

HERITAGE IMPACT STATEMENT



Planning Proposal

No. 757-763 George Street, Haymarket, Sydney.

October 2020 | J4003

**Weir
Phillips**
Heritage

Level 19, 100 William Street, Sydney, NSW 2011
Phone: (02) 8076 5317

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Planning Proposal to seek approval to modify the current Height of Building and FSR controls of the Sydney LEP 2012 for the subject site at Nos.757-763 George St, Haymarket, Sydney (The Site). This Heritage Impact Statement should be read in conjunction with drawings by Grimshaw that accompanies this application and an existing approved Development Application for the site, D/2017/353 which was approved on 23 October 2017.

This HIS focuses on the scope and impacts of the Planning Proposal, which relates to proposed changes to planning controls only (no physical works are proposed).

The proposal seeks to amend the following planning controls which apply to The Site including:

- *Sydney Local Environmental Plan 2012* (SLEP 2012) – Building Height
- *Sydney Local Environmental Plan 2012* (SLEP 2012) – Floor Space Ratio(FSR).

Haymarket is located within the City of Sydney. The principal planning control for the site is the Sydney Local Environmental Plan 2012 (LEP 2012). The site consists of two lots, Nos 757-759 and Nos 761-763 George Street. Nos 761-763 is listed as heritage item (1843) “Former commercial building “Sutton Forest Meat”, including interior” by Schedule 5 part 1 of the Sydney Local Environmental Plan 2012 (SLEP2012). The site is also located in the vicinity of other heritage items as listed by this schedule. It is not within a Heritage Conservation Area.

Under Part 5.10 of the LEP 2012:

(4) Effect of proposed development on heritage significance

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

(5) Heritage assessment

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

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

In order to assess the potential impacts of the proposed changes to the planning controls on heritage items, a heritage management document must be submitted with the Planning Proposal. The appropriate heritage management document, in this instance, is a Heritage Impact Statement.

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Grimshaw Architects.

1.2 Site Location

The site is located over two adjoining lots, being Nos. 757-759 George Street and Nos. 761-763 George St, Haymarket on the corner of Valentine Street. The site is located on the western side of George Street at the corner of Valentine Street and is comprised of two adjoining titles, defined as:

No. 757-759 George Street, Haymarket, Sydney. Lot11, D.P.70261.

No. 761-763 George Street, Haymarket, Sydney. Lot 1,D.P.1031645.



Figure 1: Location of the site with Lot and D.P. identification, showing the extent of the Study Area. Surrounding street names also shown (Austral Archaeology Pty Ltd, Oct 2014).

1.3 Authorship

This statement was prepared by Patricia Sims, B.Arts, B.Appl.Sc. (Env.Des.), B. Arch., Grad. Dip. Herit. Cons. and James Phillips, B.Sc.(Arch.), B.Arch., M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

1.4 Previous Reports

The *Historical Archaeological Assessment* prepared by Austral Archaeology Pty Ltd in October 2014 was used in the preparation of this report.

Development Application for a proposed Commercial Hotel. Statement of heritage Impact. Nos. 757-763 George Street, Haymarket, NSW, 2000. NBRS + Partners, December 2016.

Parts of the history contained in this report has relied on the NBRS HIS form 2016. The authors of this report are duly acknowledged.

1.5 Limitations

A detailed history of the site and a full assessment of significance to NSW Heritage Division standards were not provided for. The history contained in this statement was compiled from readily available sources.

An assessment of archaeological potential and archaeological significance, Aboriginal or historical, is outside the scope of this HIS.

Community consultation has not been undertaken as part of this Planning Proposal.

1.6 Methodology

A site inspection was undertaken in July 2020 for the preparation of this HIS by Weir Phillips Heritage and Planning. All photographs of the site were taken at this time unless otherwise noted.

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.5 below.

1.7 Heritage Listing of The Site

Under the Sydney LEP 2012 Schedule 5 Part 1 and 2 :

- Part of the site, No. 761-763 George Street is listed as a local heritage item.
- The site is not located in a Heritage Conservation Area.
- The site is located in the vicinity of other heritage items.

The Site is not listed as a heritage item on the National or Commonwealth Heritage List or the State Heritage Register.



Figure 2: Subject site and adjacent heritage items, the subject site is shown with a red arrow.
Sydney LEP 2012, Heritage Map 015 (detail) with overlay by Weir Phillips Heritage and Planning.

1.8 The Surrounding Area

The site is located in the centre of Sydney, with numerous heritage items nearby, including items of local heritage significance, listed on Schedule 5 of the *Sydney LEP 2012*; items of State heritage significance as listed on the NSW State Heritage Register under the *Heritage Act 1977* (NSW);

1.9 Relevant Heritage Legislation

In Australia and NSW, heritage listings give rise to statutory requirements to consider the heritage impact of any proposed works to a heritage item, and in some cases, in the vicinity of a heritage item.

While this proposal does not consider specific works as it seeks changes to the applicable LEP development standard, the development facilitated by the Planning Proposal necessitates works to the heritage item which are required to be considered.

1.9.1 Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) provides statutory obligations for the conservation of items of State heritage significance in NSW.

Places, buildings, works, relics, movable objects or precincts considered to be of significance for the whole of NSW are listed on the State Heritage Register (SHR). The SHR is administered by the Heritage Division of the Office of Environment and Heritage and includes a diverse range of over 1,500 items.

Under cl.57(1) of the Act, alterations of any kind to an item listed on the SHR cannot be carried out without prior approval from the Heritage Council of NSW.

The proposal to modify planning controls on the subject site does **not** require assessment under the *Heritage Act 1977* (NSW) as no part of the site is listed on the SHR, nor is any part of the site within the heritage curtilage of a site listed on the SHR.

1.9.2 Local Environmental Plan

In NSW, the *Environmental Planning and Assessment Act, 1979* (NSW) (the 'EP&A Act') sets out statutory obligations for local governments to take into consideration the impacts to the environment and the community of any proposed development or land-use change. Under this act, local government must prepare and implement a Local Environmental Plan (LEP) to regulate development within their respective Local Government Area (LGA).

Under Cl.5.10(2) of the *Sydney LEP 2012*, development consent is required for any action that will demolish, move or affect a heritage item or item within a conservation area. Part of the site is listed as a heritage item of local heritage significance and is located in the vicinity of other heritage items. It is not located in a heritage conservation area.

Cl.5.10(5)(c) enables Council to 'require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned,' where the development is on land 'within the vicinity' of a heritage item or heritage conservation area. This report is submitted as the required heritage management document.

1.9.3 Development Control Plan

Development Control Plans (DCPs) provide detailed planning and design guidelines to support the planning controls in the Local Environmental Plan (LEP). The *Sydney Development Control Plan 2012* identifies Council's requirements for new works on land to which the *Sydney LEP 2012* applies.

The Section 3.9 of the Sydney DCP 2012 identifies the following objectives for the preservation of the heritage values of Sydney:

- (a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.
- (b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby buildings and features of the public domain.

1.10 Documentary Evidence

1.10.1 General References

Published Material:

- Attenbrow, V., 2002, *Sydney's Aboriginal Past: Investigating the Archaeological and Historical Records*, The University of New South Wales Press, Sydney.
- Benson, D.H. & Howell, J., 1990, *Taken for Granted: The Bushland of Sydney and its Suburbs*, Kangaroo Press, Sydney.
- Bertie, C.H., 1920, 'The Story of Old George Street' in *Old Sydney*, Tyrells, Sydney.
- *City of Sydney Local Environmental Plan 2012*, City of Sydney 1997, The Central Sydney Archaeological Zoning Plan, City of Sydney.
- Department of Planning & Heritage Council of New South Wales 1993, *Historical Archaeological Sites: Investigation and Conservation Guidelines*, NSW. Department of Planning, Heritage Council of NSW.
- Gammage, B., 2011, *The Biggest Estate on Earth; How Aborigines Made Australia*, Allen & Unwin, Crow's Nest.
- Heritage Office and Department of Urban Affairs & Planning 1996, *Archaeological Assessment Guidelines*, Heritage Office and Department of Urban Affairs & Planning.
- NSW Heritage Branch, 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*, Department of Planning, Sydney.
- Macle hose, J., 1977, *Picture of Sydney and strangers' guide in NSW for 1839*, John Ferguson in association with the Royal Australian Historical Society, Sydney.
- Southwell, D., 1893, *Journal and Letters of Daniel Southwell*, Charles Potter, Sydney.

Unpublished Material:

- Austral Archaeology Pty Ltd, 2013, *Proposed Services on Dalgety & Hickson Roads, Barangaroo Northern Headland, Historical Archaeological Assessment, Statement of Heritage Impact & Research Design*. Report for Barangaroo Delivery Authority.
- Austral Archaeology Pty Ltd, 2014, *757 – 763 George Street, Sydney, NSW, Historical Archaeological Assessment*. Report for Ceerose Pty Ltd.
- Casey & Lowe Pty Ltd 2011, *Archaeological Investigation 710 – 722 George Street, Haymarket, Volume 1: Main Report*. Unpublished Report to Inmark.
- Comber J., 2012, *Darling Quarter (formerly Darling Walk), Darling Harbour, Aboriginal Archaeological Excavation Report*. Unpublished Report to Casey and Lowe.
- Cultural Resource Management (CRM) 1999, *Archaeological Assessment, the Former Mountbatten Hotel, 701 George Street, Sydney*. Unpublished Report for JBA + Berkhout Urban Planning Consultants.
- Godden Mackey & Logan Pty Ltd (GML) 2002, *767 – 769 George Street and 21 Valentine Street, Haymarket – Archaeological Assessment and Research Design*. Unpublished Report for Donmastry Pty Ltd.

- Godden Mackey & Logan Pty Ltd (GML), *200 George Street: Archaeological Investigation Update 1*. Report in preparation.
- Karskens, G & Godden Mackay Pty Ltd, 1999, *The Cumberland/Gloucester Streets site, The Rocks : archaeological investigation report*. Unpublished Report for Sydney Cove Authority.
- Royal Botanic Gardens & Domain Trust (RBG & DT), 2001, *The Domain Masterplan; Volume 2*.
- Thorp W., 1999, *Archaeological Assessment: The KENS Site, Sydney*. Report for Sunlord Pty Ltd.
- Vinnicombe, P., 1980, *Predilection and Prediction: A Study of the Aboriginal Sites in the Gosford- Wyong Region*. Unpublished report to the NSW NPWS.

1.10.2 Heritage Listing Sheets

- 'Central Railway Station Group (including buildings, station yard, viaducts and building interiors', Haymarket, Sydney. State Heritage Inventory Database No. 2424249. (1824).
- Belmore Park grounds, Landscaping and bandstand. (1825).
- 'Christ Church St Laurence group (church, former school and rectory including interiors)', No. 814A George Street and No. 505 Pitt Street, Haymarket. State Heritage Inventory Database No. 2424276. (1849).
- 'Commercial building group including interiors', Nos. 767-791 George Street, Haymarket. State Heritage Inventory Database No. 2424257.(1844).
- 'Commercial building, Station House, including interior', Nos. 790-798 George Street, Haymarket. State Heritage Inventory Database No. 2424274.(1846).
- 'Former commercial building "Orchard's Chambers", including interior', Nos. 793-795 George Street, Haymarket. State Heritage Inventory Database No. 2424259.(1847).
- 'Former commercial building "Sutton Forest Meat", including interior', Nos. 761-763 George Street, Haymarket. State Heritage Inventory Database No. 2424218. (1843).
- 'Former Lottery Office including interior'. Nos.814 George Street, Haymarket. State Heritage Inventory Database No.2424220(1848).

