaeological Potential* (AAP). An AAP is defined as a site where the most recent development, whilst affecting archaeological remains, is likely to have not completely removed deeper deposits.

An Archaeological Assessment for the site was prepared by Casey and Lowe in 1995 which resulted in testing of an area of the site in 1996, (discussed in Section 4 of this report). In brief, the archaeology relates to the four separate phases of development of the site

discussed in Section 3 of this report – the c.1780s-1820s Brickfields, the 1829-1842 Cattle market, the 1869-1910 Belmore Markets and the 1918-1963 Hotel Sydney.

According to the test excavations, the archaeological remains located relate to the c.1918 Hotel Sydney, a large five storey building which covered most of the site and appeared to have destroyed any earlier remains. The remains of the Hotel Sydney were identified in the Assessment (by Casey & Lowe, 1995) as being of low significance. It was recommended that they be recorded during archaeological monitoring of the bulk excavation, see Attachment B.

Casey & Lowe have been appointed as archaeologists for the current proposal and will submit a separate report.

### 1.11 SYDNEY LOCAL ENVIRONMENTAL PLAN (LEP) 2005

The subject site at 430-450 Pitt Street, Sydney is located within the vicinity of several Heritage Items and within the vicinity of a Heritage Streetscape<sup>18</sup>. The subject site was also assessed as an area of archaeological potential. Therefore consideration is required under Clauses 74 and 75 of the Heritage Provisions of the LEP. The proposal is addressed in the table below in relation to the relevant clauses.

SYDNEY LEP (2005) PART 6 – HERITAGE PROVISIONS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
<p><b>74 Development within the vicinity of a heritage item</b></p> <p>The consent authority, when considering an application for development within the vicinity of a heritage item, must take into account the impact of the proposed development on the heritage significance of the heritage item.</p>	<ul style="list-style-type: none"> <li>• The proposed development is in the vicinity of the following items listed in Schedule 8 of the Sydney LEP; Central Sydney Heritage Items, No. 360, the Chamberlain Hotel at 420-428 Pitt Street, No. 361 the Manning Building located at 441-459 Pitt Street, and No. 362 the former Presbyterian Manse at 461 Pitt Street. The impact of the proposed development on the heritage significance of the items is outlined here below.</li> <li>• The Chamberlain Hotel was designed to take advantage of its corner location, in an already developed context. The context of the Chamberlain Hotel would be altered by any multi-level construction on the currently</li> </ul>

<sup>18</sup> Hay and Campbell Streets are listed as Heritage Streetscapes; however, the extent of the listing does not extend beyond the Pitt Street corner. Pitt Street facades of Manning Building and 461 Pitt Street are not part of a listed Heritage Streetscape. *Central Sydney Heritage Streetscape Map, Sydney LEP 2005.*



<p><b>SYDNEY LEP (2005)</b> <b>PART 6 – HERITAGE PROVISIONS</b></p>	<p><b>THIS PROPOSAL RELATES TO THESE MATTERS</b> <b>AS FOLLOWS:</b></p>
	<p>undeveloped subject site. However, it was not designed in relation to a view corridor across the subject site, which was occupied by the Belmore Market buildings at the time of construction. There will be no impacts on the physical fabric or curtilage of the Hotel itself. In fact, the redevelopment of the subject site will reinstate a built form in this location, and recapture the gradual emergence into view of the Chamberlain Hotel in the streetscape, when moving north along Pitt Street.</p> <ul style="list-style-type: none"> <li>• The Manning Building, which is located opposite the subject site, also on Pitt Street, was redeveloped with five floors and a roof terrace added to the original building. The proposal for the subject site has responded to the redeveloped form of the Manning Building. The proposed building is proportional in scales of length and height with the size and bulk of the Manning Building. The simplicity of the facade design and its use of glazed panels in gridding of horizontal transoms and vertical mullions provide an openly contemporary building complementary in scale and mass to the more textured Manning Building.</li> <li>• The former Presbyterian Manse is located diagonally opposite the subject site, on the corner of Hay and Pitt Streets. The scale, character, and materials of this building present a dramatic contrast with its surroundings. It is considered that the subject proposal will not have a detrimental effect on the former Manse. No significant view corridors will be interrupted by the proposal. The reinstatement of an appropriate built form on the subject site is considered to be acceptable development option.</li> <li>• Hay and Campbell Streets are listed as</li> </ul>

