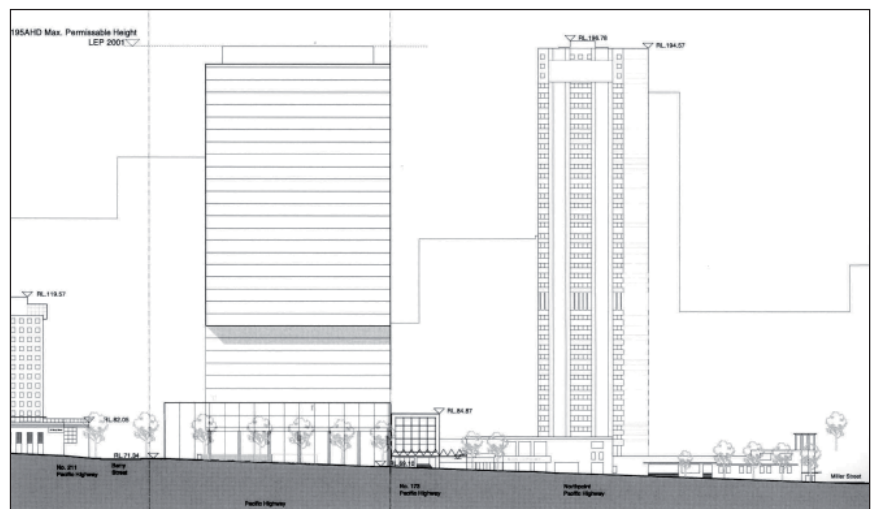


Client: Winten Property Group



177-199 Pacific Highway, North Sydney

Statement of Heritage Impact



May 2010

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Introduction

1.0

1.1 Background

This Report has been prepared to accompany a development application for Concept Plan approval for the construction of a high rise, mixed use retail and commercial building at 177-199 Pacific Highway, North Sydney.

The proposed development is to be administered as a Project Application under Part 3A of the *NSW Environmental Planning and Assessment Act 1979*. The Project is referred to as MP 09_0214. The Department of Planning Director-General's Requirements (DGR) for this project note the following Report is to be submitted with the Environmental Assessment:

10. Heritage Impact Statement prepared in accordance with the NSW Manual and illustrating the impact of the proposed development on adjoining Heritage Items.

1.2 Report Objectives

The main objective of this Statement of Heritage Impact is to determine the impact of the proposed development on the established significance of the heritage items in its vicinity.

1.3 Methodology and Structure

This Heritage Impact Statement has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as *The Burra Charter*, and the New South Wales Heritage Office publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 Site Identification

The subject site is located on the south east corner of Pacific Highway and Berry Street. It is described in the NSW Office of Land and Property Information as Lots 1-26 SP 17198.

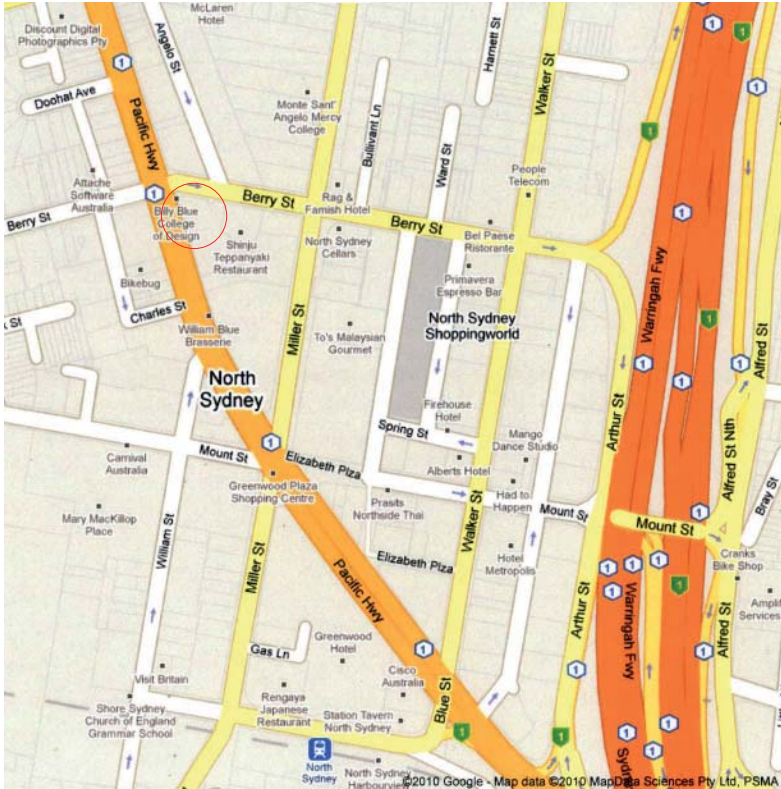


Figure 1.1
Location map showing the subject site marked with a red circle

Source: street-directory.com

1.5 Heritage Management Framework

The subject property is not listed as an item of heritage significance in any statutory instrument.