1.10.3 Planning Documents

- *NSW Heritage Act 1977*.
- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- Standard Exemptions for Works Requiring Heritage Council Approval, 2009.
- State Environmental Planning Policy (Infrastructure) December 2007.
- *Sydney Local Environmental Plan (LEP) 2012*.

2.0 HISTORICAL ANALYSIS

2.1 Aboriginal Background and Colonial Settlement

The study area lies within the boundary of the region identified by Tindale in 1974 as belonging to the Gadigal (Attenbrow 2002:23), also referred to in academic literature as the Cadi, who spoke a dialect of the Darug Language (Attenbrow 2002:24; Comber Consultants 2012:6). The Cadi language boundary extends roughly from the northern shore of the Georges River to Port Jackson in the north (Attenbrow 2002:23), and from South Head in the east to Darling Harbour in the west (Comber Consultants 2012:6). Prior to arrival of Europeans, the land would have consisted of timbered slopes lined with Blackbutt (*Eucalyptus pilularis*) Red Bloodwood (*E. gummifera*), Sydney Peppermint (*E. piperita*) and smooth-barked apple (*Angophora costata*) (Benson & Howell 1990:42-43).

The abundant estuarine and terrestrial resources of the area combined with a mild annual climate to provide an ideal environment for the Aboriginal people who lived and hunted on the land prior to European settlement. Fish and molluscs would have been easily harvested from the various creeks and swamps feeding into the Parramatta River, while the forests would have provided larger game to hunt and various plants, seeds and tubers to harvest (Austral Archaeology 2014:17).

When the First Fleet arrived in 1788 carrying 1,200 people to feed and accommodate, the marine and land resources throughout the Sydney Basin became considerably stretched (Attenbrow 2002:83). The British arrival coincided with the beginning of an El Niño weather cycle, which would have further contributed to the scarcity of natural resources and fresh water in the area (Attenbrow 2002:83).

The effect this had on the Indigenous population was great. Attenbrow (2002) writes that in the early months of 1788, Indigenous populations would often help European fishing ships unload in return for part of the catch. By late 1788 these interactions became hostile as each party became more desperate to survive and food resources dwindled.

In the early days of European settlement, there are accounts of the British offering shark and sting-ray to the Aboriginal population, but being refused (Vinnicombe 1980). As food became increasingly scarce, instances of local Aboriginals accepting shark and sting-ray increased as did attacks by Aboriginal people on European settlers, if they refused to share resources. This led to retaliation from the European settlers. The combination of an outbreak of smallpox in 1789 and the removal of a large number of Aboriginal men following arrests and murders for various crimes led to a great upheaval within the Aboriginal communities of the Sydney Basin and the loss of cultural knowledge (Attenbrow 2002).

2.2 The Early Colony and the Ultimo Estate – 1788 to 1830

During the early years of the Sydney colony, settlement remained concentrated around the main cove, also incorporating the eastern part of Millers Point, while land to the south of the cove and along the shore of Cockle Bay were considered either too swampy or steeply inclined to be developed or farmed (CRM 1999:8; Gammage 2011:241; Macle hose 1839:62). In order to control future growth of the settlement, in December 1792, Governor Phillips drew a line connecting the Tank Stream and the headwater of Darling Harbour which he instructed would demarcate the southernmost boundary of Sydney Town (Figure 2.1). Governor's Phillips written instructions were that "no ground within the Boundary [was] ever [to be] granted or let on lease and all houses built within the Boundary line are to remain the property of the Crown" (RBG & DT 2001:4).



Figure 3: Plan of Sydney from 1792 showing the boundary Line (marked with red arrow). The study area is located off this map to the south (SRNSW: CGS13859, (SZ430).

Outside of the town boundary, the land at the head of Cockle Bay was already informally being occupied by the start of the 19th century by settlers making use of clay for brick-making. Daniel Southwell, writing in July 1788 describes the makeshift village:

At somewhat less than a league from the camp there is plenty of good clay, and capital brick-kilns are here established, and this, tho' a scanty village, is, I assure you, a much frequented and pleasant walk. Add to this gardening, farming, and a thousand other things are carrying on with all possible expedition (Southwell 1893)

The main brickfields were centred in an area bound by modern-day George, Campbell, Elizabeth and Goulburn streets (Casey & Lowe 2011:32), to the north-west of the study area. While there are no records that the study area was formally granted or occupied at this time, an 1802 map by the French explorer Charles Alexandre Lesueur shows various small allotments in the vicinity of the study area (Figure 2.2). However, although Meehan's plan of 1807 shows several houses in the Brickfields area which are "irregularly [b]uilt – very few of them good", no houses are shown in the vicinity of the study area (Figure 4).



Figure 4: Extract from Lesueur's 1802 Plan de la ville de Sydney showing the allotments in the approximate location of the study area outlined in red. Note that north is to the right of the map (SL: Z/M1 811.17/1802/3-4).

In 1803, Governor King gave a grant of 34 acres (13.8 hectares) to the surgeon John Harris for land fronting Parramatta Road "between the church lands and the grounds used as a brickfield without the town of Sydney" (*The Sydney Morning Herald*, 16 September 1882, pg7). This grant formed the foundation of Harris's Ultimo Estate (Fitzgerald 2008). Subsequently, Harris's holdings were further increased by two grants from Governor King on 1 January 1806; one of 9 acres (3.6 hectares) to the south-west of the estate which fronted Parramatta Road, and a larger grant of 135 acres (54.6 hectares) which extended the estate northwards (*The Sydney Morning Herald*, 16 September 1882, pg7).

By the time of Meehan's plan of 1807, the study area was contained in an unalienated triangle of land bordered by the waters of Cockle Bay on the north, Parramatta Road on the east and the Ultimo Estate on the south-west.

The study area came to form part of a fourth and final grant given to Harris by Governor Macquarie in May 1818 (Figure 2.4), which gave Harris ownership of the entire northern frontage of George Street up to of Darling Harbour (*The Sydney Morning Herald*, 16 September 1882, pg 7). While it formed part of the grant, the study area still remained undeveloped through the 1830s (Figure 5).



Figure 5: Extract from Meehan's 1807 plan showing the approximate location of the study area marked in red. Phillip's town boundary is marked in blue and the northern boundary of Harris' initial Ultimo grant is marked in green (nla.map-f105b-e).



Figure 6: Excerpt from Parish Map of St Andrew showing the various grants given to John Harris. The study area is located within the fourth grant, outlined in red (Department of Lands, Parish of St Andrew, Sheet 2).

Maclehose, writing in 1839, provides a detailed discussion of the southern end of George Street:

Between the bottom of the Brickfield Hill and the old Sydney Turnpike, George Street is occupied only on the south side by houses, some of which are highly finished, both as regards their external appearance, and their internal accommodations: the whole ground along the eastern side of this part of the street being still retained by the Government (Maclehose 1977:70).

Although he does not explicitly mention the Ultimo Estate, which was along the western side of Parramatta Road, it is assumed from his lack of any description that the estate remained undeveloped at the time of writing. This matches the view shown in Figure 6, which shows the Ultimo Estate in the vicinity of the study area.



Figure 7: Excerpt from 1822 plan of Sydney showing the Ultimo Estate. The approximate location of the study area is marked with a red arrow. The green arrow denotes the probable location of the viewer in Figure 8 (SL: Z/M2 811.17/1822/1).

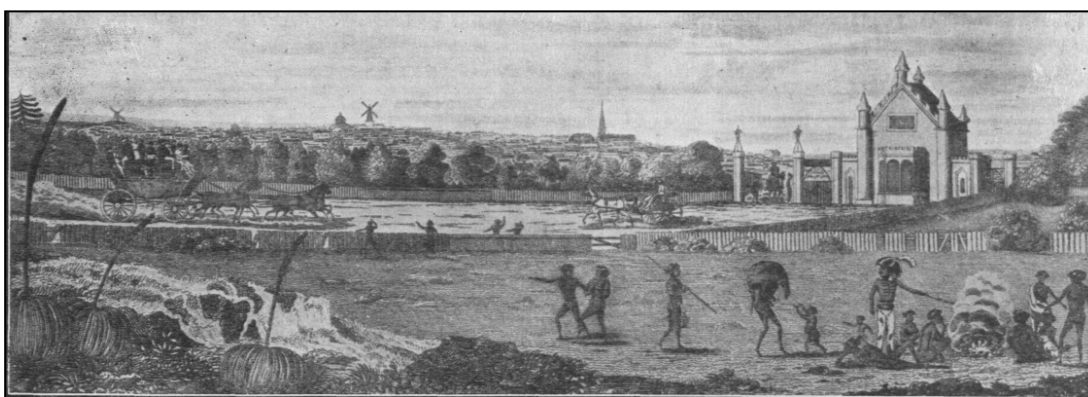


Figure 8: The George Street Toll Bar in 1829, looking northwards. Note the undeveloped land of the Ultimo Estate behind the Parramatta Road (Bertie 1920:31).

2.3 Subdivision and Occupation – 1830 to 1900

Aiming to cash in on the value of the land fronting Parramatta Road and George Street, Harris undertook several subdivisions of his land in the 1830s and the 1840s, leading to a rapid period of development with property being bought and sold in quick succession (CRM 1999:9). Following the various divisions and sales, Valentine Lane eventually became a laneway running westwards off George Street, present on maps from 1854 onwards (GML 2002:10).

One factor which hinders research into the early development of the study area is the frequency with which house numbers changed during the 19th century, coupled with changes in the city wards. Between 1845 and 1856, the study area was covered by City of Sydney Assessment Books for Phillip ward. However, with a change in ward boundaries in 1858, the study area was subsequently transferred to the Dennison ward. Known house numbers for buildings fronting George Street both in and immediately adjacent to the study area are outlined in the following table:

| <i>Current Property Number</i> | <i>1880-1867</i> | <i>1866-1856</i> | <i>1856-1848</i> | <i>Pre-1848</i> | <i>Notes</i> |
|---------------------------------------|-------------------------|-------------------------|-------------------------|------------------------|--|
| 755 | 727 | 717 | 556 | 585 | Immediately north of the study area |
| | | | | | Right of way to rear of properties |
| 757 | 729 | 719 | 558 | 586 | |
| 759 | 731 | 721 | 560 | 587 | |
| 761 | 733 | 723 | 562 | 588 | |
| 763 | 735 | 725 | 564 | 589 | |
| 765 | 737 | 727 | 566 | 560 | Immediately south of the study area |
| | | | | | Valentine Lane (changes to Valentine Street in 1900) |

Table 1: Summary of house number alterations from north to south (From City of Sydney Assessment Books).

By 1854, the study area contained combined residential and commercial premises fronting George Street, with housing lining the northern side of Valentine Lane and a small block of five houses at the back of the study area, accessed through a right of way between 556 and 558 George Street (Figure 9). These five properties are referred to in the early rates books for Phillip ward as being in Sells Lane. This is most likely a reference to John Sells, who is listed as the owner of two wooden buildings located off the main George Street frontage in Phillip ward rate assessment book of 1845.