<p><b>SYDNEY LEP (2005)</b> <b>PART 6 – HERITAGE PROVISIONS</b></p>	<p><b>THIS PROPOSAL RELATES TO THESE MATTERS</b> <b>AS FOLLOWS:</b></p>
	<p>Heritage Streetscapes, between George and Pitt Streets. The subject site is not itself located on the Heritage Streetscape sections. The subject proposal will not have a negative impact on the values of the Heritage Streetscapes, as it does not directly impact upon them. It should be noted that the Campbell, Hay and Pitt Street elevations of the proposed development provide a sympathetic contemporary book-end to the Heritage Streetscapes.</p> <ul style="list-style-type: none"> <li>• The view corridor to the Central Station clock tower (Figure 5) will still be maintained along the Pitt Street alignment after the current proposal is constructed on the subject site.</li> <li>• Belmore Park is an important open space and landscape element in the Haymarket and Central Railway precincts. The proposed development has been specifically designed in order to relate to the Park. The graduated tiered design for the tower with a minimal pointed top on the northern elevation ensures that shadow patterns do not adversely affect the park and conform to Schedule 2, Sun access plane particulars, of the Sydney LEP 2005.</li> </ul>
<p><b>75 Development of potential archaeological sites</b></p> <p>The consent authority may grant a consent required by this Part for the carrying out of development on a potential archaeological site only if it has considered an archaeological assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located</p>	<ul style="list-style-type: none"> <li>• The present development proposal will involve the bulk excavation of the whole of the subject site. An archaeological assessment has previously been carried out for a similar proposal for the subject site in 1995. The recommendations from this assessment entitled <i>“430-450 Pitt Street, Sydney; archaeological assessment by Casey &amp; Lowe Associate.”</i> are contained in Attachment B to this report.</li> <li>• The Assessment by Casey &amp; Lowe was</li> </ul>

<p><b>SYDNEY LEP (2005)</b> <b>PART 6 – HERITAGE PROVISIONS</b></p>	<p><b>THIS PROPOSAL RELATES TO THESE MATTERS</b> <b>AS FOLLOWS:</b></p>
<p>at the site.</p>	<p>followed up with test trenches excavated in the eastern section of the car park in 1996. The testing undertaken concluded that:</p> <p><i>It is likely that the entire site was cut down. It is therefore regarded as unlikely that any extensive area of intact nineteenth-century remains has survived<sup>19</sup>.</i></p> <ul style="list-style-type: none"> <li>Casey &amp; Lowe have again been engaged to address the archaeology of the subject site for the present proposal and will present a separate report to address the archaeology.</li> </ul>
<p><b>81 Referral - Rail Corporation New South Wales</b></p> <p>The Consent Authority may consent to the carrying out of development below ground level on land identified as within a rail corridor on the Rail Corridor Map only after referral of the application to Rail Corporation New South Wales and consideration of any written comments received from the Rail Corporation within 21 days of the date of referral.</p>	<ul style="list-style-type: none"> <li>Kann Finch Group has engaged City Plan Heritage to prepare this Heritage Impact Statement in order to assess the proposal. The subject site is located within the rail corridor area of Sydney Central Railway Station, as outlined on the Rail Corridor Map of the Sydney LEP.</li> <li>It is anticipated that Kann Finch Group and the Consent Authority will provide written notice of intention to carry out development to the Rail Corporation of NSW. In addition it is anticipated that they will take into consideration any written response that is received from the Rail Corporation of NSW.</li> </ul>

## 1.12 CITY OF SYDNEY HERITAGE DEVELOPMENT CONTROL PLAN (DCP) 2006

The subject site, 430-450 Pitt Street, Sydney, is not listed on the Heritage DCP. However, under Section 2, Vicinity Controls, Council must consider the impact of the development on the heritage significance of the surrounding heritage items.

<sup>19</sup> Casey & Lowe Associates, Tony Lowe, correspondence with [NSW] Heritage Office, 13.9.1996



CITY OF SYDNEY HERITAGE DCP (2006) SECTION 2 – VICINITY CONTROLS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
<p><b>2.2 Provisions</b></p> <p>(1) Alterations and additions to buildings and structures, and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:</p> <p>(a) building envelope;</p> <p>(b) proportions;</p> <p>(c) materials, colours and finishes; and</p>	<p>The proposal for the subject site is an integrated development, comprising an electricity substation and office tower development.</p> <p>(a) The above ground section of the development presents as a graduated tiered building presenting glazed external panels of horizontal transoms and vertical mullions with aluminium cappings to the verticals. The lower facade is 7 floors on the southern side of the building, facing Hay Street and Belmore Park and then towards Central Railway Station. The northern side of the development, facing Campbell Street toward the city and other high rise towers, consists of 14 floors. The graduated tiered design for the building ensures that shadow patterns do not adversely affect Belmore Park.</p> <p>(b) The proportions of the building feature a rectangular lower level with graduated upper levels, finishing in a triangular pointed top. The building presents a regular and clear appearance with the central atrium and accompanying recessed entry the only external details for the structure. The proportions are clean and contemporary and fit well not only within the regular shape of the subject site but also for the surrounding streetscape which consists of a variety of low scale heritage buildings, the open air Belmore Park and high rise office towers.</p> <p>(c) The regular appearance of the building is balanced by the choice of light weight glazed panels forming a ‘mullioned’ exterior curtain wall of graduated, tiered levels. These panels will be</p>