However, it is in the vicinity of the following items listed in Schedule 3 of the *North Sydney Local Environmental Plan (LEP) 2001* as items of local heritage significance:

- 92-96, 168, 170 and 172 Pacific Highway
- 45, 49, 51, 53, 55, 57, 59, 61, 63, 65 and 67 Edward Street
- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 Oak Street
- 1, 3, 5, 6 and 7 Napier Street
- 1 Doochat Avenue
- 3, 9, 10, 11, 12, 21-23, 25, 27, 29, and 31-33 McLaren Street
- 103, 105, 128-192, 187, and 199 Miller Street

1.6 Authorship

This Report has been prepared by Gail Lynch, Senior Heritage Consultant, of Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

1.7 Report Limitations

This report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this Report.

Site Description & Context

2.0

2.1 The Subject Site

A detailed analysis of the site context is included in the Environmental Assessment accompanying this application. The subject site is located at the northern edge of the North Sydney Central Business District (CBD) which is defined in the *North Sydney DCP 2002* as being part of the North Sydney Centre, one of Australia's largest commercial centres. The area contains a number of heritage items interspersed with contemporary high rise development. The location of these items, relative to the subject site, is shown in Figure 2.89.

The subject site is an irregular shaped parcel of land at the south east corner of the Pacific Highway and Berry Street. The current development on the site is a three storey mixed use building known as Norberry Terrace. Immediately south of the site is a commercial complex that includes Northpoint Tower which, at thirty four storeys, is currently the highest building in the area.

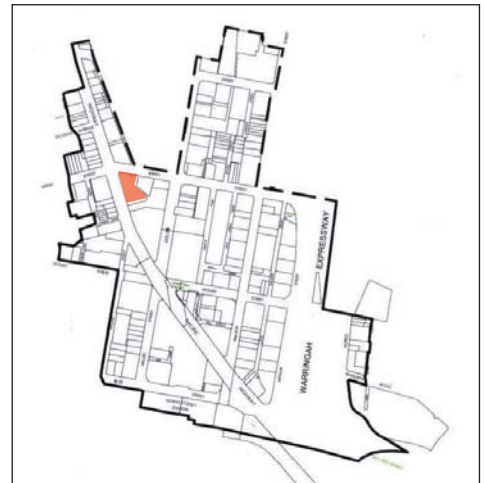


Figure 2.1
Map of the North Sydney Central Business District (CBD) with the subject site shaded red

Source: *North Sydney DCP 2002*



Figure 2.2
The subject site and its current development, viewed from the west in Berry Street



Figure 2.3
View of the subject site showing Northpoint Tower to its south



Figure 2.4
View of Pacific Highway looking north with the subject site marked with a circle



Figure 2.5
Looking south along Pacific Highway showing the location of subject site marked with an arrow



Figure 2.6
View of Berry Street, looking east to Pacific Highway from the top of the ridge



Figure 2.7
Shows the subject site, marked with an arrow, viewed from the corner of Berry and Miller Streets

2.2 Heritage Items in the Vicinity of the Site

There are a number of heritage items in the North Sydney CBD. Their location, in relation to the subject site, is shown in Figure 2.8, below.



Figure 2.8

Aerial photograph of the North Sydney CBD showing the subject site shaded in red, with the heritage items in its vicinity circled and shaded in blue. For the purposes of this Report these items are numbered as follows:

1. Monte Sant Angelo Group 128-192 Miller Street	2. Rag and Famish Hotel 199 Miller Street	3. L'incontro 196 Miller Street
4. McLaren Street residences	5. 3 McLaren Street	6. 168-172 Pacific Highway
7. 1 Doohat Avenue	8. 49-67 Edward Street	9. 45 Edward Street
10. 1-13 Oak Street	11. 2-12 Oak Street	12. Don Bank 6 Napier Street
13. 1-7 Napier Street	14. Post Office, Court House, Police Station, 92-96 Pacific Highway	15. MLC Building 105-153 Miller Street
16. Watchmaker and jeweller shop 187 Miller Street		

Source: NSW Department of Lands 2010

177-199 Pacific Highway, North Sydney
Heritage Impact Statement
May 2010
Graham Brooks & Associates Pty Ltd



Figure 2.9
View to Monte Sant Angelo, from the subject site, showing the contemporary development in the southern part of the school site



Figure 2.10
View of Monte Sant Angelo from Miller Street



Figure 2.11
The Rag and Famish Hotel at the corner of Miller and Berry Streets



Figure 2.12
L'Incontro at the corner of McLaren and Miller Streets



Figure 2.13
View to 3 McLaren Street with Northpoint Tower in the background. The proposed development will be seen in this view, in front of Northpoint Tower



Figure 2.14
View from McLaren Street towards the subject site. The proposed development will be seen in this view, in front of Northpoint Tower



Figure 2.15
168 and 170 Pacific Highway



Figure 2.16
172 Pacific Highway



Figure 2.17
1 Doohat Avenue



Figure 2.18
View to the listed Edward Street residences from the corner of
Berry Street



Figure 2.19
View to 45 Edward Street in which the proposed new building will
be seen



