

APPENDIX E

HERITAGE IMPACT ASSESSMENT - URBIS



Heritage Impact Statement

505-523 George Street, Sydney

September 2014

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies, B Arts Dip. Ed., Dip. T&CP, Dip. Cons. Studies
Senior Consultant	Fiona Binns, B Arts, M Arts (Curatorial Studies)
Job Code	SH475
Report Number	01

© Urbis Pty Ltd
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission. While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

URBIS
Australia Asia Middle East
urbis.com.au

TABLE OF CONTENTS

Executive Summary	i
1.1 Background	2
1.2 Site Location	2
1.3 Methodology	3
1.4 Author Identification	4
1.5 The Proposal	4
2 Site Description	5
2.1 The Subject Site	5
2.2 Streetscape and Heritage Items in the Vicinity	7
3 History	10
3.1 Site History	10
3.1.1 Early Site History	10
3.1.2 Meet Me At 'The Troc'	14
3.1.3 The Hoyts Cinema Complex.....	16
4 Significance	19
4.1 What is Heritage Significance?	19
4.2 Significance Assessment.....	19
4.3 Statement of Significance	21
5 Impact Assessment.....	22
5.1 Heritage Listings	22
5.2 Statutory Controls	23
5.2.1 Sydney Local Environmental Plan 2012.....	23
5.2.2 Sydney Development Control Plan 2012	24
5.3 Heritage Office Guidelines.....	26
6 Conclusion and Recommendations	28
7 Bibliography and References.....	29
7.1 Bibliography	29
7.2 References	29
Appendix A View Analysis	31

FIGURES:

Figure 1 – Location of the subject site	2
Figure 2 – Aerial view of the subject site	3
Figure 3 – George Street elevation indicating the extent of the proposed site.....	4
Figure 4 – The subject Event cinema site at 505 George Street	5
Figure 5 – The subject site – the George Street entry	6
Figure 6 – The subject Event cinema site at 505 Goerge Street	6
Figure 7 – Streetscape views and Heritage items in the vicinity	8
Figure 8 – Plan of George street with the Meriton and Lumiere towers	9
Figure 9 – 19 th century survey, map and site PLANS - 1833 survey plan.....	10
Figure 10 – 19 th century survey, map and site plans - 1844 plan of Sydney.....	11
Figure 11 – 19 th century survey, map and site plans – 1855-1865 plan of Sydney.....	12
Figure 12 – 19 th century survey, map and site plans - 1880 plan of Sydney.....	12
Figure 13 – 19 th century survey, map and site plans - 1887 plan of Sydney.....	13
Figure 14 – Historic views of George and Kent Streets	13

Figure 15 – Views of The Trocadero	14
Figure 16 – Fire Underwriters Plan with the approximate site boundary indicated	15
Figure 17 – 1954 view of George Street, with the Trocadero at right	16
Figure 18 – Views of the Hoyts Cinema 1976	17
Figure 19 – The former Hoyts Ground floor plan 0	18
Figure 20 – Late 20 th century views of the site prior to façade modifications and consolidation of the cinema complex.....	18
Figure 21 – Heritage Map showing the site (indicated) and items in the vicinity	22

PICTURES:

Picture 1 – Location of the subject site	2
Picture 2 – Aerial view of the subject site with the approximate site boundary indicated	3
Picture 3 – View northwest to the subject site at 505-523 George Street. The cinema tenancy extends to the neighbouring property at 525 George St, which is approximately demarcated by the lower street awning (Approximate site boundary indicated).....	5
Picture 4 – View south along George Street to the cinema entry	6
Picture 5 – View of the George Street entry showing the cinema lobby and mall with retail outlets	6
Picture 6 – View south to the subject site at 505-523 George Street. The cinema tenancy extends to the neighbouring property at 525 George St although this does not form part of this proposal.....	6
Picture 7 – The vehicle entry (loading Dock) and fire stair egress	7
Picture 8 – The Kent Street frontage of the building known as 525 George Street which forms part of the subject complex but not part of the proposed redevelopment.	7
Picture 9 – The Albion Hotel – the Former ‘Vine House’ - 531–535 George Street - Item #1795. the Meriton residential tower is visible behind.....	8
Picture 10 – View of the heritage listed former warehouse group within the heritage listed Albion Place (#1658 and #1659) to the south of the site.....	8
Picture 11 – The Former warehouse façade - 533–539 Kent Street - Item #1836	8
Picture 12 – The state heritage listed former Judge’s House, opposite the site on the western side of Kent Street Item #1835.....	8
Picture 13 – The Former Plaza Theatre building opposite the site on George Street (#1800)	9
Picture 14 – The former Bank of NSW on the corner of George and Bathurst Streets (Item #1794. the Lumiere tower is visible behind.	9
Picture 15 – 1833 survey plan. the subject site would have been primarily within lot 14.....	10
Picture 16 – 1844 map of Sydney showing development along the George Street frontage of the subject site (Kent Street is shown as vacant). St Andrews Cathedral and the former burial ground (present day Town Hall) are shown to the north.	11
Picture 17 – 1855-1865 survey (part Plan only) showing the block bound by George, BATHURST, Kent and Liverpool Streets. Numerous brick and stone structures are shown across the subject site.	12
Picture 18 – 1880 plan of the site showing 1-2 storey development on Kent Street (likely dwellings) with a timber yard and stores in the centre of the site. Development along George Street is 2-3 storey and predominantly commercial	12
Picture 19 – 1887 plan showing similar to the 1880 plan above, but indicating the redevelopment along Kent Street (for stores).	13
Picture 20 – View south along George street from the Bathurst Street intersection (undated).....	13
Picture 21 – The newly opened Trocadero on the occasion of the Radio station 2CH's Children's Christmas party, 22/12/1936	14
Picture 22 – Fire underwriters plan of the site showing the newly built Trocadero and stores fronting Kent Street. the (now demolished) Regent theatre is shown adjacent (present Lumiere site).	15
Picture 23 – 1954 view south along George Street showing the tram, with the Trocadero Dance hall (503-523 George St) shown on the subject site (at right) and the Plaza Theatre opposite (600-612 George St).	16
Picture 24 – View northwest along George Street to the cinema	17
Picture 25 – View southwest along George Street to the theatre complex and showing the adjacent Paramount pictures	17
Picture 26 – Hoyts Cinema Centre, Front of House foyer, George Street, Sydney, 26 December 1976 (prior to the gala opening)	17
Picture 27 – Hoyts Cinema Centre, Front of House foyer and mural.....	17
Picture 28 – Sir Harry’s Bar on the ground floor at the rear.....	17

TABLE OF CONTENTS

Picture 29 – View of the stage delicatessen on the ground floor at the rear	17
Picture 30 – Original architects' plan of ground floor with entry from George Street at left.	18
Picture 31 – George Street's Greater Union and Hoyts cinemas, 1992.	18
Picture 32 – 1996 View south from the SE corner of Bathurst & George Streets showing the entrance to the Hoyts & Greater Union Cinema Complexes at 505-523 George Street.	18

TABLES:

Table 1 – Relevant LEP Clauses	23
Table 2 – Development Control Plan	24
Table 3 – Relevant Questions	26

Executive Summary

The following Heritage Impact Statement (HIS) was prepared to assess the heritage impacts of the proposed increase in the permissible height and the potential tower development at 505 -523 George Street, Sydney.

Urbis has been engaged by Mirvac in conjunction with Coombes Property Group to prepare the following HIS. Mirvac and Coombes Property Group are lodging a Planning Proposal for an increase in the permitted height limit from 150m to 260m. The site currently houses the 6 storey Events cinema complex and is proposed to be redeveloped with a retail podium and multistorey residential tower.

The subject cinema complex has been assessed and is not considered to meet the threshold for heritage listing. The site does not include any heritage items as listed under the Sydney Local Environment Plan (SLEP2012) however is in the vicinity of numerous heritage items as outlined in section 5.1 of this report.

This heritage impact statement (HIS) is required to consider the proposal in relation to potential impacts to heritage items in the vicinity. The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

It is considered that the proposal will have no further impact on the heritage items in the vicinity as the streetscape context is already considerably varied and incorporates high-rise development. The proposal has no further impact on the extant curtilage of the items in the vicinity and does not impact on any identified significant views.

The proposed height adjustment to 260m is supported. Although exceeding permissible heights, the single tower is proposed to mitigate potential amenity impacts associated with a more traditional dual tower development. It is considered that the additional height will have no further impact on the heritage items which are located within an area of multistorey development. The retention of a consistent streetscape podium further mitigates impacts and presents a more relatable scale for the heritage items.

The proposal is recommended to the City of Sydney for approval subject to the following recommendation:

- It is noted that the subject proposal is indicative only and the final design and outcome will be subject to the stage 2 DA and competitive design processes. Stage 2 design development proposals should therefore be subject to further heritage impact assessment.

1.1 BACKGROUND

Urbis has been engaged by Mirvac in conjunction with Coombes Property Group to prepare the following Heritage Impact Statement.

Mirvac and Coombes Property Group (the Client) are lodging a Planning Proposal to increase the permissible height limit from 150m to 260m for a proposed future redevelopment of 505-523 George Street, Sydney. The site currently houses the 6 storey Events cinema complex and is proposed to be redeveloped with a retail podium and multistorey residential tower.