In 1854, ownership of the study area was split between three individuals, with Charles Jenkins owning the majority of the study area and John Rae (or Ray) owning the northern part. It has not yet been possible to confirm the house numbering for Valentine Lane, although preliminary evidence from the City of Sydney Assessment Books suggests that the remaining part of the study area was owned by Gregory Board.

Following the death of Jenkins, his portion of the study area was further subdivided into three separate lots in an auction held on 4 June 1866 (*Empire*, 23 May 1866). No further significant alteration occurred to the property boundaries through the remainder of the 19th century.



Figure 9: Excerpt from Woolcott and Smith's 1854 plan of Sydney showing the study area outlined in red (University of Melbourne 11343/23939).

2.4 The Valentine Street Resumption and Sutton Forest Meats (1900 to Present)

Although Valentines Lane was already informally referred to as Valentine Street during the 19th century (c.f. *Evening News*, 24 January 1883), in 1897 a request was approved by the City of Sydney Council to formally change the name to Valentine Street (*The Sydney Morning Herald*, 12 February 1897). This may have been undertaken in an attempt to improve the reputation of the street, which had previously been described in 1881 as containing "[s]everal unsightly shanties...condemned as unfit for human habitation" (*The Sydney Morning Herald*, 15 February 1881, pg6) and again in 1883 as containing buildings in a "shockingly dilapidated condition, being filthy shanties in filthy slums" (*Evening News*, 24 January 1883, pg2).

In 1905, the City Council gained the power to resume properties in order to knock them down to widen the streets. Part of the study site, the present Nos.761-763 George Street, was resumed by notice of resumption on 18 March 1910 for the widening of Valentine, Thomas and Quay Streets in Haymarket. The Plan for the widening is shown in Figure 10. On the plan Nos.761-763 George Street and 18-24 Valentine Street are marked 2 and 3 and identifies the respective owners of same, "H Kinsella, Bexley" and "R Wynnes Est Perp(etual) Trustee Coy Spring Street".

At that date the subject site was in the occupation of Sutton Forest Meat Company as shown in the undated photograph at Figure 11.



Figure 10:– Plan shewing land to be resumed in connection with Valentine St widening, 1910. (Source: NSW Land & Property Information, Crown Plan MS 32453000)

Following the road widening, the land on the north was sold back to private owners, with the properties split between three new buildings. The Sutton Forest Meat Co., which had occupied 763 George Street prior to the resumption, took ownership of a new, purpose built shop which covered the double property of 761 and 763 George Street. The remaining frontage of 757 and 759 George Street was converted into shops and offices while the land at the rear of the study area became a factory occupied by W. Pepperday & Co. Printers, which was accessed through the original scrangleway¹ between 755 and 757 George Street (Figure 2.10). The Printers factory has been demolished and is currently used as a carpark.

¹ Scrangleway; derivative of the archaic term 'scrangle' meaning to sidle or scuttle. Scrangleways were narrow paths or footpads of common, if not necessarily salubrious, passage in overpopulated, poorly planned, districts - typically applied to inner urban and industrial contexts.



Figure 11: North-west view showing Valentine Lane and 761 to 765 George Street in 1910 (NSCA CRS 51/2652).



Figure 12: South-east facing view of 751 to 759 George Street in 1910 (NSCA CRS 51/302).

Figure 11: shows 765 George Street, which is outside of the study area and was subsumed as part of the road corridor for Valentine Street.

Figure 12: Both 761 and 763 George Street are shown as being occupied by Sutton Forest Meat, who later occupied their own purpose-built building on the same site.

The inscription on the present building of "Established 1875" written reflects the date of founding for the Sutton Forest Meat Company (c.f. *Daily Commercial News and Shipping List*, 26 November 1910, pg1) rather than the date of construction of the building.

Only the two buildings on the left-hand side of the photograph (757 and 759 George Street) and the adjoining laneway are in the study area. Building 759 carries a billboard for baker Felix Greenwood who operated the bakehouse located at the rear of the building. The sign for an ironmonger relates to Morris Bros., who operated an ironmongery at the property at the start of the 20th century. The laneway to the right of 759 George Street led to the former tenement block at the rear of the study area.



Figure 13: East facing view along Valentine Street prior to resumption and street widening in 1910 (NSCA CRS 51/2653).

Following the resumption, three new buildings were constructed within the study area although the street numbers essentially remained unaltered (Figure 14).

2.5 Nos. 761-763 George Street

On the George Street and Valentine Street frontage, the Sutton Forest Meat Company moved into a new, two-storey tiled building which was designed specifically for their use at 761 to 763 George Street (Plate 2.4). The building is considered an "example of Federation Free Style architecture with Arts and Crafts influences, distinguished by the use of decorative ceramic wall tiles" (OEH n.d.). However, while the LEP listing describes the building as having been constructed in 1897, this is not possible as the building has been constructed with windows along the Valentine Street frontage. Therefore, the building could not have been constructed prior to the demolition of 765 George Street and the widening of Valentine Street in 1910. Within the remainder of the study area, a smaller office block was constructed over the former shopfronts of 755 and 757 George Street, while a larger factory building was

constructed in the western part of the study area, which formerly contained the tenement block, bakehouse and detached stables.

In terms of archaeological potential, it is important to note that none of these modern structures are recorded as containing basements.

Following the widening of Valentine Street to 40 feet, Sutton Forest Meat Company entered into a new leasehold of the site. Ralph Walker and Sons lodged a building application to the Council in October 1910 for the construction of new premises at 761 George Street. The design was prepared by E. Lindsay Thompson architect who also designed the Orchard Building on the corner of George and Quay Streets.

The Sutton Forest Meat Company building appears to have been completed by July 1911 when the City Council advertised 50 year leases of six building allotments on the adjoining sites in Valentine and Thomas Streets (Figure 6). On 25 September 1911, Ralph Walker applied to Council for a rental reduction:

I beg to refer you to your letter dated Oct 13 th 1910 wherein you state that at a subsequent period if we make representations with regard to the rent of the premises we have erected the same may receive favourable considerations. I would point out to you that instead of expending £2000 as originally arranged we have expended £4,500 in building & £3000 in fittings and machinery.

In reply, the Council acknowledged that the tenants had expended considerably more than was agreed to at the time of arranging the lease, but he was not in favour of varying the rental amount.¹

The Sutton Forest Meat Company building is described as an “example of Federation Free Style architecture with Arts & Crafts influences, distinguished by the use of ceramic wall tiles.” The building was described in The Newsletter on Saturday 9 th September 1916 as follows:

This fine new model structure cost a few thousands to erect with its expensive specially designed adjuncts in the shape of cold storage chambers, curing departments, storehouses etc. The result of the architectural designs has been to bring under one expansive roof, a big model, fresh food distributing venture which is certainly one of the attractive sights of new Sydney. The front shop is the largest perhaps in any city in Australia and certainly no finer display of high quality beef and mutton was ever made anywhere than is here on view for selection and purchase any hour of the business day.

The original design drawings (Figures 15 and 16) indicate that the building was designed to have a roof with a continuous ventilated lantern detail but that an alternative skillion style roof was adopted instead. A decorative corner turret was erected as part of the original work but was subsequently destroyed by fire and not replaced. The more decorative awning shown on the application drawings was replaced by a condition requiring compliance with the City Corporation’s standard drawing design.

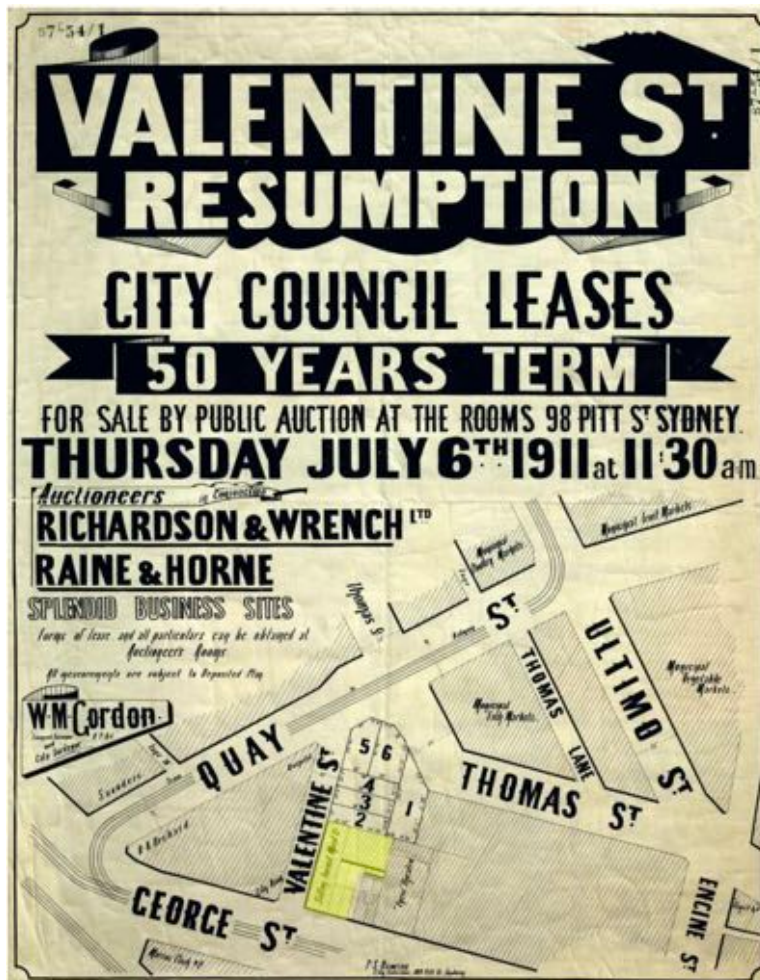


Figure 14– Valentine Street Resumption...for sale by public auction...Thursday July 6 th 1911. (Source: City of Sydney Archives, Auction and Sale Lithographs, 18651935)

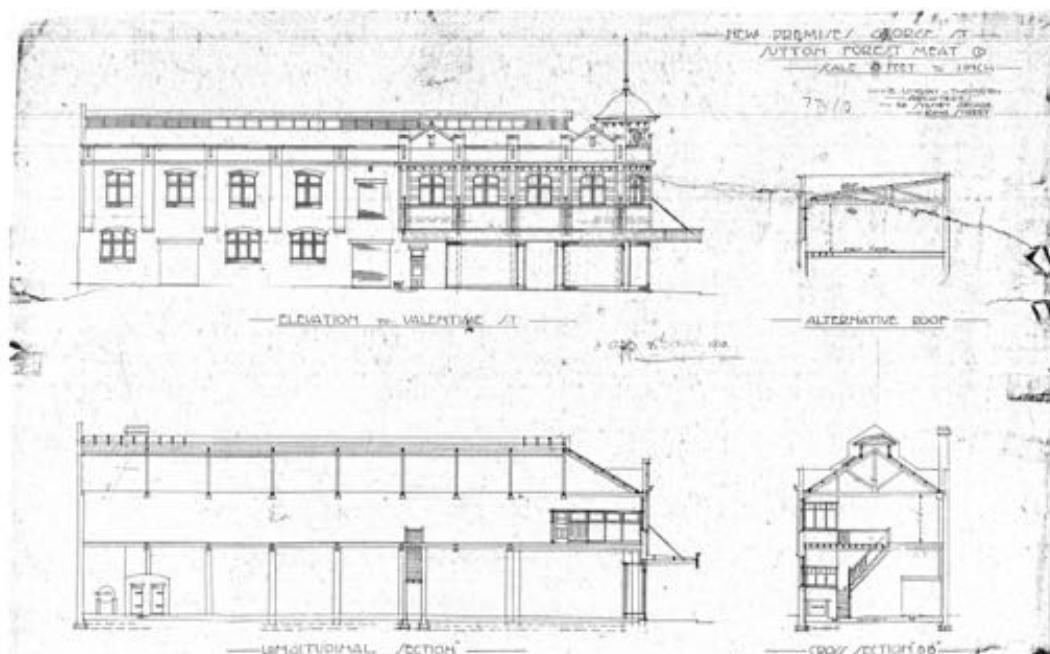


Figure 15 - Original architectural design drawings for Sutton Forest Meat Co building by E. Lindsay Thompson Architect, 1910. Note alternative roof design and corner turret. (Source: Sydney City Archives, Building Application plans 0221/10)