Figure 2.20
Heritage listed houses on the northern side of Oak Street



Figure 2.21
Heritage listed houses on the southern side of Oak Street



Figure 2.22
Don Bank at 6 Napier Street



Figure 2.23
Heritage listed houses at 1-7 Napier Street



Figure 2.24
The North Sydney Post Office at the corner of Pacific Highway and Mount Street, with Northpoint Tower seen on the right of the photograph



Figure 2.25
The MLc Centre



Figure 2.26
187 Miller Street

Assessment of Heritage Impact

3.0

3.1 Introduction

The Department of Planning Director-General's Requirements (DGR) for this project include the following requirements in Appendix A:

1. *Relevant EPIs and Policies to be addressed:*
 - *NSW State Plan*
 - *Draft Inner North Subregional Strategy*
 - *North Sydney LEP 2001*
 - *Draft North Sydney LEP 2009*
 - *North Sydney DCP 2002*
 - *Other relevant Development Control Plans*
 - *Metropolitan Transport Plan*
 - *SEPP (Building Sustainability Index: BASIX) 2004*
 - *SEPP 55 - Remediation of Land*
 - *State Environmental Planning Policy (Infrastructure) 2007*

This Statement of Heritage Impact provides a detailed analysis of the applicable impact assessment criteria of the specified planning instruments and the New South Wales Heritage Office publication, *Statements of Heritage Impact*. As the subject site is not listed as an item of heritage in any statutory register the analysis in this Report is limited to that of the assessment of impact on the heritage items in its vicinity of the proposed development, as specified at point 10 in Appendix B of the DGR.

3.2 The Proposed Development

This applicant seeks Concept Plan approval for a development envelop on the site for a thirty two storey mixed use commercial building, as shown in the accompanying plans, and illustrated in Figures 3.1 and 3.2.

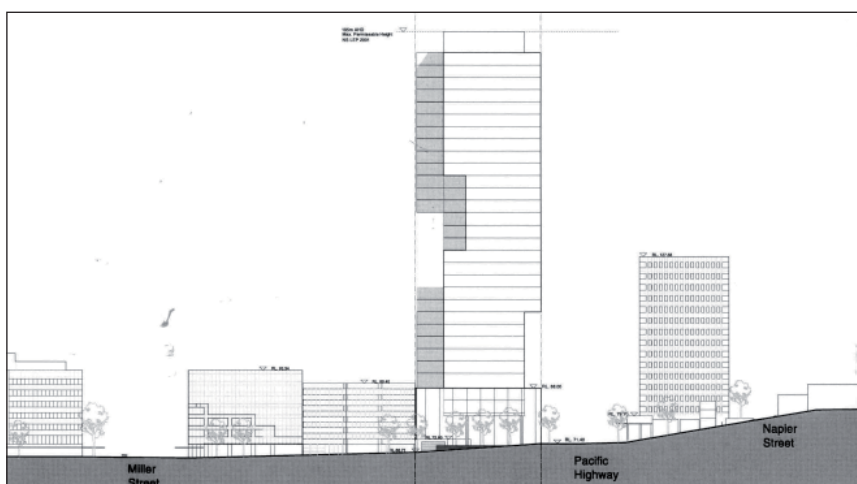


Figure 3.1
Berry Street elevation of the proposed development

Source: Batesmart

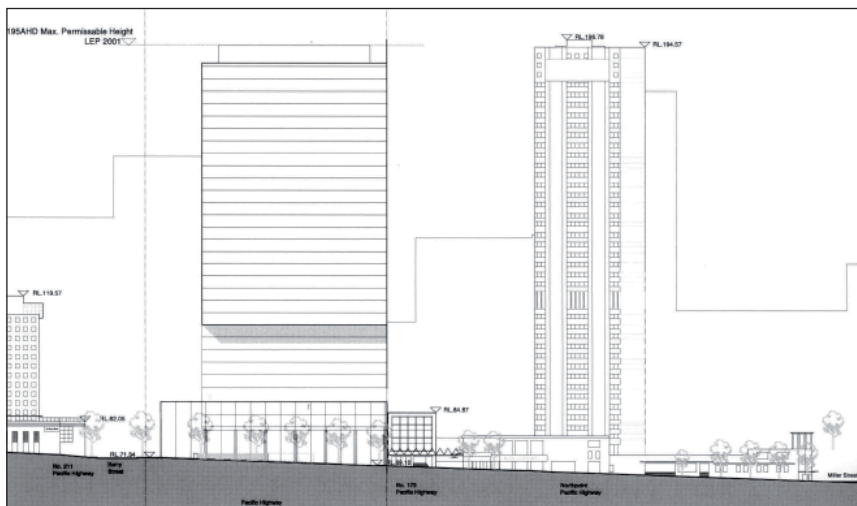


Figure 3.2
Pacific Highway elevation of the proposed development

Source: Batessmart

3.3 Applicable Heritage Legislation and Controls

3.3.1 NSW Heritage Act

The *NSW Heritage Act 1977 (Amended) (the Act)* is an Act to conserve the environmental heritage of New South Wales. Under the *Heritage Act 1977* the disturbance or excavation of land containing or likely to contain relics can only take place when an Excavation Permit has been granted by the Heritage Council. The *NSW Heritage Amendment Act 2009* defines a “relic” as meaning any deposit, artefact, object or material evidence that:

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

All “relics” are protected under the NSW Heritage Act, regardless of whether or not the place is listed as a heritage item on a local, State or national level. For places that are not listed on the State Heritage Register, the disturbance of relics requires an Excavation Permit.