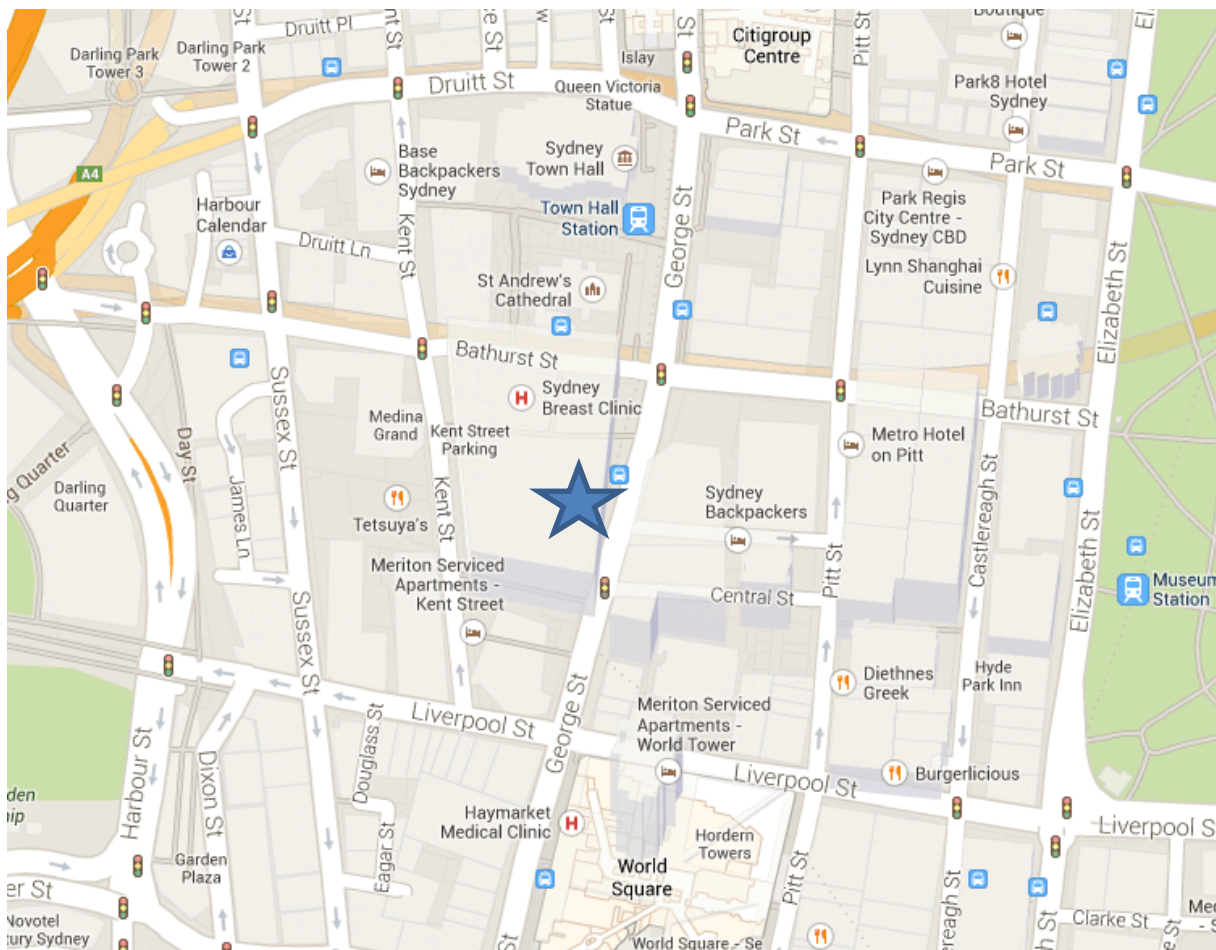
The site does not include any heritage items as listed under the Sydney Local Environment Plan (SLEP2012) however is in the vicinity of numerous heritage items as outlined in section 5.1 of this report.

This heritage impact statement (HIS) is required to consider the proposal in relation to potential impacts to heritage items in the vicinity.

1.2 SITE LOCATION

The site is located at 505-523 George Street, Sydney (refer Figure 1) on the western side of George Street, within the block bound by George, Bathurst, Kent and Liverpool Streets. The site has a rear frontage to Kent Street to the west. Located in the central precinct of the city, 505 George Street sits amongst a mix of retail, commercial and residential developments.