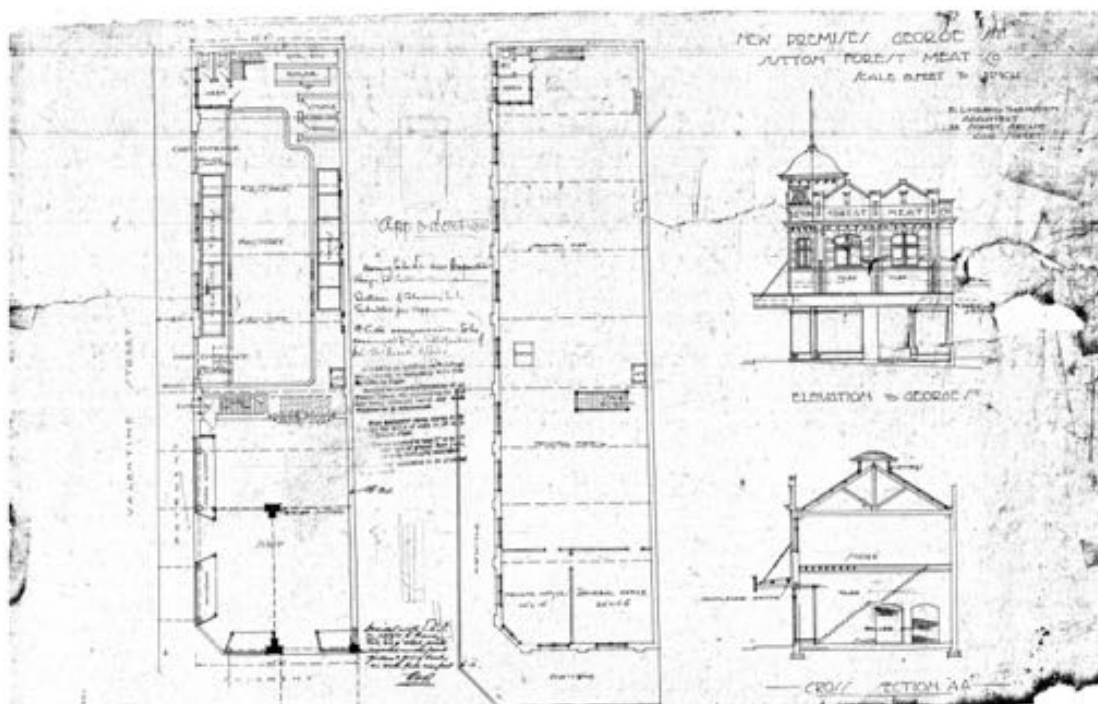


Figure 16 – Original architectural design drawings for Sutton Forest Meat Co building by E. Lindsay Thompson architect, 1910. (Source: Sydney City Archives, Building Application plans 0221/10)

On 5 January 1917, Hain and Searight Ltd advertised the auction sale of the lease, premises, working plan and goodwill of Sutton Forest Meat Company, 761-763 George Street (Figure 9). Ivan Nelson of Loftus Street was the successful buyer. He is accordingly listed as the lessee of the property in the 1918 Rate Book. He sold the business in the early 1920's To T.A. Field Ltd who are listed in the Rate Books as the lessee of the building occupied by the Sutton Forest Meat Company.

FOR ABSOLUTE AUCTION SALE.

THE LEASE, PREMISES, WORKING PLANT, AND GOODWILL OF
SUTTON FOREST MEAT COMPANY.

761-763 George Street, Sydney,

AS A GOING CONCERN.

Established over 41 Years.

The Premises comprise:—2 Storey Building, fitted as attractive Butcher's Shop, replete with every convenience, and contained within the building is Small Goods' Factory, 3 Freezing Chambers, Meat Rooms, Country Order Packing Rooms, etc.

LEASE OF PREMISES has an unexpired Tenure of 23 years from 1st January, 1917, at a very reasonable rental.

The Premises are situated in an attractive position, in one of the busiest centres of the city.

The Business has a very wide range of customers (principally Cash), and shows an annual turnover of about £110,000, therefore, the Goodwill of such a long established business is a valuable asset.

Complete Plant of Motor Waggon, Horse Waggons, Horses, Harness, etc.

AIN and SEARIGHT, LTD., 12 Loftus Street, SYDNEY, have received instructions to offer the above Business, by Public Auction, at the WOOL EXCHANGE, SYDNEY, on

FRIDAY, 5th JANUARY, 1917.

At 12 O'Clock (Noon).

Full particulars may be obtained from the Auctioneers, who, upon application, will furnish orders to inspect the premises, etc.

Figure 17– Business for sale. (Source: Sydney Stock and Station Journal, 22 December 1916, p12)

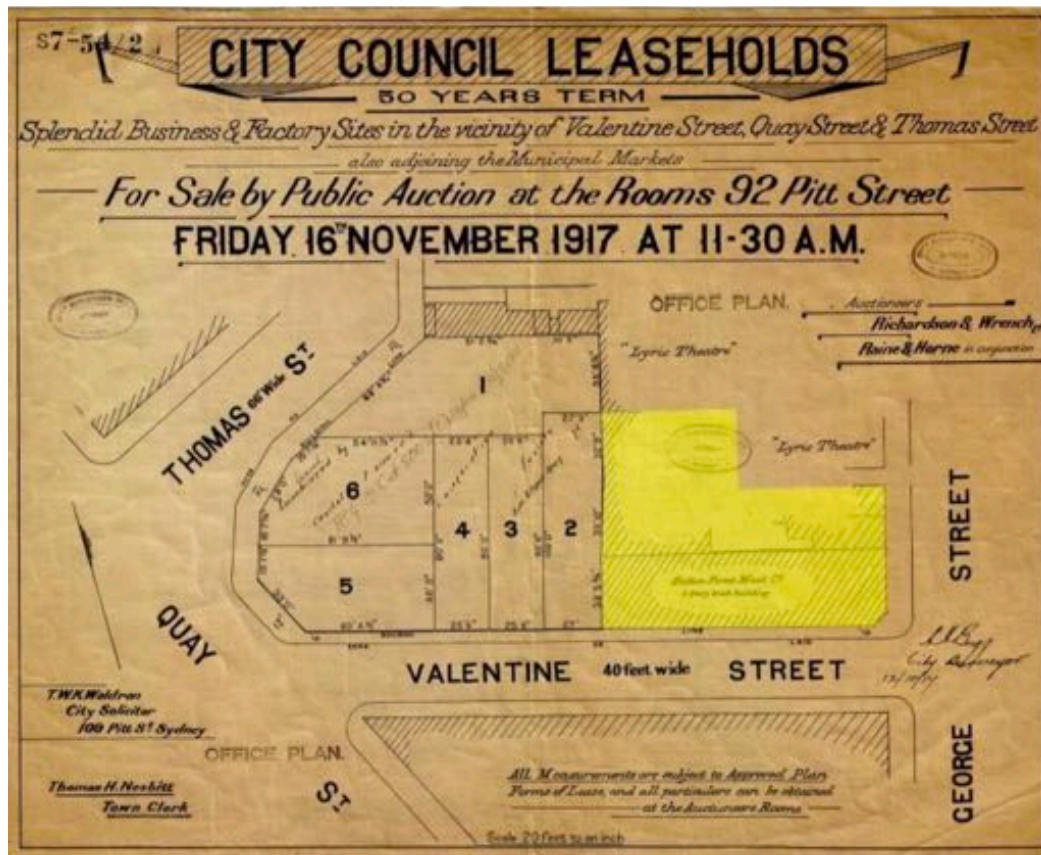


Figure 18 – City Council Leaseholds...for sale by public auction...Friday 16th November 1917. (Source: City of Sydney Archives, Auction and Sale Lithographs, 1865-1935)



Figure 19– Detail from Fire Underwriters Association of N.S. Wales Detail Survey Maps, Lyric Theatre Block No. 186 and SMC Markets Block No. 187, 27 March 1926. Subject site outlined in purple. (Source: City of Sydney Archives, Historical Atlas of Sydney)



Figure 20 Excerpt from 1946 aerial photograph showing the study area marked in red (Department of Lands).

Figure 20 – Detail from 1949 Aerial Survey of the City of Sydney showing the subject site in context prior to any modifications to the site. Note the corner turret which was lost in the later fire and the skillion style roof which was built in preference to the lantern style roof of the original design. Note also the pitched roof over the adjoining building which was subsequently replaced following a fire. The large industrial building at the rear of the site, No. 755A was occupied by a printer and has since been demolished. (Source City of Sydney Archives Historical Atlas of Sydney, Aerial Survey of the City of Sydney, 1949)

On 30 April 1941, the City of Sydney Council contracted with Theodore Varvaressos and Stephen George Varvaressos for the sale to them of the Sutton Forest Meat Company building for the sum of £13,000. The sale was accordingly approved by the Governor of New South Wales. The purchasers, by deed of assignment of 17 August 1948, “assigned all their right title and interest in the said contract of sale as beneficial owners” to Valentine Wholesale Distributors Pty Ltd. Thus on 28 April 1950, the City of Sydney Council sold the property to Valentine Wholesale Distributors Pty Ltd for the sum of £13,000. This signalled the end of the association of the building with the meat industry and smallgoods production.

In December 1969, the Valentine Wholesale Distributors Pty Limited sold 761-763 George Street to Reginald Vincent Weise of Bellevue Hill, retired grazier and Norma Eunice Weise, his wife, for the sum of \$125,000. They owned the building until 1984 when it was sold to And Wong See & Company Pty Limited for the price of \$700,000.

Several tenants have used the building since that time, including a fish shop and a coffee house. In the early 1970s, a restaurant opened in 763 and this use remained its primary function; 761 continued to house a variety of shops and offices until the 1980s.