3.3.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

There are no heritage provisions in this State Environmental Planning Policy.

3.3.3 State Environmental Planning Policy 55 Remediation of Land

There are no heritage provisions in this State Environmental Planning Policy.

3.3.4 State Environmental Planning Policy (Infrastructure) 2007

There are no heritage provisions in this State Environmental Planning Policy that are applicable to the subject proposal.

3.3.5 North Sydney Local Environmental Plan 2001

The North Sydney LEP 2001 contains the following clause regarding development in the vicinity of heritage items.

50 Development in the vicinity of heritage items

(1) Development in vicinity objective: The specific objective of the development in the vicinity of heritage items control is to ensure that development in the vicinity of a heritage item does not adversely affect the heritage significance of the item or its curtilage.

(2) Development in vicinity controls: When determining a development application relating to land in the vicinity of a heritage item the consent authority must consider the likely effect of the proposed development on the heritage significance of the heritage item and its curtilage.

(3) Before determining a development application relating to land in the vicinity of a heritage item, the consent authority may require the submission of a statement of heritage impact on the heritage item and its curtilage.

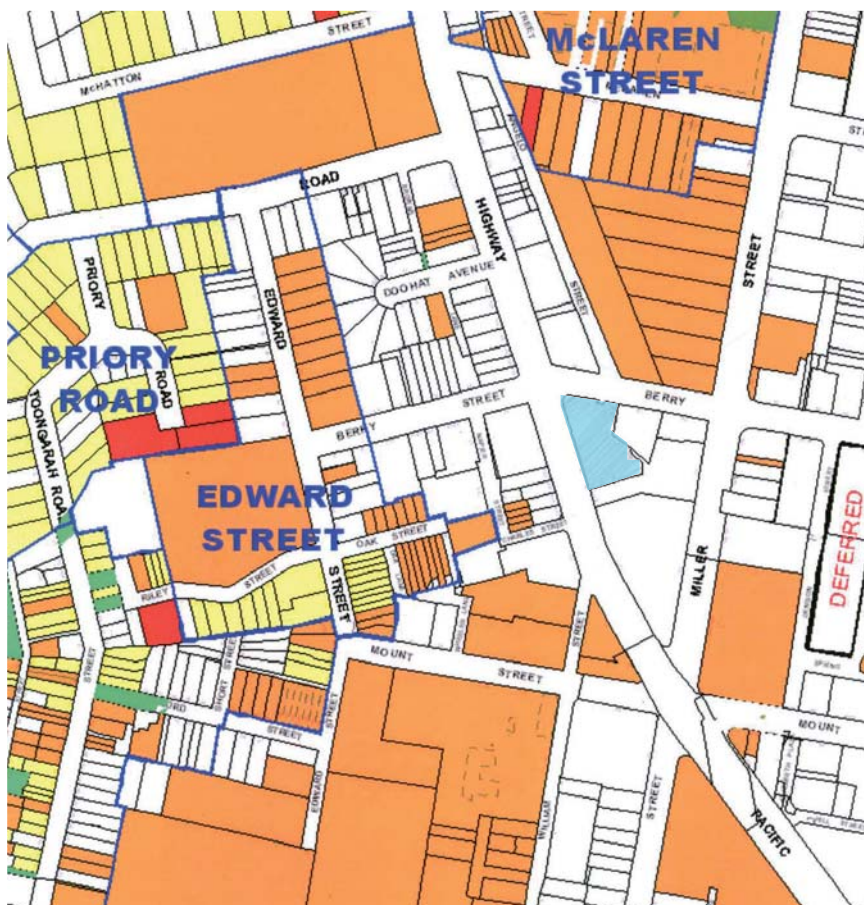


Figure 3.3
North Sydney LEP 2001 heritage map with the location of the subject site coloured blue

Source: North Sydney Council website, accessed 29 April 2010

3.3.6 Draft North Sydney LEP 2009

The Draft North Sydney LEP 2009 has not yet been placed on public exhibition. The following clauses, relating to development in the vicinity of heritage items, have been sourced from the unendorsed draft of 24 November 2009 attached to the agenda of the North Sydney Council meeting of 30 November 2009.