CITY OF SYDNEY HERITAGE DCP (2006) SECTION 2 – VICINITY CONTROLS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
(d) building and street alignment.	<p>of dark grey colour with a central external section on the north, east and southern elevation of light grey glazing which will emphasise the central atrium and entry lobby. The atrium glazing on the northern and eastern facades will be protected by a system of powder coated aluminium louvred blades, set in front of the curtain wall glazing. This system is designed to also maximise views and meet ESD requirements. At ground level an entry awning will be installed above the Pitt Street entry lobby. This will be comprised of structural steel and clear toughened glass.</p> <p>(d) The building is slightly set back from the western boundary to Pitt Street, with a central office lobby and entry facing Pitt Street. The ground level entry is itself slightly recessed and bordered on each side by retail outlets. The eastern boundary of the development is also set back from the driveway ramps for the adjacent Central Square building and provides for a paved walkway at ground level along the ground level border of the development. The use of the boundary space for pedestrian walkways extends the public nature of the opposite park to the proposed building. The upper levels respond to the park setting by use of the street wall and the progressive set back of the levels to reduce the impact of the height. The proposal will provide an appropriate border element to the park and define the precinct in a more successful manner than the existing car park.</p>
(2) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:	

CITY OF SYDNEY HERITAGE DCP (2006) SECTION 2 – VICINITY CONTROLS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
<p>(a) providing an adequate area around the building to allow interpretation of the heritage item; ...</p> <p>(c) protecting (where possible) and allowing the interpretation of archaeological features; and</p> <p>(d) retaining and respecting significant views to and from the heritage item.</p>	<p>a) This control has been previously addressed for Clause 24 of the Sydney LEP 2005, please see the relevant table above.</p> <p>c) The site was identified as an Area of Archaeological Potential on the Central Sydney Archaeological Zoning Plan 1992. Archaeological features associated with the site, were identified and assessed by Casey &amp; Lowe in 1995. They relate to four separate phases of development of the site – the c.1780s-1820s Brickfields, the 1829-1842 Cattle market, the 1869-1910 Belmore Markets and the 1918-1963 Hotel Sydney. According to the 1995 assessment and accompanying 1996 test excavations, the archaeological remains discovered relate to the c.1918 Hotel Sydney, a large five storey building which covered most of the site. These remains were identified in the Assessment (by Casey &amp; Lowe, 1995) as being of low significance. They recommended that the remains be recorded during archaeological monitoring of the bulk excavation. The interpretation of the four identified phases of the site within the public access areas of the proposed development is recommended by City Plan Heritage. There is abundant historical information and images available to provide an interesting historical background for the new development.</p> <p>d) The proposed development will be built set back slightly from the Pitt Street alignment and will face toward the Chamberlain Hotel. Naturally, the context of the Chamberlain Hotel will be altered by any multi-level construction</p>



CITY OF SYDNEY HERITAGE DCP (2006) SECTION 2 – VICINITY CONTROLS	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
	<p>on the currently undeveloped subject site. In light of its history, particularly the Hotel Sydney phase, it is clear that the existing view corridors afforded by the vacant site are not historically significant. The Chamberlain Hotel was designed to take advantage of its corner location, in an already developed context. It was not designed in relation to a view corridor across the subject site. In fact, the redevelopment of this site will reinstate a built form in this location, and recapture the gradual emergence into view of the Chamberlain Hotel in the streetscape, when moving north along Pitt Street from Central Station.</p> <p>In much the same way, the development of the site will affect views to and from the Manning Building and the former Presbyterian Manse – both located on Pitt Street. However, the impact on the views for both items is a limited one, and the Pitt Street corridor view will not be affected due to the designed setback of the new proposal on this alignment.</p> <p>View corridors to Belmore Park, 461 Pitt Street and Central Railway from north of the subject site will be minimally affected by the proposed development. However, the proposal will make a greater contribution to the urban form of the area than that of the existing parking lot.</p>

### 1.13 CENTRAL SYDNEY DEVELOPMENT CONTROL PLAN (DCP) 1996

The proposal for the subject site, 430-450 Pitt Street, Sydney is addressed for the relevant clauses of the DCP in the table below.

<p><b>CENTRAL SYDNEY DCP (1996)</b> <b>SECTION 2 – BUILDING FORM &amp; CHARACTER</b></p>	<p><b>THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:</b></p>
<p><b>2.2 Provisions</b></p> <p>2.1.2 Circumstances where building predominantly to the street alignment may be inappropriate include development where: ...</p> <p>(i) the site is adjacent to a freestanding or setback heritage building. In this case, the new building should match the setback of the heritage building. In such instances, a Heritage Impact Statement should be prepared</p>	<p>City Plan Heritage has been engaged to undertake this Heritage Impact Statement for the proposed development. The site is within the vicinity of the Chamberlain Hotel, the Manning Building and 461 Pitt Street. These heritage items are located on street corners directly opposite and in the case of 461 Pitt Street, diagonally opposite the subject site. The proposal is for the building to be set back from the western, Pitt Street boundary, with a central recessed atrium and entry facing Pitt Street. The ground level entry is itself slightly recessed and bordered on each side by retail outlets. The eastern boundary of the development is also set back from the driveway ramps for the adjacent Central Square building and provides for a paved walkway at ground level along the ground level border of the development. These setbacks position the new development outside of the sightlines to and from the heritage items. There would be impact for any development on the subject site as for so many years it has been a ground level car park. The proposed design and setbacks of the building are considered appropriate.</p>
<p><b>2.7 Building Exteriors</b></p> <p>2.7.1 Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:</p> <p>(i) building to the street alignment, (ii) street frontage heights (see Figure</p>	<p>This clause has been addressed previously above, in Clause 2.2 Provision 1 of the City of Sydney Heritage DCP (1996) controls, please see the separate table.</p>