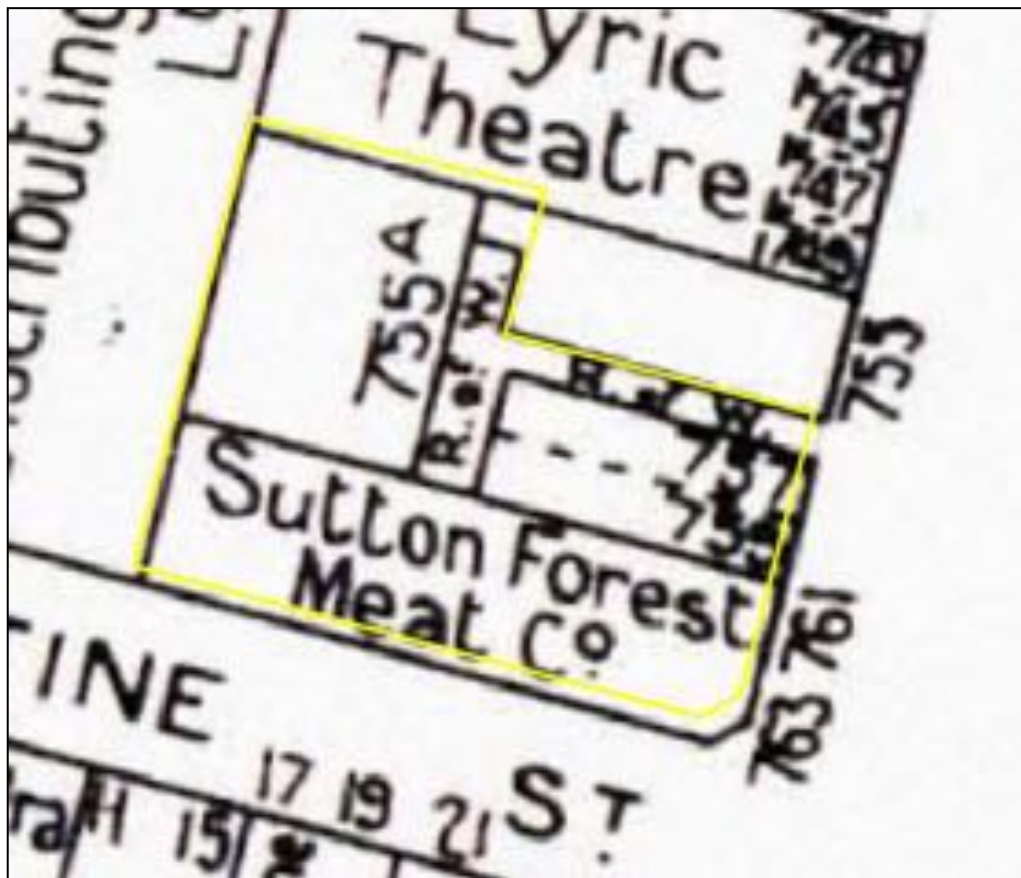


Figure 21: Excerpt from 1956 city building plan showing the study area marked in yellow.

Drawings of the original building and subsequent alterations have been sourced from the City of Sydney Archives. These clearly indicate that there is no significant internal fabric remaining from the original construction.

Changes made to the building since the 1960s have included the introduction of more partitions and the upgrade of services. In 1985, the restaurant was extended to include 761 George Street. In the same year the building suffered severe fire damage which destroyed much of the interiors and all of the original shopfronts. The building was subsequently adapted as accommodation and restaurants (Figure 22).

The current owners purchased the site for redevelopment as a hotel in 2014.



Figure 22: 759-763 George Street, Haymarket, 1979. (Source: City of Sydney Archives, NSCA CRS 700/039)



Plate 23: North-west facing shot of the two buildings currently in the study area taken in 2000 (<http://dictionaryofsydney.org/image/40455>)

2.6 Nos. 757-759 George Street

757-759 George Street (from 1910) 757-759 George Street was not comprised in the Valentine Street Resumption Area of 1910. At that date the site comprised a pair of two-storey shops/dwellings with a bakery at the rear accessed through the 'scrangleway' between 755 and 757 George Street (Figure 24). In the 1911 Assessment Listing, Margaret McCarthy was the owner of three properties on this site, namely a bakery at the rear occupied by Frederick Greenwood, and a shop & bakery (No. 757) and shop & house occupied by Mandel Morris (No. 759).

In March and April 1920, John Heatley lodged two applications to the Municipal Council of Sydney for 757/759 George Street. No further details are available for these building applications but it is likely it comprised the demolition of the two-storey shops/residences fronting George Street to make way for a new pair of two-storey shops. Accordingly, a large increase in the annual value of these properties is noted in the 1921 Assessment Listing.



Figure 24: South-east facing view of 751-759 George Street, Haymarket, 1910. 757-759 are the two buildings at far left carrying the signboard for “Felix Greenwood baker” and circled in red.(Source: City of Sydney Archives, NSCA CRS 51/302).

H & E Sidgreaves undertook alterations to the shopfront of 759 George Street in 1926. The Council Planning Street Cards thereafter contain a record of all building and developments applications to 1994 for 755a, 755, 757 and 759 George Street including “reinstatement after fire” in 1941, 1967 and 1971. There is likely to be little original fabric left in the buildings on the George Street frontage following the various building works and fires.

The factory/workrooms building located at the rear (755/755a) have since been removed to make way for carparking on the site.

2.7 E. Lindsay Thompson Architect

E. Lindsay Thompson Architect 1870 – 1935 E Lindsay Thompson was born in Millers Point in 1870, the son of Lindsay George Thompson, former Chief Inspector of Fisheries. He was articled in the City Architects Office and eventually established himself as a prominent architect designing many commercial buildings in the City of Sydney and residential and hotel buildings throughout the suburbs.

In 1910 at the time that he was engaged by The Sutton Forest Meat Company to design their new premises and shops at Haymarket, he had offices at 52 Sydney Arcade in King Street and lived for 60 years in Burwood. Thompson was an alderman on the City Council for 27 years between 1900 and 1927. He was also a director of several companies and Chairman of Directors of Sargent's Ltd. He was a keen cricketer and sportsman winning several trophies for his left handed bowling. Thompson was also on the executive of The New Guard. He died suddenly at his Manly home in 1935. He was unmarried.

3.0 SITE DESCRIPTION

3.1 The General Area

For the following, refer to Figure 25 an aerial photograph over the site and the surrounding area.

The site is located at the south eastern edge of the Sydney Central Business District within a diverse and dense mix of retail, commercial and residential buildings of varying height and architectural styles. The Sydney Central Railway Station is located to the east of site with Chinatown and the University of Sydney to the west .Figures 26-31 describe the surrounding area.



Figure 25: Location Plan of the site – Google Maps 2020.

To the north is the Chinatown locality which is characterised by small restaurant and retail outlets at street level. The buildings are typically between 3-10 stories and have a mixture of residential apartment building and C-Grade offices.

To the east George Street and Central Station. The junction between Pitt, George and Lee Streets, which forms the southern gateway to the Sydney CBD. This junction is a major transport interchange, with the Railway Square bus interchange to the west, Central Station to the east, Light Rail to the north and heavy vehicular and pedestrian movement surrounding. Christ Church of St Lawrence, an item of State Heritage significance is located close to this intersection in the vicinity of the site.

To the east of the site is the Novotel and high rise student accommodation. A number of newly built high The ABC offices and UTS are located further to the east.

To the south is a series of medium density mixed use area of hotels, commercial buildings, tertiary and education institutions.

The area also contains a number of heritage items, most of which have been adaptively reused for other purposes. These include, but are not limited, to:

- Former Sutton Forest Meat Building, 761-763 George Street, Haymarket
- Former Lottery Office at No.814 George Street, Haymarket;
- Marcus Clark Building (TAFE Building);
- 827-837 George Street, Haymarket;
- Former Commercial Building, 'Orchards Chambers'; and
- Christ Church, St Laurence Anglican Church and Pipe Organ.
- Commercial Building Group, 783-787 George Street.
- Former Benevolent Society of NSW Hospital, 175 -179 Thomas Street.



Figure 26: The site outlined in white, viewed from George Street looking south. Site outline in white.



Figure 27: George Street opposite the site, looking south.



Figure 28: George Street, north of the site.



Figure 29: The Site. Nos 761-763 and 757-759 George Street.



Figure 30: Opposite the site on the corner of Valentine Street and George Street,



Figure 31: View of Valentine Street with site on the left.

3.2 The Site

The subject site is located at the north-west corner of George Street and Valentine Street Haymarket and comprises two lots Lot 1 in DP 1031645 and Lot11 in DP 70261. It is an L shaped area with an extended arm to the north at the western half of the site. The site has a measured area of 1031Sq Metres with a frontage to George Street of 19.110metres and to Valentine Street of 38.703 Metres.

The site is identified as Nos. 757 – 763 George Street and comprises two built structures fronting George Street, the former Sutton Forest Meat Company Building on the corner site and a mid-20th century concrete framed building with a driveway access along a right-of-way to the rear. An earlier warehouse building formerly located at the rear of the site was previously demolished and is currently used for parking.

The right-of-way established for the benefit of the site extends along the northern boundary a distance of 20.915 metres and was created by an Old Systems Deed that was in place prior to 1915.



Figure 32: The site. Nos. 757-759 and 761-763 George Street. Google 2020.



Figure 33: The site. Nos. 757-759 and 761-763 George Street, from the corner of Valentine and George Street.



Figure 34: The rear of the site, the parking lot.

3.3 Nos. 761-763 George Street, the former Sutton Forest Meat Company

The State Heritage inventory listing sheet provides the following Physical Description of the building.

Located on the corner of George and Valentine Streets, the former Sutton Forest Meat Co. building is an example of Federation Free Style architecture with Arts and Crafts influences distinguished by the use of decorative ceramic wall tiles. The Valentine Street facade is primarily red face brick with attached piers creating nine vertical bays. It addresses the corner with a 45 degree chamfer that rises above the adjoining parapet with the text "Established 1875", and a steel street awning which wraps around the corner. Clad in green and white glazed ceramic wall tiles, the corner bays are defined at street level by glazed shopfronts. The shopfronts were altered after a fire in 1985 however a sympathetic design retains the essence of the shop with plasterboard fitouts throughout and an open internal metal staircase to the front section. The upper level arched windows are articulated by alternative green and white banded tile surrounds with tiled panels incorporating animal farm scenes below. A protruding cornice on brackets forms the edge of the rendered parapet which incorporates simple triangular and stepped rectangular pediments.

Category: Individual building. Style: Federation Free Style- Arts & Crafts influence. Storeys:2. Facade: Face brickwork, glazed ceramic wall tiles, rendered brickwork, glass shopfronts, steel awning. Side/Rear Walls: Face brickwork. Internal Walls: Plasterboard. plastered masonry (original curved wall to rear remains). Roof Cladding: Trim deck, metal decking, A/C equipment. Internal Structure: Central wall, flat arches made for more space-probably original adj wall 761/763, loadbearing brick. Floor: Reinforced. concrete, timber, carpet, vitrified tiles, ceramic tiles (entrance). Roof: Steel purlins to rear - steel trusses to front section. Ceilings: Plasterboard, cornices. Stairs: Internal open metal stair & handrail, / reinforced. concrete stair, tubular metal rail; Air Conditioned: Yes FireStairs:1; Lifts: No.

In general, the external building envelope of the former Sutton Forest Meat Co. building remains intact with a unique use of external glazed ceramic tiles incorporating panels with animal farm scenes. It is important as part of a group of buildings associated with markets and shops in the Haymarket area. Internally, the steel roof trusses have been exposed. Intrusive Elements: Internal alterations.