(4) Effect on heritage significance

The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage impact assessment

The consent authority may, before granting consent to any development on land:

- (a) on which a heritage item is situated, or*
 - (b) within a heritage conservation area, or*
 - (c) within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

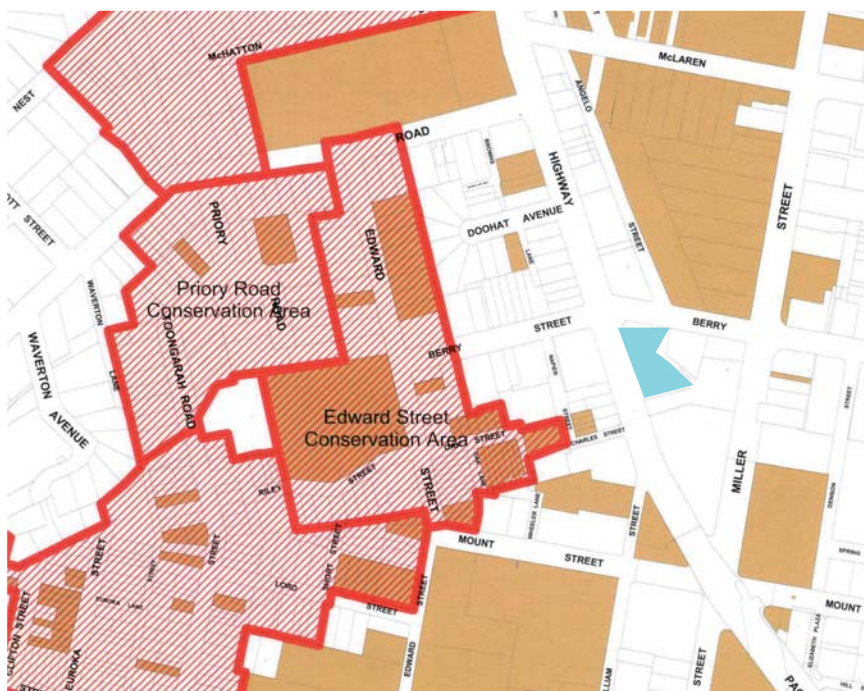


Figure 3.4
Unendorsed Draft North Sydney LEP 2009 heritage map with the location of the subject site coloured blue

Source: North Sydney Council website, accessed 29 April 2010

3.3.7 North Sydney Development Control Plan 2002

There are no controls or guidelines in North Sydney DCP 2002 relating to development in the vicinity of heritage items.

3.3.8 Other Relevant Development Control Plans

There are no controls or guidelines in any of the other North Sydney Council development control plans relating to development in the vicinity of heritage items.

3.4 Guidelines of the NSW Department of Planning Heritage Branch

The subject site is not listed as a heritage item on any statutory list but is in the vicinity of the following heritage items:

- 92-96, 168, 170 and 172 Pacific Highway
- 45, 49, 51, 53, 55, 57, 59, 61, 63, 65 and 67 Edward Street
- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 Oak Street
- 1, 3, 5, 6 and 7 Napier Street
- 1 Doohat Avenue
- 3, 9, 10, 11, 12, 21-23, 25, 27, 29, and 31-33 McLaren Street
- 103, 105, 128-192, 187, and 199 Miller Street

The location of these items, in relation to the subject site, is shown in Figures 2.8 and 3.3. The NSW Heritage Office, now the Heritage Branch of the NSW Department of Planning has published a series of criteria for the assessment of heritage impact. The series of questions to be answered in a Statement of Heritage Impact for New Development Adjacent to a Heritage Item are:

How is the impact of the new development on the heritage significance of the item or area to be minimised?

Why is the new development required to be adjacent to a heritage item?

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

Will the additions visually dominate the heritage item? How has this been minimised?

Will the public, and users of the item, still be able to view and appreciate its significance?

These questions are addressed in Section 3.6 Heritage Impact Analysis.

3.5 Established Heritage Significance of the Listed Items in the Vicinity of the Proposed Development

The following Statements of Significance for the heritage items in the vicinity of the subject site, listed under the North Sydney LEP 2001 and Draft North Sydney LEP 2009 have been sourced from the NSW State Heritage Inventory.

Item Reference (See Figure 2.8)	Property	Statement of Significance
1	128-192 Miller Street Monte Sant Angelo Group	<i>Important regional private school since the 1880's. Contains a significant early mansion as its central building. Chapel and Mercy Hall are both fine buildings from the turn of the century. O'Regan House is a complementary building to the rest and respectable in its own right. The group, all in sight of each other, form an impressive precinct.</i> <i>The school is contained behind a high brick wall along Miller and Berry Streets. Entry through the main gates is to a circular drive with the chapel, Masalou and the Mercy Hall forming the northern side of the circle and O'Regan set back in the north-west corner. All these buildings are of two storeys, with gabled slate roofs and are generally smooth or rough-cast rendered. Linking and ancillary buildings on the north side are generally sympathetic to the main structures.</i> <i>In the centre of the grounds is the original building, 'Ma-Sa-Lou', 1855 home of Hon. Francis Lord, M.L.C. (son of wealthy emancipist Simeon Lord). Francis named it after his daughters Mary, Sarah and Louisa. In 1873, the Sisters of Mercy started a school in a nearby cottage. Outgrowing this, 'Ma-Sa-Lou' was purchased in 1878 and the girls' college opened in 1879. The Hall was built in 1906 and a magnificent Chapel in 1915, designed by architect Joseph Sheerin (noted for his St. Patrick's College, Manly).</i>
2	199 Miller Street Rag and Famish Hotel, The	<i>Important local hotel with antecedents to the mid-nineteenth century. Associated by tradition with prominent local pioneer and founder of the hotel, Charles Bullivant. Interesting example of its style. The last surviving traditional hotel in the commercial centre. Important and prominent streetscape item.</i>
3	196 Miller Street L'incontro Restaurant	<i>Fine Federation era double storeyed building; pitched slate roof; brick construction, now painted; form broken into bays, verandahs, overhanging balconies, with semi-circular slatted infills and jutting windows which appear to have been altered; decorative Art Nouveau detailing set into walls; stone base course with battened pillars, decorated with sinuous Art Nouveau carving; condition good - exterior form excellent, although with minor infill. Interior substantially altered. This building is designed in the Federation Queen Anne style.</i>
4	9 McLaren Street Grahwey	<i>c1910 Federation Bungalow; hipped slate roof with projecting gable and terracotta ridge capping; brown brick with tuckpointing; timber framed casement windows with bold leadlight designs; verandah has turned columns and frieze with turned balusters and has red tile floor; garden has azaleas, curved path and new fence; condition good. This building is designed in the Federation Queen Anne style.</i>