CENTRAL SYDNEY DCP (1996) SECTION 2 – BUILDING FORM & CHARACTER	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
2.5), (iii) setbacks above street frontage heights, (iv) facade proportions including horizontal or vertical emphasis and (v) the provision of enclosed corners at street intersections.	
<b>2.8 Views</b> 2.8.1 No development is to encroach on significant views or silhouettes (see Figure 2.39, which states, “Silhouettes of the towers of major heritage buildings such as the clock tower of Central Railway Station should continue to be seen from public places”).	This clause has been addressed previously above, in Clause 2 (d) of the City of Sydney Heritage DCP (1996) controls, please see the separate table.

## 1.14 NSW HERITAGE ACT 1977

The site of 430-450 Pitt Street, Sydney is not subject to any statutory listings under the NSW Heritage Act. The following table addresses the proposal in relation to relevant ‘questions to be answered’ in the *NSW Heritage Manual* ‘Statements of Heritage Impact’ guidelines relating to a new development adjacent to a heritage item (including additional buildings and dual occupancies). However, as a site of archaeological potential, Heritage Council Approval under Section 140 of the Heritage Act will be required for below ground disturbance during development. As mentioned earlier in this report, the archaeological matters for the subject site will be managed by Casey & Lowe Associates.

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
How is the impact of the new development on the heritage significance of the item or area to be minimised?	<ul style="list-style-type: none"> <li>The proposed development is in the vicinity of the following items listed in Schedule 8 of the Sydney LEP - No. 360, the Chamberlain Hotel at 420-428 Pitt Street, No. 361 the Manning Building located at 441-459 Pitt Street, and No. 362 the former Presbyterian Manse at</li> </ul>



QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
	<p>461 Pitt Street. As mentioned previously in this report, the impact of any above ground development on the currently undeveloped site (ground level car park) will create an impact on the surrounding streetscape. The impact will be minimised by both the setback from the street on the 3 street boundaries opposite the items and also by the sympathetic contemporary, graduated tiered design of the new proposal.</p>
<p>Why is the new development required to be adjacent to a heritage item?</p>	<ul style="list-style-type: none"> <li>The location is within the Central Sydney area, in a very busy commercial precinct and a transport corridor. Therefore the site was always intended for development and historically, has been developed since the growth of the city in the 1860s. The new development of the Energy Australia substation is imperative to ensure better energy facilities for the area. The integrated design of the substation and small office tower has been specifically designed by the architects to develop a building that minimises the visual and urban design impact of the substation.</li> </ul>
<p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p>	<ul style="list-style-type: none"> <li>The surrounding heritage items are located on busy street corners. The streets themselves contribute to the curtilage around each item. As the new proposal is across the street from each item, the heritage building boundaries, combined with the street itself increases the area of curtilage which assists in retention and appreciation of heritage significance for each item.</li> </ul>
<p>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</p>	<ul style="list-style-type: none"> <li>These heritage items are located on street corners directly opposite and in the case of 461 Pitt Street, diagonally opposite the subject site. The proposal is for the building to</li> </ul>

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
	<p>be set back from the western, Pitt Street boundary, with a central recessed atrium and entry facing Pitt Street The ground level entry is itself slightly recessed and bordered on each side by retail outlets. The eastern boundary of the development is also set back from the driveway ramps for the adjacent Central Square building and provides for a paved walkway at ground level along the ground level border of the development. These setbacks position the new development outside of the sightlines to and from the heritage items. There would be impact for any development on the subject site as for so many years it has been a ground level car park. The proposed design and setbacks of the building are considered an appropriate response to the conditions of the site.</p>
<p>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</p>	<ul style="list-style-type: none"> <li>• An Archaeological Assessment has been carried out for the site in October, 1995. While this new development is separate and different to that of the 1995 report the impact is similar.</li> <li>• The archaeology has already been discussed in this report. Briefly, it was related to the Brickfields era (assessed as high significance) and subsequent cattle and produce markets followed by the Hotel Sydney, demolished in the 1960s (items of low significance). That Assessment concluded that there was a high potential for items of low significance to exist and a low potential for items of high significance.</li> <li>• The subsequent archaeological testing in 1996 concluded that: <i>"the construction of the Hotel Sydney caused extensive disturbance</i></li> </ul>