High Significance: Overall form and scale of building, external envelope elements including face brick, green and white tiles, panels of pastoral scenes, window openings, parapet signage. Medium Significance: Ground floor shopfronts and tile facings, awning. Low Significance: Internal fitout.

The State Heritage Listing sheet for the Sutton Meat Building describes the interiors as having low heritage significance. Weir Phillips Heritage has assessed the site as having no heritage significance. All significant internal fabric has been removed over years of replacement commercial fitout, which have stripped the interiors of original material. Historical research of the building noted several fires to the building, which likely destroyed the interior. Figures 42-47 illustrate the contemporary interior fitout of the building and absence of significant fabric.



Figure 35: The site from the corner of Valentine Street and George Street.



Figure 36: The site as viewed from George Street.



Figure 37: The site from Valentine Street.



Figure 38: The Site, parking lot.



Figure 39: The Site, parking lot.



Figure 40: Nos. 761-763 George St – roof.



Figure 41: Nos. 761-763 George St – roof.



Figure 42: Nos. 761-763 George St Ground Floor interior.



Figure 43: Nos. 761-763 George St stair up to first floor.



Figure 44: Nos. 761-763 George St First Floor interior.



Figure 45: Nos. 761-763 George St First Floor interior.

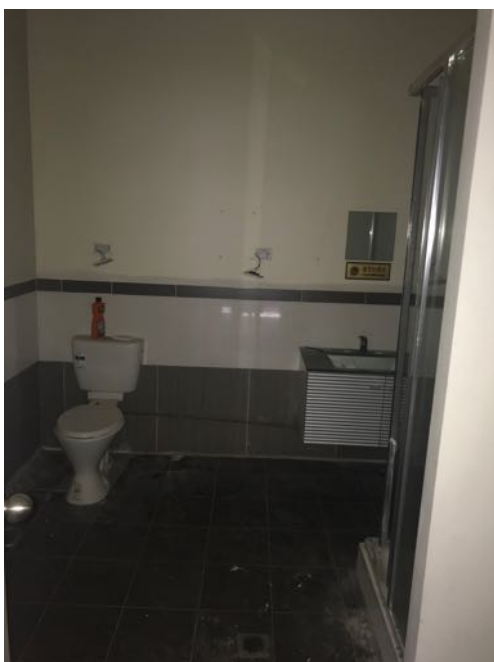


Figure 46: Nos. 761-763 George St First Floor interior.



Figure 47: Nos. 761-763 George St First Floor interior.

3.4 Nos. 757-759 George Street

This building was substantially re-constructed after 1949 following a fire as evidenced by the pitched roof of the building shown in the 1943 and 1949 aerial photographs of the city and the current flat roof. The current building is a concrete framed building of three main floors with a roof top apartment and open terrace at the George Street end.

The cement rendered façade of the building has symmetrical arrangement of two windows per floor with blind panels above the first floor windows and

panels with applied cast cement swags above the second floor windows. Each set of windows is flanked by a deep cut, narrow vertical embrasure. The whole is surmounted by a plain and

simple cornice treatment at roof level which forms the top of the parapet wall of the roof terrace.

A substantial warehouse / industrial structure formerly located at the rear of the site was demolished and the area was adapted as a car parking for the site.

The building is not identified as a heritage item and the highly modified condition of the building suggests that it makes no significant contribution to the setting of the heritage item adjoining or those in the immediate vicinity.



Figure 48: Nos. 757-759 George Street. From George Street.



Figure 49: Nos. 757-759 George Street. From the rear parking lot.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

Nos. 761-763 George Street, Haymarket:

- **is not** listed as a heritage item on the State Heritage Register under the *Heritage Act 1977* (NSW).
- **is** listed as an item of local heritage significance by Schedule 5 of the *Sydney LEP 2012*
- **is** located within the vicinity of local heritage items by Schedule 5 of *Sydney LEP 2012*;
- **is** located within the vicinity of items listed on the State Heritage Register under the *Heritage Act 1977* (NSW).
- The site is also identified on the Central Sydney Archaeological Zoning Plan as an area of Archaeological Potential. A separate archaeological assessment of the site was prepared by Austral Archaeology Pty Ltd in October 2014.

Nos. 757-759 George Street, Haymarket:

- **is not** listed as a heritage item on the State Heritage Register under the *Heritage Act 1977* (NSW).
- **is not** listed as an item of local heritage significance by Schedule 5 of the *Sydney LEP 2012*
- **is** located within the vicinity of local heritage items by Schedule 5 of *Sydney LEP 2012*;
- **is** located within the vicinity of items listed on the State Heritage Register under the *Heritage Act 1977* (NSW).

4.2 Significance of Nos 761-763 George Street, Haymarket.

The State Heritage Inventory listing sheet provides the following statement of significance for the building:²

The former Sutton Forest Meat Building is significant for its long association with the wholesale meat trade and is a rare example of this practice in the city. It is part of the major development of primary produce markets at Haymarket at the turn of the century. It also reflects the period of major redevelopment in the city during the later decades of the nineteenth century. It is considered to be of local significance.

The former Sutton Forest Meat building's aesthetic significance is derived from the qualities of the simple lines of the building form, and the more complex and repetitive rhythm of its Arts and Crafts inspired brick structure, and the primitive application of ceramic tile patterns and decorative panels. Such extensive external detailing is rare in the Sydney area.

This statement is adopted for the purposes of this assessment.

² State Heritage Inventory, Statement of significance, Former Warehouse 'Canada House'.



Figure 50 shows the location of heritage items, listed by Schedule 5 Part 1 of the *Sydney LEP 2012* within the vicinity of the site. Heritage items are coloured brown and numbered. Conservation Areas are hatched in red and numbered. The arrow marks the site.

4.3 Heritage Items in the Vicinity of the Site

There are two heritage items listed on the State Heritage Register, under the auspices of the *NSW Heritage Act 1977*, in the vicinity of the site.

For the items near to the subject site, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

For the following, 'in the vicinity' has been determined by physical proximity to the site, existing and potential view corridors and the massing and scale of the proposed works.

Further Items in Quay Street and Rawson Place are sufficiently removed from the context such that potential heritage impacts on them is not a key consideration for development of the subject site.

Consideration of any impact of development on the subject site on these items requires assessment under the heritage provisions of the City of Sydney LEP 2012.

- 'Christ Church St Laurence group (church, former school and rectory including interiors)', No. 814A George Street and No. 505 Pitt Street, Haymarket. State Heritage Inventory Database No. 2424276. (1849).
- 'Commercial building group including interiors', Nos. 767-791 George Street, Haymarket. State Heritage Inventory Database No. 2424257. (1844).
- 'Commercial building, Station House, including interior', Nos. 790-798 George Street, Haymarket. State Heritage Inventory Database No. 2424274. (1846).
- 'Former commercial building "Orchard's Chambers", including interior', Nos. 793-795 George Street, Haymarket. State Heritage Inventory Database No. 2424259. (1847).
- 'Former Lottery Office including interior'. Nos. 814 George Street, Haymarket. State Heritage Inventory Database No. 242220. (1848).

Christ Church St. Laurence group (church, former school and rectory including interiors). Nos. 814A George Street (and 505 Pitt Street). (1849).

The State Heritage Inventory listing sheet provides the following statement of significance for the building:³

The Church is aesthetically significant as a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. It is historically and socially significant as one of the earliest parishes in Sydney which maintains strong links with its present and former congregation.

The main building, Christ Church St Laurence, is historically significant as a rare example of a church by Henry Robertson, and one of the first buildings Edmund Blacket worked on in Australia. The church is associated with a number of other prominent people, has been the centre of worship of the parish of St Lawrence since 1838, and is important in the early history of the Church of England in Australia. The building is aesthetically significant as exemplifying the transition from the Old Colonial Gothic to the Victorian Free Gothic style. High Significance: All original fabric associated with the building phases of Robertson and Blacket including sandstone, roof cladding, timber columns, stained glass, finishes, items associated with the liturgy and the organ. Medium Significance: Painting of the Resurrection by Hans Feibusch; mural copy of Reuben's "Descent from the Cross" (original painted by Vergil Loschiavo and hanging in Antwerp Cathedral). Low Significance: External timber signs, external handrail.

Christ Church St Laurence Rectory is aesthetically significant as part of a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. The rectory building is a fine

³ State Heritage Inventory, Statement of significance, Former Bank of NSW including interior.

example of the Federation Gothic style, with echoes of the Elizabethan, associated with architect J Burcham Clamp. High Significance: All fabric dating from 1905: masonry facades, slate roof, timber floor, ceiling and roof structures, joinery and internal finishes. Low Significance: Later kitchen and bathroom adaptations.

Christ Church St Laurence School is aesthetically significant as part of a group of religious buildings (church, former school and rectory) dating from different phases, forming a cohesive group of sympathetic ecclesiastical character. The school building is a fine example of the Federation Gothic style, with echoes of the Elizabethan, associated with architect J Burcham Clamp. The school is historically and socially significant as an example of the parish schools which were common in central Sydney from the early nineteenth to the mid-twentieth century. High Significance :Original fabric including face brickwork, stonework, slate roof, original wall, ceiling and floor structure and finishes, and joinery. Low Significance: New kitchen and lavatory fitouts.

This statement is adopted for the purposes of this assessment.



Figure 51: Christ Church St. Laurence group (church, former school and rectory including interiors). Nos. 814A George Street (and 505 Pitt Street).(1849).

Commercial Building group including interiors. Nos. 767-791 George Street, Haymarket, Sydney.(1844).

The State Heritage Inventory listing sheet provides the following statement of significance for the building:⁴

The buildings at 767-791 George Street contribute significantly to the streetscape, and generally reflect the processes of urban redevelopment current in the city during the later decades of the nineteenth century. Nos 775-777 George Street is a prominent group of terrace buildings in two distinct styles with ornate facade detailing in applied stucco. The

⁴ State Heritage Inventory, Statement of significance, Former Bank of NSW including interior.

buildings are of significance as part of a largely intact streetscape that covers a complete block and of which these buildings are the most dominant. It is a good example of the architectural and aesthetic quality of facade detailing. The buildings are significant for their historic value in the range of businesses that operated within them, and which have changed as the character of the area has changed initially reflecting the key location of the site at the entrance to the city, and later reflecting the decline of the Central and Haymarket areas. They are also significant for their social value demonstrating the occupation of the area in the mid to late Victorian period with retail businesses on the ground floor and substantial residences above, in this case over two and three levels. The construction of the Crystal Palace Hotel in the 1920s is indicative of the importance of this area at that time, as well as the relationship between this precinct and Central Railway. The occupants of the buildings are representative of the small scale commercial premises which were typical of the area during the later nineteenth century.

The exteriors of 767-791 George Street are representative of a range of interpretations of the Victorian Italianate style, whilst the Crystal Palace Hotel at 789-791 is typical of the Federation Free Classical style. Individually the terraces are not aesthetically exceptional, however the combined scale and form of the terraces forms a cohesive "wall" along George Street in the historic Haymarket precinct. Substantial alterations to the building interiors and shopfronts detract from the original cohesive composition of these terraces. High Significance :Overall building scale and form including skyline created by parapets, external rendered facades, stucco decoration and timber windows, ship motif (791). Medium Significance: Original loadbearing brick interior walls (generally), piers (771) and encased hardwood framing (767-769). Low Significance :Awnings.