4	11 McLaren Street Kelvin	<i>c1910 Federation bungalow; gabled red Marseilles tiled roof with shingled and batted gables; red/brown brick with tuckpointing; timber framed sash windows with coloured glass panes above; verandah has square timber posts with decorative capitals and quarry-tiled floor; garden has winding path, hedge and timber fence; good condition. This building is designed in the Federation Queen Anne style.</i>
4	21-23 McLaren Street	<i>c1910 double storey Federation duplex; gabled slate roof with stuccoed and batted gables; red/brown brick with tuckpointing; designed symmetrically to look like a single building; variety of window forms, including leaded casements with Art Nouveau stained glass decoration; timber casements with coloured glass panes; verandahs have slatted and cut-out decoration; quarry-tiled floor; stairs have marble treads and blue tiled risers; condition good. This building is designed in the Federation Queen Anne style.</i>
4	25 McLaren Street Tara	<i>Federation double storeyed house; multi-gabled slate roofs; brick and pebble dash exterior, now painted white; leaded windows with Art Nouveau detailing; original front door; condition good, recently restored. This building is designed in the Federation Queen Anne style.</i>
4	27 McLaren Street Stormanston	<i>c1900; large Federation building with extensive wing at rear; gabled slate roof with terracotta finials and ridge capping; red/brown brick with tuckpointing and stone dressing; timber sash windows; tiled verandah with arched openings of brick and masonry; turned timber frieze to upper portion which has been filled in, a metal balustrade replaces the original; form is more massive and simple than other houses in McLaren Street; front fence is stone with iron palisades; latticed summer house to rear; condition good, though some details have been lost. This building is designed in the Federation Queen Anne style.</i>
4	29 McLaren Street Fairhaven	<i>c1910 Federation Bungalow; hipped slate roof with gabled projection; brown/red brick with tuckpointing, quoins, verandah balustrade; door outlined in liver brick; timber framed sash windows; original front door; brick fence, winding path. This building is designed in the Federation Queen Anne style.</i>
4	31-33 McLaren Street	<i>Two storey Federation house; gabled Marseilles - tiled roof; pebble dash treatment to gables; brown brick tuckpointed construction; timber sash windows with small panes above; shingled verandah treatment - upper portion filled in; modern fence. This building is designed in the Federation Queen Anne style.</i>
5	3 McLaren Street Torwood	<i>c1910 Federation Bungalow featuring; multi-gabled red Marseilles tiled roof; timber windows with small coloured panes; brown brick with tuck pointing; shingles and stucco to gables; timber fence and hedge; some minor alterations (front door replaced) but in good condition. This building is designed in the Federation Queen Anne style.</i>

6	168 Pacific Highway Residential Building	<p><i>One of a pair of two-storey face brick terraces (nos. 168 & 170 Pacific Highway) each with gabled terracotta tiled roof, gabled cantilevered balconies with timber balustrade, and posts, above projecting bay. Rectangular window and door openings feature stucco mouldings. Each house also features ground floor arched entrance porch, oriel window to first floor, and original cast iron palisade fence. This building is designed in the Federation Queen Anne style</i></p> <p><i>Good example of style and period in prominent location. With No. 172, 'Woodstock', it is indicative of local development patterns. Rare survival of type along Pacific Highway.</i></p>
6	170 Pacific Highway Residential Building	<p><i>One of a pair of two-storey face brick terraces (nos. 168 & 170 Pacific Highway) each with gabled terracotta tiled roof, gabled cantilevered balconies with timber balustrade, and posts, above projecting bay. Rectangular window and door openings feature stucco mouldings. Each house also features ground floor arched entrance porch, oriel window to first floor, and original cast iron palisade fence. This building is designed in the Federation Queen Anne style</i></p> <p><i>Good example of style and period in prominent location. With No. 172, 'Woodstock', it is indicative of local development patterns. Rare survival of type along Pacific Highway.</i></p>
6	172 Pacific Highway Woodstock	<p><i>Quality built stone house from nineteenth century with important associations to a pioneer settler and businessman of the North Shore. Important relic of social tastes and practices of the period in that John Brown was a poor, illiterate and locally born man who worked for his financial success. One of the last nineteenth century residences on the Pacific Highway.</i></p> <p><i>Two storey house of ashlar sandstone with hipped slate roof and hipped slate roofed skillion verandah carried on timber posts. Twelve pane windows, symmetrical arrangement, stone lintels, original verandah flagging. This building is designed in the Victorian Georgian style.</i></p>
7	1 Doohat Avenue	<i>An elaborately detailed house in a good state of preservation and still set in original garden with stone fence.</i>
8	49-67 Edward Street Edward Street Group	<i>An excellent and intact group of modest Federation Queen Anne Style cottages, well detailed in brick and timber. Example of turn of the century residential development, with No's 51-67 being virtually identical and No. 49 very similar. Relic of the subdivision of the 'Doohat', formerly, 'Pictonville' estate.</i>
9	45 Edward Street Cottage	<i>Typical small weatherboard cottage of the late nineteenth century. Relic of the original development character of the vicinity.</i>