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
	<p><i>of the site. It is likely that the entire site was cut down.”</i> The current proposal for bulk excavation of the site will be monitored by the appointed archaeologists Casey &amp; Lowe in accordance with NSW Heritage legislation.</p>
<p>Is the new development sympathetic to the heritage item? In what way (e.g. form, sitting, proportions, design)?</p>	<ul style="list-style-type: none"> <li>• The new development is designed as a completely contemporary building which in bulk, form and use of exterior glazed curtain walls will sympathise with the adjacent heritage buildings.</li> </ul>
<p>Will the additions visually dominate the heritage item? How has this been minimised?</p>	<ul style="list-style-type: none"> <li>• The new development will impact visually on the adjacent heritage items. This has been minimised by the setback positioning of the new development on the street frontages, by the use of tinted glazed panels, which will reflect the heritage items and by the gradually increasing height of the building, from 7 levels to 14 levels which reduces the visual impact of the bulk of the building within the streetscape and for the nearby heritage items.</li> </ul>
<p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<ul style="list-style-type: none"> <li>• The view corridors along Pitt Street (north and south alignment) will not be impacted upon by the new development. The east – west distance views of the heritage items will be interrupted, however, the close-up views will not be at all affected by the design and position of the new development, thus the public and the users (building visitors and office workers) of the heritage items will still be able to view and appreciate their significance.</li> </ul>



## **7. CONCLUSION AND RECOMMENDATIONS**

City Plan Heritage concludes that the new proposal for integrated development of the subject site at 430-450 Pitt Street, Sydney, which consists of the Energy Australia substation in association with the graduated tiered office tower described in this report, is an acceptable development for this particular site.

It was noted that any above ground development on this ground level car park site would create an impact on the heritage of the site and for the surrounding. However, the historical research for the site illustrates its former development as a busy location, from early manufacturing and markets to later hotel. The four historic phases of the subject site nominated in this report are recommended for interpretation within the public access areas of the new development. Information panels displaying pictures and text explaining the former phases, that is, the Hotel Sydney, the Belmore Market Buildings, Cattle Markets and Brickfields in relation to the subject site would be appropriate for the new building.

It is also understood that the recognised archaeological potential of the site is being separately addressed by Casey & Lowe Associates, who have previously undertaken archaeological studies for the site. Any historic relics unearthed during the excavation of the site should also form part of the interpretation mentioned above, on the site.

In conclusion, it is considered by City Plan Heritage that having assessed the proposal in relation to the cultural heritage values of the site and surrounding locality, the proposal is an appropriate response to the site. The proposal is an openly contemporary response to the heritage of the site and of the surrounding heritage items. The design of the proposal is sympathetic to the nearby buildings of heritage value through form, scale, massing and the use of materials. The new building has also been designed in respect to the adjacent Belmore Park for sun shading.

City Plan Heritage supports the subject proposal, and it is recommended that the Director-General of the NSW Department of Planning consider it for approval.

CITY PLAN HERITAGE  
JUNE 2008

## **8. ATTACHMENT A - CITY PLAN HERITAGE RESPONSE TO DIRECTOR GENERAL'S COMMENTS**

## COPY

24 June 2008

Mr Ihab Ghali  
Kann Finch Group  
Senior Project Architect  
Via email: ihab.ghali@kannfinch.com.au

RE: BELMORE PARK ZONE SUBSTATION / CH28-009

Dear Ihab,

### Comments to the Government Agencies Requirements in relation to the DGRs

#### 1- The Department of Environment and Climate Change NSW

The Department's requirement is only related to Aboriginal Cultural Heritage and reads as follow:

*The EA should include a Preliminary Assessment in accordance with DECC's (2005) Guidelines for Aboriginal Heritage Impact Statement and Community Consultation to identify any Aboriginal heritage issues.*

**Comments:** This matter falls within the services of an Archaeological Consultant experienced in Aboriginal Cultural Heritage. Casey & Lowe should be able to undertake this study. Otherwise City Plan Heritage can coordinate a suitable consultant for the required study if requested.

#### 2- City of Sydney

City of Sydney Council's requirements generally relate to planning matters including but not limited to design competition, sun access plan in accordance with schedule 2 of the Sydney LEP 2005, and active mid-block connection at ground floor level.

**Comments:** The work required by the City of Sydney Council does not necessitate City Plan Heritage's consultancy services.

#### 3- RailCorp

Issues raised by RailCorp do not include heritage related matters at this stage. Should any heritage related matter raised in the more detailed stages of the project they will be dealt accordingly.

#### 4- Heritage Council of NSW

It is understood that the consultation of the relevant stake holders included a number of works along Sydney City Grid Project of which Belmore Park Zone Substation is one part these works. City Plan Heritage has been engaged to provide heritage consultancy services for Belmore Park Zone Substation project and prepared a Heritage Impact Statement to accompany the Project Application.