775-777 George Street is a prominent group of terrace buildings in two distinct styles with ornate facade detailing in applied stucco. The buildings are of significance as part of a largely intact streetscape that covers a complete block and of which these buildings are the most dominant. It is a good example of the architectural and aesthetic quality of facade detailing. The buildings are significant for their historic value in the range of businesses that operated within them, and which have changed as the character of the area has changed initially reflecting the key location of the site at the entrance to the city, and later reflecting the decline of the Central and Haymarket areas. They are also significant for their social value demonstrating the occupation of the area in the mid to late Victorian period with retail businesses on the ground floor and substantial residences above, in this case over two and three levels.

This statement is adopted for the purposes of this assessment.



**Figure 52: Commercial Building group including interiors.
Nos. 767-791 George Street, Haymarket, Sydney. (1844).**

'Commercial building, Station House, including interior', Nos. 790-798 George Street, Haymarket. State Heritage Inventory Database No. 2424274.(1846).

Station House is an eight storey masonry and steel framed commercial building constructed in the Federation Free Classical style. It forms an important part of the Rawson Place Group and is an important work in the career of Ernest Lindsay Thompson. The building has historic significance for its reflection of the town planning initiatives associated with Railway Square. The building has high social significance for its association with Joe Gardiner widely believed to be the model for the character of Jonah in Louis Stone's 1911 novel of that name. The building has aesthetic significance as a contributing component of the Rawson Place group.

'Former commercial building "Orchard's Chambers", including interior', Nos. 793-795 George Street, Haymarket. State Heritage Inventory Database No. 2424259.(1847).

While this building is substantially separated visually and physically from the subject site it represents an example of the same architects work from the same period of construction that retains original fenestration and shopfront details that are likely to have been used in the original construction of the Sutton Forest Meat Company Building.

'Former Lottery Office including interior'. Nos.814 George Street, Haymarket. State Heritage Inventory Database No. 2424220 (1848).

Lottery Office Building (formerly Marcus Clarke) is an eight storey brick and reinforced concrete building constructed in the Federation Free Classical style, and occupies a prominent position within the Railway Square precinct. The building has high historic significance as it reflects the emergence of Marcus Clark as one of the big stores and retail emporium foci of twentieth century Sydney. It is also historically significant as an important work in the professional career of noted architect James Nangle. The building has high aesthetic significance for the quality of the exterior facade and its contribution to the streetscape, and as a fine and externally largely intact example of the style, with outstanding potential to be restored by the reinstatement of the upper parapet domes and awnings.

4.4 Integrity of Nos. 761-763 George Street

The building demonstrates a high degree of external integrity and low level of internal integrity. The following alterations are noted:

- The windows and shopfronts are all replacement aluminium framed glazing.
- The external brickwork is dilapidated with loose mortar.
- The interior commercial and office fitouts throughout are replacement.
- The original roof has been replaced.
- The corner turret roof form has been removed.

Any future development will include a detailed scope of works for the conservation of the retained fabric to ensure that it is appropriately treated and that any new work does not result in harm.

A façade retention strategy showing how demolition, stabilisation and integration of the existing façade into any new development shall be provided as part of any final Development Application documentation. The strategy may also include the reinstatement of original fabric that has been removed.

4.5 View Corridors

The principal view corridors towards the site are obtained from the intersection of George and Valentine Street looking north west toward the site. It also has prominent view corridors directly in from of it separately from George Street and Valentine Street.

Any new development or vertical additions should not adversely affect the ability to read the original architectural form and massing of the retained façade of the Sutton Forest Meat Company building.

The proposed vertical additions to the site are confined to the non heritage listed portion of the site being Nos 757-759 George Street and do not affect the view corridors to or from the Sutton Meat Building. The proposed vertical addition is comfortably set behind and set in from the Sutton Meat Building along the George and Valentine Streetscapes, such that the heritage item retains its prominence in the streetscape. The proposal does not effect the ability to read the significance of the architectural form and massing of the Sutton Meat Building. The heritage façade is retained and restored.

5.0 SCOPE OF THE PLANNING PROPOSAL

The Planning Proposal for the site is to amend the following controls in the *Sydney Local Environmental Plan 2012* (SLEP 2012) including:

- Amendment to the applicable maximum floor space ratio (FSR) development standard to increase the permissible height from 50m to 105.87m; and
- Amendment to the applicable maximum height of building development standard to increase the permissible FSR from 7.5:1 to 12:1.

The LEP amendments are illustrated via an indicative concept scheme. The indicative concept scheme proposes the following:

- Retention and restoration of the southern and eastern façades of the heritage significant building at Nos. 761-763 George Street, removal of some external heritage fabric to accommodate vehicle and pedestrian travel on Valentine Street. Removal of internal walls, floors and roof of the building. The interiors and roof of the building have no heritage significance. They have both been completely replaced, over years of change of use, commercial fitouts and historical fires.
- Demolition of the adjoining building at Nos. 757-759 George Street.
- Excavation and site preparation works.
- A proposed building envelope on the site of Nos 757-759 to include a 107m high tower with an FSR of 12:1, comprising of:
 - Two basement levels, accessible at south western corner from Valentine Street.
 - A podium and entry off George Street.
 - A 2m deep cantilever over the proposed terrace roof of the heritage item.
 - A tower element containing 3.5 star hotel accommodation.
 - Associated public domain works.
- The Existing approval for the site, DA/2017/353, allows for:
 - Removal of the internal heritage fabric;
 - Retention of the heritage significant facades
 - A 2.7m deep cantilever. Note only a 2m deep cantilever is proposed in the current scheme.

Figures 53 and 55 illustrate the planning proposal.

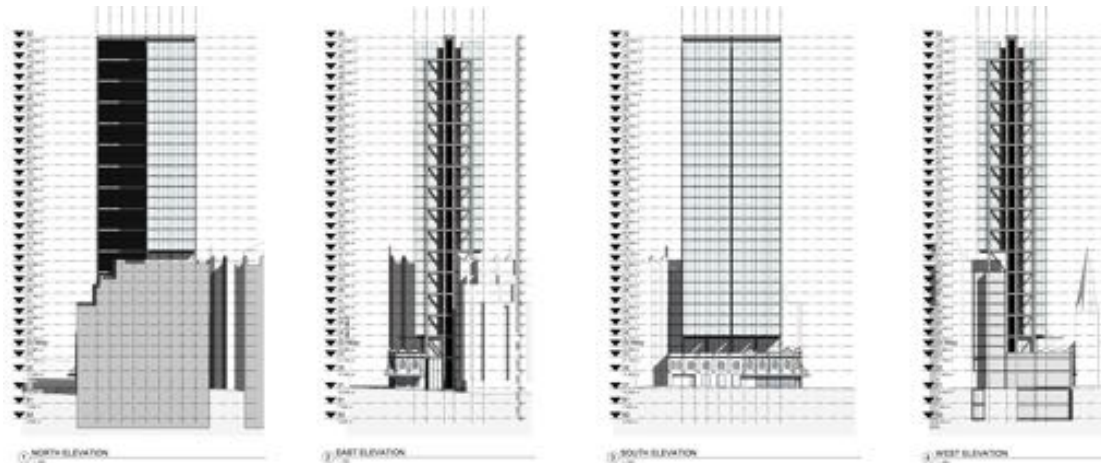


Figure 53: Elevations of the Planning Proposal. Grimshaw Architectural.

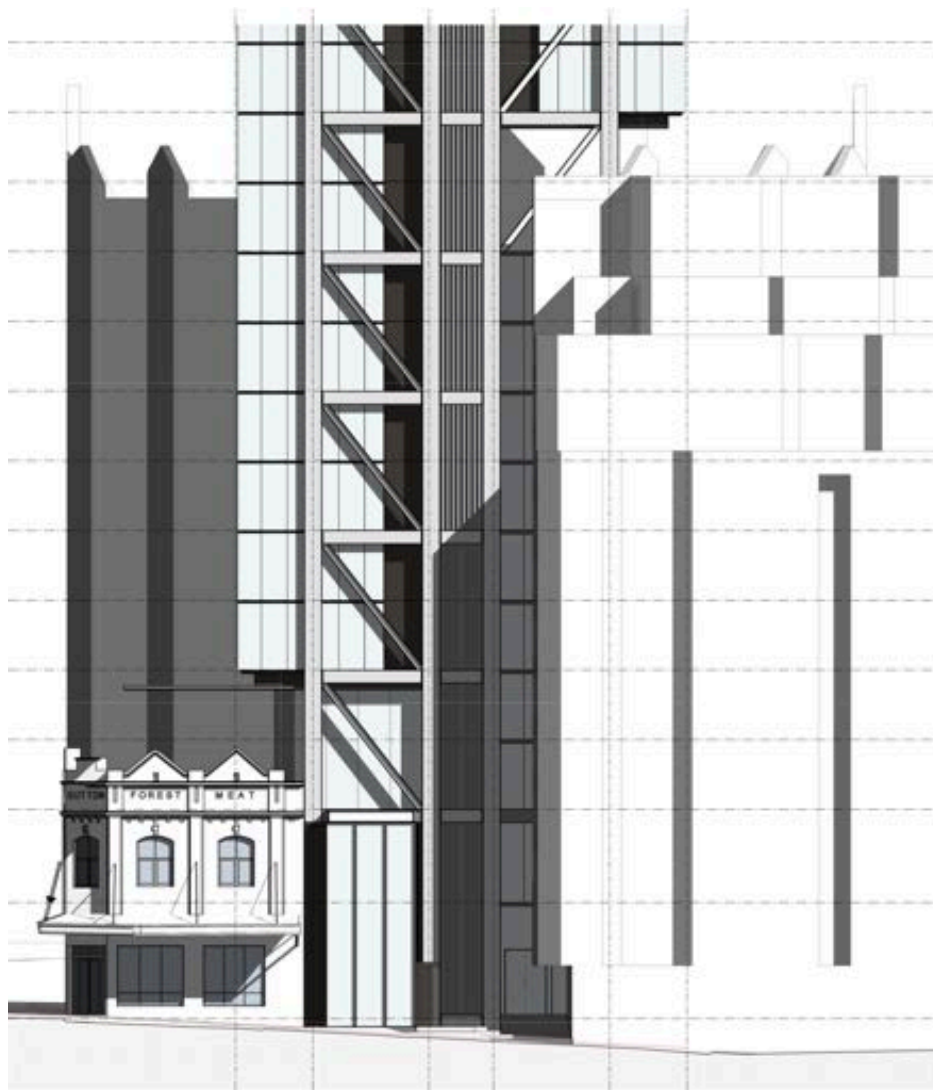


Figure 54: Detail elevations of the Planning Proposal in relation to the Former Sutton Meat Building. Grimshaw Architectural.



Figure 55: Detail elevations of the Planning Proposal in relation to the Former Sutton Meat Building. Grimshaw Architectural.

6.0 METHOD OF ASSESSMENT

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompany this application.