10	1, 3, 5, 7, 9, 11, and 13 Oak Street	<i>Terrace of seven houses (nos. 1, 3, 5, 7, 9, 11, 13 Oak Street) built as two separate buildings which are linked by short brick segmental arches over a narrow passage between No's 1 and 9. Each house is identical in its original form, with each pair symmetrically arranged and gable roofs of corrugated iron are continuous over each of the two buildings. Skillion verandah roof is hipped on each end and continuous for each group. This row is virtually identical to No's 15-29 Edward Street. This building is designed in the Victorian Georgian style.</i>
11	2 Oak Street	<i>Single storey weatherboard house with weatherboards lined to simulate ashlar stone with corrugated-iron hipped roof. Skillion verandah carried on timber posts with carved timber brackets which sit on brick piers. Front windows are two four-paned double-hung timber-framed, located symmetrically around a central front door with rectangular fanlight. This building is designed in the Victorian Georgian style.</i>
11	4 Oak Street	<i>Single storey weatherboard house with hipped roof of corrugated iron and skillion verandah carried on timber posts. Cast-iron lace verandah balustrade and quadrant brackets. Front windows are two four-paned timber-framed double hung windows located symmetrically around a centrally placed front door. This building is designed in the Victorian Georgian style.</i>
11	6 and 8 Oak Street	<i>Pair of single storey weatherboard houses with continuous corrugated-iron hipped roof. Hipped skillion verandah carried on timber posts on brick piers with carved timber quadrant brackets. Virtually identical to No's 10-12 Oak Street. This building is designed in the Victorian Georgian style.</i>
11	10 and 12 Oak Street	<i>Pair of single storey weatherboard houses with continuous corrugated iron hipped roof. Hipped skillion verandah carried on timber posts on brick piers with carved timber quadrant brackets. Virtually identical to Nos. 6-8 Oak Street. This building is designed in the Victorian Georgian style.</i>
12	6 Napier Street Don Bank (Also listed on the State Heritage Register)	<i>A single storey cottage of vertical fitted slab construction with lath and plaster interior walls and cedar joinery, a wide front door with French doors opening onto a verandah across the front. The original shingle roof has been replaced with corrugated iron. The verandah has very good timber triellage work of a type now rare. When built in 1854 it would have enjoyed sweeping views across to Neutral Bay. In 1853 William Carr Solicitor purchased the site. Before completion of that sale, Don Bank was built as the intended residence of his widow, Charlotte Carr. It was then known as St Leonard's Cottage and described as a four roomed home in an unsuccessful advertisement offering it for sale in November 1854. This building is designed in the Victorian Georgian style.</i>
13	1, 3, 5 and 7 Napier Street	<i>Terrace of four houses each identical and arranged in symmetrical pairs with each house stepped down the hillside. Roofs are gabled and of corrugated iron. They are very simply detailed. This building is designed in the Victorian Georgian style.</i>

14	<p>92-96 Pacific Highway North Sydney Post Office - Police Station - Court House</p> <p>92-94, north Sydney Post Office is also listed on the State Heritage Register)</p>	<p><i>North Sydney Post Office - Police Station - Court House</i> The central Government building in North Sydney and a focal point of an important central crossroads. Excellent example of a regional civic building of landmark design. Excellent example of the work of the Colonial Architects Office under James Barnett.</p> <p><i>North Sydney Post Office</i> North Sydney Post Office is significant at a State level for its historical associations, strong aesthetic qualities and social value.</p> <p><i>North Sydney Post Office is associated with the development of postal services in the North Sydney area from 1854. As such, the current Post Office is associated with the growth of the area during the mid-nineteenth century. North Sydney Post Office is historically significant because it is also associated with the development of communications services in the North Sydney (originally called St Leonards) area during the late nineteenth century, as the growing population required improved services.</i></p> <p><i>North Sydney Post Office is also historically significant because it is associated with the NSW Colonial Architect's Office under James Barnett, which designed and maintained a number of post offices across NSW between 1865 and 1890.</i></p> <p><i>North Sydney Post Office is aesthetically significant because it is a distinctive example of the Victorian Free Classical style, with strong visual appeal. It is located on a prominent corner site and makes a significant contribution to the streetscape of the North Sydney civic precinct, and, along with the adjoining Court House and Police Station, provides an insight in the earlier built form of the North Sydney CDB. This complex of civic buildings forms an important civic conservation group in North Sydney.</i></p>
15	105-153 Miller Street MLC Centre	<i>The first high rise office block in North Sydney and the largest for a number of years after its construction. Seminal building on subsequent high-rise design in Sydney and utilised construction and structural techniques not previously used in Australia. First use of curtain wall design; first use of modular units in Australia. Major landmark in North Sydney.</i>
16	187 Miller Street Watchmaker and Jeweller Shop	Early shop