Below are the responses to the issues that advised to be addressed by the Heritage Council of NSW (in the order of the letter dated 12.05.08):

- 1- *All known heritage items under or adjacent to the route of the tunnel and substation sites should be identified and their significance assessed. Statements of Heritage Impact will need to be prepared for all heritage items that are identified on LEPs and the State Heritage Inventory and are within the area affected by the proposal (this can be done in a single document)*

**Comments:** The Heritage Impact Statement prepared by this office and dated May 2008 addresses likely impacts of the proposed Belmore Park Zone Substation in relation to the heritage items in the vicinity and are listed under the LEP & SHR (see section 6.4 – Sydney LEP 2005 and section 6.5 – City of Sydney DCP 2006).

As mentioned above since our involvement/engagement in the project limited to the Belmore Park Zone Substation works as defined in the drawings provided by Kann Finch Group no identification or impact assessment of the heritage items along the route of the tunnel have been carried out. This part was not part of our scope of works.

- 2- *Non-Aboriginal heritage items within the area affected by the proposal should be identified by field survey. This should include any buildings, works, relics (including relics underwater), gardens, landscapes, views, trees or places of non-Aboriginal heritage significance. A statement of significance and assessment of the impact of the proposal on the heritage significance of these items should be undertaken. This assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual. The field survey and assessment should be undertaken by a qualified practitioner/consultant with historic sites experience;*

**Comments:** The items (buildings, parks) within the vicinity of the Belmore Park Zone Substation site have been assessed and discussed in the Heritage Impact Statement as mentioned above. The field survey for non-Aboriginal relics is within the scope of the Archaeological Consultant Casey & Lowe.

- 3- *Any policies/measures to conserve their heritage significance or mitigate against potential impacts must be identified in the Statements of Heritage Impact. Any policies/measures to conserve their heritage significance should be identified baring in mind the different statutory requirements for various types of heritage items (especially the distinction between works and relics).*

*In particular the heritage Branch is keen to ensure that construction work, in particular vibration does not impact on heritage items and that vibration is kept within the guidelines for vibration impacts on heritage buildings.*

**Comments:** The Heritage Impact Statement discusses the impacts mitigative measures taken in the design of the new building to prevent any sun blockage to Belmore Park. As the site is vacant land there are no above ground items that would require mitigative measures or conservation management.

Matters in relation to vibration should be considered and dealt with as part of the Construction Management Plan for the new building.

- 5- *The results of all field surveys and Statements of Heritage Impact shall be forwarded to the Heritage Council for review and comment; and*

**Comments:** It is anticipated that the Heritage Impact Statement prepared by this office and dated May 2008 will be forwarded to the Heritage Branch by the project managers Kann Finch Group as part of the PA process.

Similarly, the field surveys and related Heritage Impact Statement by Casey & Lowe should also be forwarded to the Heritage Branch.

- 6- *The proposal should have regard to any impacts on places, items or Aboriginal objects of significance to Aboriginal people. Where it is likely that the project will*



*impact on Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and management/mitigation measures...*

**Comments:** This matter relates to the Archaeological Consultant's field however, City Plan heritage can coordinate a Consultant experienced in Aboriginal Cultural Heritage if requested.

#### **5- Director General's Requirements**

*Heritage and Archaeological Impacts - the Environmental Assessment must include an assessment of impacts on Aboriginal cultural heritage, in accordance with Guidelines for Aboriginal Heritage Impact Assessment and Community Consultation to identify any Aboriginal heritage issues. The Environmental Assessment must also include an assessment of the potential for the project to impact on known items of non-Aboriginal heritage significance. The likelihood of encountering archaeological material during construction and management of such must also be considered.*

**Comments:** As detailed earlier, City Plan Heritage has considered and addressed known items of non-Aboriginal heritage significance namely the heritage listed buildings/parks within the vicinity of the Belmore Park Zone Substation site in the May 2008 Heritage Impact Statement

It is our understanding that Archaeologists Casey & Lowe has been engaged and will be involved throughout the project phases, which will satisfy the DGRs requirements in relation to the construction phase.

I trust the above information satisfy the response requirements on the DGRs and stake holders letters. Should you have any questions please do not hesitate to call me.