The proposal is assessed by consideration of:

- The relevant controls of the *Sydney LEP 2012*;
- The objectives and controls for new works in the vicinity of heritage items as per Part 3 of the Sydney DCP 2012;
- The 2016-2036 Draft Central Sydney Planning Strategy
- with an understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication Statements of Heritage Impact (2002 update);

7.0 EFFECT OF WORK

Effect of Work on the former Sutton Forest Meat Building:

The proposed Planning proposal will have an acceptable impact on the *former Sutton Forest Meat Building* for the following reasons:

- The proposed change in LEP controls will permit a tower which is taller in comparison to the existing building on site in reference to the two storey *former Sutton Forest Meat Building*. While the built form will be a larger scale building, the impact will be minimal. The existing height limit of 50m and FSR of 9:1 already constitutes a high rise setting to the item, the proposal to increase the height and FSR will have no additional impact on the item.
- As outlined in the statement of significance, the *former Sutton Forest Meat Building* presents as having a high degree of exterior intactness. Its prominence in the streetscape is enhanced by its street corner location, resulting in a building strongly contributing to the George Street character. The proposed tower form of the planning proposal is separated from the highly detailed two storey corner section by the less intricately detailed rear section of the building along Valentine Street. This separation ensures the corner prominence of the building is retained.
- The Planning Proposal is informed by an existing approved Development Application for the site, DA/2017/353, which allows for the removal of the internal fabric of the Sutton Meat Building, retention of the its heritage facades and a 2.7m deep cantilever off the proposed tower, above the roof of the Sutton Meat building.
- The reference scheme produced by Grimshaw for the Planning Proposal offers a design that will relate appropriately to the *former Sutton Forest Meat Building*. The height of the podium forms a clear relationship with the parapet of the *former Sutton Forest Meat Building* allowing the lower scale streetscape rhythm to be retained.
- The reference scheme will be further developed for the development application stage, including façade articulation, the adoption of comparable solid to void ratios and introduction of sympathetic colours or finishes to assist in fitting the new tower within the historic context. This is an appropriate response to new works adjacent to a heritage item and is supported by the Sydney DCP 2012. and Article 22 of the Burra Charter 2013. The explanatory notes for which state:

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

- The heritage item is retained. The proposed works reinstates and restore original features of the building, including the corner turret and timber window and shop framing.
- The internal fabric of the heritage item is not significant. Any significant interiors have been removed, modified and replaced over many years of change of use, change of tenancy and new commercial fitouts. There are also historical records of significant fires recorded on the site, which destroyed the shopfronts, interiors and original roof.
- The proposed works will not have a direct structural or physical impact on the heritage item. The proposed tower is located on the adjoining portion of the site at Nos. 757-759 George Street.

- The heritage item is not extended vertically or in plan and will retain its existing form, bulk and scale. Which will enable it to continue to be read as a significant Meatworks buildings from the 1860's. The proposed basement levels under the heritage item will be carefully excavated and accompanied by appropriate engineering documentation to ensure the building is adequately supported and protected during this process to prevent any damage to the building.
- The proposed cantilever over the heritage item is minor in scale and elevated above the heritage item so it does not overwhelm or crowd it. The proposed cantilever provides space and separation to the heritage item so it continues to be read as the dominant form at street level.
- The proposed tower form proposal is set well back from the elevations of Nos 761-763 George Street to both George and Valentine Streets allowing the elevations to maintain their strong presence in the streetscape and enable a clear and panoramic reading of the corner heritage item.
- The setback is such that the new structure lies principally above the lot adjacent to the heritage item being Nos 757-759 George Street. A podium would cantilever over the site of the heritage item. There will be sufficient setback to maintain a full understanding of the current elevations, in particular the detailed tile work.
- By setting the new structure to the north and west of the site the new structure relates in a stronger manner with the large buildings adjacent being Nos 743-755 George Street and No. 187 Thomas Street, maintaining the prominence of the item in the streetscape.
- The proposed works to the heritage item, Nos. 761-763 George Street are primarily internal and are not visible from the public domain they will have an acceptable impact on the ability to understand the historic and architectural significance of the building on the site.
- The translucent and light materiality and unadorned slender architectural form of the tower will create an appropriate and recessive contrast to the more solid and decorative style of the heritage item.
- The proposed colour scheme should be in keeping with the heritage significance and character of the building.
- The incorporation of the heritage item into a Hotel will have a beneficial economic impact on the building and will help ensure long term use and an ongoing program of maintenance and repair of the building.
- The proposed replacement of the roof top structure to the heritage item into a landscaped roof terrace is concealed behind the parapet of the heritage item to George and Valentine Streets. The activation of the roof into a trafficable landscape space will invigorate and help 'green' this urban corner.
- The proposed works will contribute positively to the heritage item with a carefully considered refurbishment of the building, using high quality materials in keeping with the heritage significance of the building.
- To a large extent, the significance of the building is contained within the listing boundaries and in the continued ability to view the property from the public domain. The proposed works will not block significant view corridors towards the site from the public domain.

- The interiors of the building have been substantially changed, there is no remaining original significant fabric. The proposal has no impact on significance in terms of these interiors.
- The height, width and scale of the proposed podium to George Street has been designed to relate to the scale and proportions of the heritage item.
- The siting of the podium has been designed to integrate with the built form of the larger buildings along George Street. Specifically, it has been designed to reflect the street wall alignment with the building to the north and the street wall of George Street beyond it.
- It is recommended that the proposal be subject to a future Heritage Conservation Management Plan in accordance with the Draft Central Sydney Planning Strategy.

Effect of Work on Heritage items in the Vicinity.

The subject site is in the vicinity of a number of heritage items. It is also close to a number of other items, of both local, and State and heritage significance. The potential impacts of the Planning Proposal are discussed in relation to each key item below.

Redevelopment of the site and surrounding area for commercial purposes is permitted under current zoning (B8 Metropolitan Centre). The proposed controls on the subject site are generally consistent with these objectives.

The existing high rise context surrounding the heritage items in the vicinity including the *former Sutton Forest Meat Building, Christ Church St Laurence group and Sydney Terminal and Central Railway Stations Group* negates the majority of the heritage impact caused by a new taller built form inserted into the site. The existing height limit of 50m and FSR of 7.5:1 already constitutes a high rise setting to the items, the proposal to increase the height and FSR will have no additional impact on heritage items in the vicinity.

Within the Planning proposal the design has carefully considered the heritage management principles relating to the impact on heritage items in the vicinity so as to minimise the heritage impact caused by the insertion of a new tower on site. Particularly the impact on the *former Sutton Forest Meat building, Christ Church St Laurence group and Sydney Terminal and Central Railway Stations Group*.

The accompanying architectural drawings for the proposal accurately illustrate the proposed building envelope within the existing context. The computer generated images indicate that although the building envelope is significantly larger than the existing building on the site, the key view corridors identified in Section 4.5 above, are not interrupted or obscured by the potential building envelope. The proposed tower aligns with the higher buildings that surround the site.

Impact on Sydney Terminal and Central Railway Stations Group

The building envelope proposed by the reference design will not block or reduce significant views of the of the *Sydney Terminal and Central Railway Stations Group* which is located to the west of the site.

Views of the clock tower from the west, north and north-east will be retained. These include the views down Broadway from the west and views from the north at Pitt Street. Views of the clock tower from the south and south-east will be blocked or reduced. The subject building will form part of the CBD foreground to the site when viewed from the Western Forecourt. This is reinforced by viewpoints 10, 15 and 18 within the VIA.

No overshadowing of the Central Station Group will occur as a result of a building constructed to the proposed new controls.

Effect of Work on Christ Church St Laurence Group

The site is located behind the *Christ Church St Lawrence group* when viewed from *Sydney Terminal and Central Railway Stations Group*. The current building forms an unsympathetic and imposing backdrop to the item, detracting from the profile of the Victorian Gothic Revival style steeple.

As outlined above, the applicant will undertake a design competition to ensure a very high level of design excellence, which will consider the impact on the *Christ Church St Laurence group* as part of the brief. The proposed change in controls offers an opportunity to develop a more sympathetic backdrop to the church, which may act to enhance its significance and prominence within the wider setting. Viewpoint 19 of the VIA illustrates this perspective of the proposed building envelope with Christ Church St Laurence in the foreground.

The more significant view corridor towards the site exists looking east along Valentine Street towards the primary elevation and from either direction along George Street. These views will not be interrupted by a built form as a result of the change in controls. See viewpoint 18 of the VIA looking east along Valentine Street which illustrates how the view corridor will not be interrupted by future building envelope.

Effect of Work on other Heritage Items in the Vicinity

Beyond the items discussed above, the Planning Proposal will have no impact on other heritage items in the vicinity for the following reasons:

- Other taller buildings envisioned for the precinct will mean the proposed building envelope will not read as a stand-alone tower.
- The existing curtilage around heritage items is unaffected, allowing ongoing appreciation of heritage significance and interpretations of the places and individual items. The proposed development will impact to a limited extent on the setting of several items but will not affect their integrity and heritage significance. The architectural quality and scale of the reference design is considered to have the potential to enhance the setting of nearby items.
- The proposed changes to height controls will not impact on the ability to understand the historic significance of these items.
- The proposed changes to height controls will not result in a proposal which further blocks identified significant views to or from the items.
- The proposed changes to height controls will result in a proposal which is consistent with the ongoing development in the surrounding area.

8.0 CONCLUSION

The Planning Proposal seeks approval to modify the current Height of Building and FSR controls of the Sydney LEP 2012 for the subject site at Nos. 757-763 George Street.

The site is comprised of two lots. Nos 761-763 George Street is the former Sutton Meat Building, a significant heritage building where the interior has been substantially replaced but exhibits high external integrity. The adjoining lot, Nos 757-759 George Street has no heritage significance. The proposed external works within the planning proposal are largely confined to No. 757-759 George Street where a new podium and tower is proposed. The former Sutton Meat building is retained, there is no external uplift proposed to the building and it maintains its existing bulk form and scale. The works include to restore the external elevations.

The proposed modifications to the controls will facilitate the construction of a taller building than currently allowed on the site. The planning proposal reference scheme developed by Grimshaw Global will provide an acceptable impact to the heritage item and heritage items in the vicinity for the following reasons:

- The Planning proposal has mitigated the impact of increased height and FSR through generous setbacks and separation of the tower form to the heritage item. The proposed podium on the George Street portion of the site continues the form and scale set by the Former Sutton Meat Building.
- The potential impact of a taller building within the limits sought by the proposal (and described by its reference design) will not cause any significant impact to the heritage significance of nearby heritage items.
- Historic views from, *Christ Church St Laurence group* and *Sydney Terminal and Central Railway Stations Group* will not be blocked by the planning proposal envelope as the proposed tower is confined to No. 757-759 George Street, which is north of the Church and will be in keeping with current and future development of the Sydney CBD.
- No significant view corridors to or from the heritage items in the vicinity will be blocked, impeded or unreasonably disrupted.
- Change to the controls will still facilitate a tower which will require the demolition of the building on site. The buildings on site are not considered to be of heritage significance, either through the assessment of City of Sydney Council or by the authors of this statement.
- The Planning Proposal is informed from an existing approved Development Application for the site, DA/2017/353, which allows for the removal of the internal fabric of the Sutton Meat Building, retention of the its heritage facades and a 2.7m deep cantilever off the proposed tower, above the roof of the Sutton Meat building.

In summary, the setbacks provided allow the heritage item on the subject site to retain its prominence within the streetscape. Additionally, through the considered distribution of the podium massing the proposal assists and maintains the 2-3 storey street wall height that predominates in the immediate area.