3.6 Heritage Impact Analysis

Question to be answered	Comment
<i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i>	<p>The heritage items in the vicinity of the subject site are all located within, or in close proximity to, the North Sydney CBD. As these buildings have been heritage listed for their architectural and historical significance the proposed construction of a new high rise commercial building in the CBD will not impact on their ability to demonstrate the building styles and techniques of their era of construction.</p> <p>The North Sydney LEP heritage map shows the Monte Sant Angelo Group occupying a large site diagonally opposite the subject site in Berry Street. The Monte Sant Angelo buildings at this interface are recent additions to the site, constructed in contemporary style and materials. As such, it is considered there will be no impact on the established heritage significance of the historic Monte Sant Angelo buildings and their settings, located in the centre and north of the complex and separated from the subject site by a number of intervening buildings.</p>
<i>Why is the new development required to be adjacent to a heritage item?</i>	The proposed development in the North Sydney CBD is in the vicinity of a number of heritage items. The controls and guidelines of the <i>North Sydney LEP 2001</i> and the <i>North Sydney DCP 2002</i> have been formulated to conserve the significance of these heritage items. The proposed development is consistent with the heritage requirements of these documents.
<i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i>	<p>The curtilage of the domestic scale heritage items in the vicinity of the subject site is limited to that of the garden setting within their individual lot boundaries.</p> <p>The prominent location of the North Sydney Post Office, at the corner of Pacific Highway and Mount Street, contributes to its significance as a landmark building.</p> <p>The heritage listing of the Monte Sant Angelo Group covers the whole site. The historic buildings, in the centre and north of the site, are considered to have a reduced heritage curtilage encompassing only their immediate setting.</p>
<i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i>	<p>Views from the heritage items in the vicinity of the subject site will not be affected by the proposed development.</p> <p>The new high rise building will be visible in the background of views to some of these buildings, in particular 45 Edward Street and the residences in McLaren Street. As the proposed development is adjacent to Northpoint Tower, and several other high rise buildings of the CBD, the context of the view will be largely the same. As such, it is considered there will be no negative effect on the views of these items.</p>
<i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i>	Archaeological assessment is outside the scope of this Report.
<i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i>	With the exception of the MLC Building the heritage items in the vicinity of the subject site are low in scale, early twentieth century buildings. As such it is not considered necessary for a new high rise building to have an architectural relationship with these items.

<p><i>Will the additions visually dominate the heritage item? How has this been minimised?</i></p>	<p>In the context of the existing development in the North Sydney CBD the proposed new development will not visually dominate the lower scale heritage items in its vicinity due to their physical separation from the site.</p> <p>The MLC Centre, the first high rise building in the North Sydney CBD, is now somewhat dwarfed by the contemporary development. As it is separated from the subject site by Northpoint Tower it is unlikely to be visually dominated by the proposed development.</p>
<p><i>Will the public, and users of the item, still be able to view and appreciate its significance?</i></p>	<p>The public, and users, of the heritage items in the North Sydney CBD will still be able to view and appreciate their significance.</p>

Conclusions and Recommendation

4.0

4.1 Conclusions

- The subject site at 177-199 Pacific Highway is not listed as an item of heritage significance in any statutory instrument.
- It is located in the vicinity of the listed heritage items at
 - 92-96, 168, 170 and 172 Pacific Highway
 - 45, 49, 51, 53, 55, 57, 59, 61, 63, 65 and 67 Edward Street
 - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 Oak Street
 - 1, 3, 5, 6 and 7 Napier Street
 - 1 Doohat Avenue
 - 3, 9, 10, 11, 12, 21-23, 25, 27, 29, and 31-33 McLaren Street
 - 103, 105, 128-192, 187, and 199 Miller Street
- The Monte Sant Angelo Group occupying a large site diagonally opposite the subject site in Berry Street, is the nearest heritage item. The Monte Sant Angelo buildings at this interface are recent additions to the site, constructed in contemporary style and materials. There will be no adverse impact on the established heritage significance of the historic Monte Sant Angelo buildings and their settings, as a result of the proposed development.
- The proposed new building at the edge of the North Sydney Central Business District will have no adverse impact on the established heritage significance of the heritage items in its vicinity.

4.2 Recommendation

- Graham Brooks and Associates has no hesitation, from a heritage perspective, in recommending the application for approval.