Yours faithfully



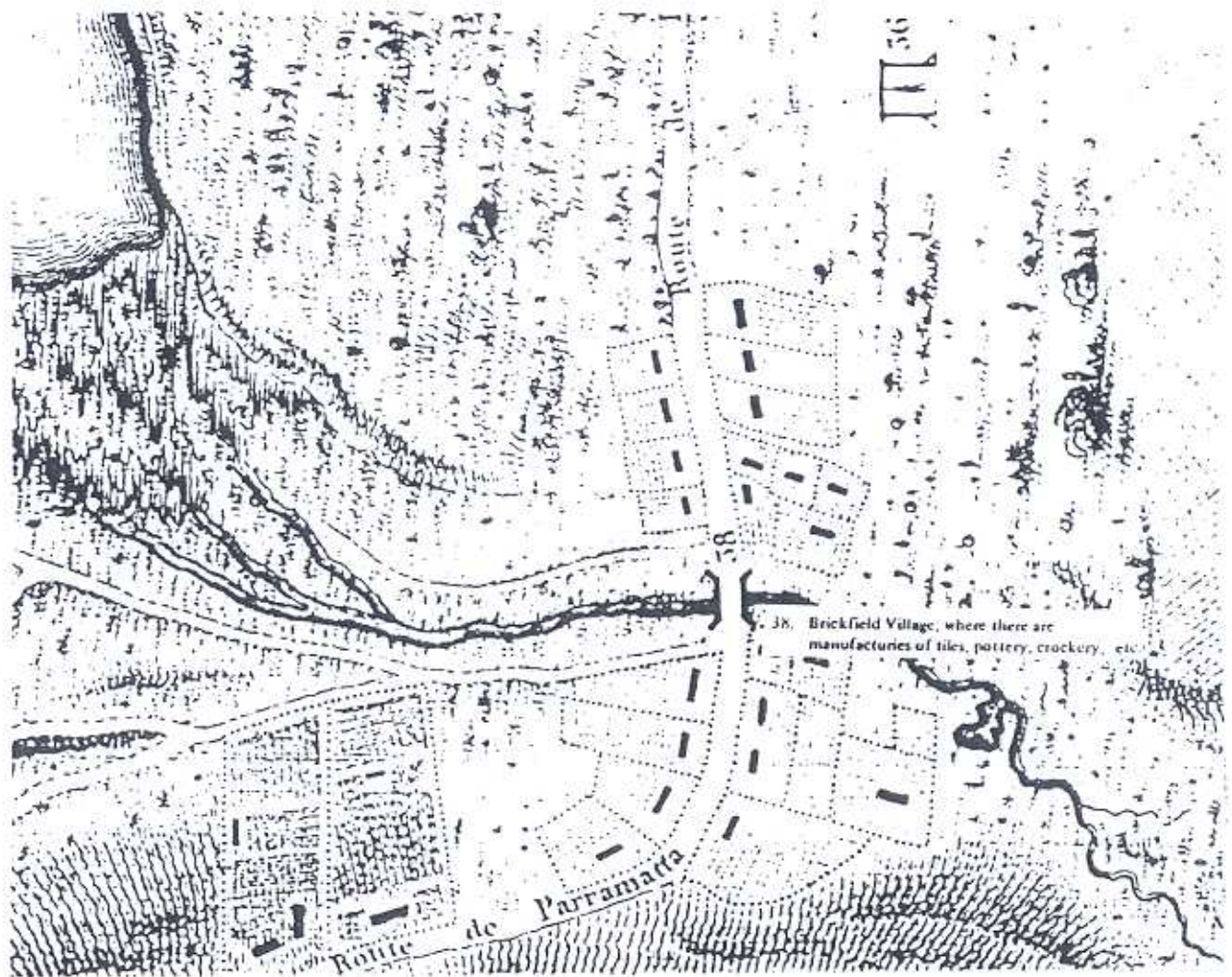
Kerime Danis  
Acting Director  
Senior Architectural Heritage Consultant

## **9. ATTACHMENT B – – PREVIOUS ARCHAEOLOGY SUMMARY**

- Executive Summary and Recommendations from Casey & Lowe Associates 1995 Archaeological Assessment Report
- Correspondence from Casey & Lowe to NSW Heritage Office, 1996

# ARCHAEOLOGICAL ASSESSMENT

430-450 Pitt Street, Sydney



for

Metro D Architects Pty Ltd

October 1995

Casey & Lowe Associates  
Archaeological & Heritage Consultants  
68 Warren Road, Marrickville NSW 2204

Tel. & Fax: (02) 558 2014



## 1.11 Executive Summary

### Historical Summary (see Section 2)

The site has been in use since 1788, firstly as part of Brickfield Hill, which was the source of much of early Sydney's building materials and where some of the colony's first pottery was manufactured. Small huts were erected to house the convicts working the brickfield. This activity is as early as any European activity that is likely to be found in Sydney. The building materials produced here were used to build the first buildings in Sydney, First Government House among them.

After the brickfields moved southwards the study area was used as Sydney's cattleyards from 1829 and later as its main produce markets. The Belmore Markets buildings were erected on the site in 1869 and were Sydney's main vegetable markets until they were demolished in 1910. The study area therefore held part of Sydney's main markets for some eighty years.

The Hotel Sydney, erected on the site by 1918, was designed to complement the New Belmore Markets and Central Railway buildings. Its location on this site provided fine accommodation for travellers and people attending the markets.

### Statement of Cultural Significance (see Section 5)

The study area is likely to contain archaeological deposits associated with early Brickfield activities, industrial and residential, dating between 1788 to 1829. Deposits, features and structures associated with this early period of occupation have the potential to illustrate some of the earliest industrial activities following European settlement of Australia. It has the potential to help answer questions relating to the origin and manufacture of early earthenware ceramics. In addition it may contain occupation deposits associated with the residential use of this area prior to 1829. Therefore this site has the potential to contain archaeological deposits, features and structures belonging to the earliest years of Sydney's occupation. There are few other sites in Sydney with this potential.

### Recommendations (see Section 6)

1. As there is some uncertainty about the extent to which significant archaeological remains survive following the construction and demolition of the Hotel Sydney the site should be tested before firm recommendations can be put into place.
2. If the testing reveals the presence of significant remains then a controlled archaeological excavation program will be required to record them before the development proceeds. This excavation should include soil and pollen analysis.
3. If the testing indicates that the impact of the later buildings has removed all trace of the Brickfields phase then no further archaeological excavation will be needed. Any remains of the Belmore Markets building or the Hotel Sydney encountered during the testing should be recorded.
4. The bulk excavation of the site should be monitored by the archaeologist so as to record any relevant information about the construction of the Belmore Markets/Hotel Sydney that might be revealed during this process.
5. No disturbance to the sub-surface site should occur unless as part of a controlled archaeological investigation of the development area by qualified archaeologists.



6. The appointment of an Excavation Director should be made as soon as development plans are finalised. Sufficient time should be allowed for the completion of the archaeological excavation prior to the commencement of development.
7. An excavation permit will have to be obtained from the Heritage Council prior to any disturbance of the sub-surface deposits. The preparation of an excavation permit will require the formation of a Research Design and the finalising of any historical research that is required to guide the archaeological testing and any subsequent excavation. Once a permit application is lodged it will take three to four weeks to have it processed by the Heritage Branch.
8. Liaison should be established with the Heritage Branch of the NSW Department of Planning in relation to the archaeological works on site.
9. Under the conditions of granting an excavation permit all artefacts recovered and catalogued by the excavation will have to be curated and stored in a repository. There is at present no official repository available. Some short term storage of the artefacts may be necessary. The client may have to provide for permanent storage of the artefacts.
10. The archaeological program needs to be considered as a phase of the development program and should be not be allowed to become a critical path activity. The bulk excavation phase should begin upon the completion of the archaeological work.

**CASEY & LOWE ASSOCIATES**MARY CASEY, MBE<sub>env.</sub>

ANTHONY LOWE, MA

6th August, 1996

Cath Snelgrove  
Heritage Office  
Level 17  
Governor Macquarie Tower  
Sydney 2000

Dear Ms Snelgrove,

**Re: Excavation Permit Application  
430-450 Pitt Street, Sydney**

Please find enclosed an application for an excavation permit for the above site which is referred to as 'Park Central' and previously as 'Central Square'. We also enclose two copies of our archaeological assessment of the site. This has established that the earliest remains on the site are likely to date to the Brickfields period. Remains dating to this period would represent the site's main significance and research potential.

Since the Brickfields period the site has been impacted by its use as the cattle markets, the Belmore Markets, the Hotel Sydney, and more recently, its use as a carpark. We plan to test the redevelopment area in order to see whether remains belonging to the Brickfields period have survived. This will be done in the central part of the site where we envisage the Hotel Sydney has caused the least impact. This testing is due to occur in October. If there are *in situ* remains we will advise you of this and submit details of the methodology we will use to record them.

The main purpose of any excavation will be to record any evidence of late eighteenth- and early nineteenth-century brick, roofing tile, or pottery production in this area. A recent excavation in Albion Street has shown that evidence of kiln structure may also survive.

It is thought that evidence of the area's use as part of the cattle markets will not have survived in recognisable form. Any such evidence, however, will be recorded.

Yours sincerely,

Tony Lowe

**COPY**

**CASEY & LOWE ASSOCIATES**MARY CASEY, MBE<sub>nv</sub>.

ANTHONY LOWE, MA

13th September, 1996

Cath Snelgrove  
Heritage Office  
Level 17  
Governor Macquarie Tower  
Sydney 2000

Dear Ms Snelgrove,

Re: Excavation Permit, 430-450 Pitt Street, Sydney  
Application no. 210418

As per my letters dated 6th and 12th August we have tested the above site. The testing, which took place on 12th September, involved excavating by bobcat an area approximately 20x20m in the eastern side of the site. The area was chosen because ground plans of the Hotel Sydney, the last building on the site, indicated that the eastern side was potentially less disturbed by footings and cellars than elsewhere.

The testing revealed numerous dry-pressed brick and concrete footings and services. Their size and spacing indicated that no *in situ* pre-1900 remains could have survived in that area.

The unexpected level of disturbance encountered in the area tested indicates that the construction of the Hotel Sydney caused extensive disturbance of the site. It is likely that the entire site was cut down. It is therefore regarded as unlikely that any extensive area of intact nineteenth-century remains has survived.

Based on these results we do not propose to do any further testing. We will monitor the initial bulk excavation of the site and record any items of archaeological interest that are uncovered.

Yours sincerely,

Tony Lowe

cc. Kevin Black, Metro D Architects

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