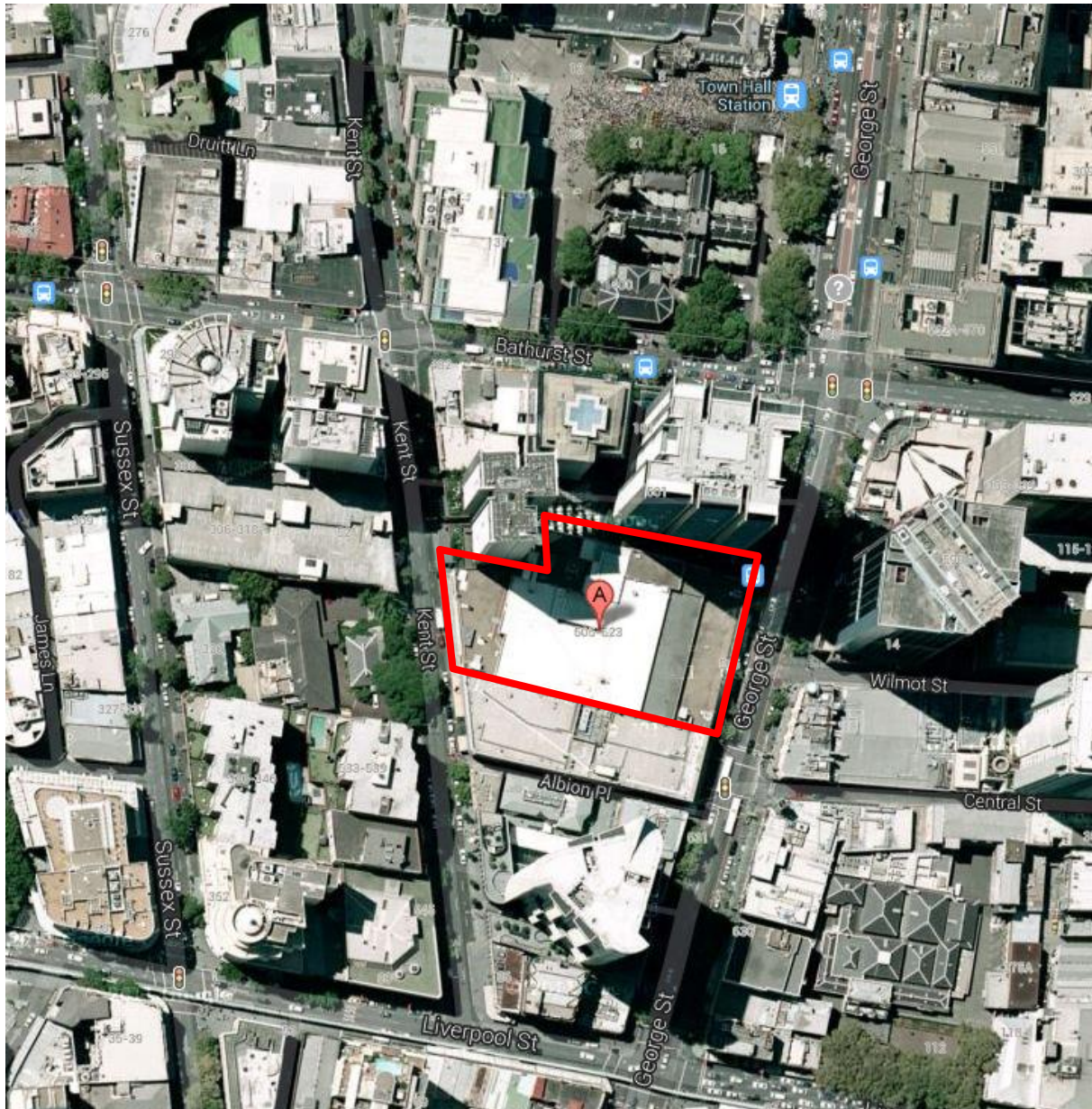
FIGURE 1 – LOCATION OF THE SUBJECT SITE



PICTURE 1 – LOCATION OF THE SUBJECT SITE

SOURCE: GOOGLE MAPS 2014

FIGURE 2 – AERIAL VIEW OF THE SUBJECT SITE



PICTURE 2 – AERIAL VIEW OF THE SUBJECT SITE WITH THE APPROXIMATE SITE BOUNDARY INDICATED
SOURCE: GOOGLE MAPS 2014

Located in the central precinct of the city, 505 George Street sits amongst a mix of retail, commercial and residential developments. With the recent addition of the Lumiere apartments to the north, the Meriton serviced apartments to the south, and the proposed Greenland Centre to the east on Bathurst Street, 505 George St has the potential to add to this vernacular and enhance the local precinct's urban and social character.

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 2013.

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Fiona Binns (Senior Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 THE PROPOSAL

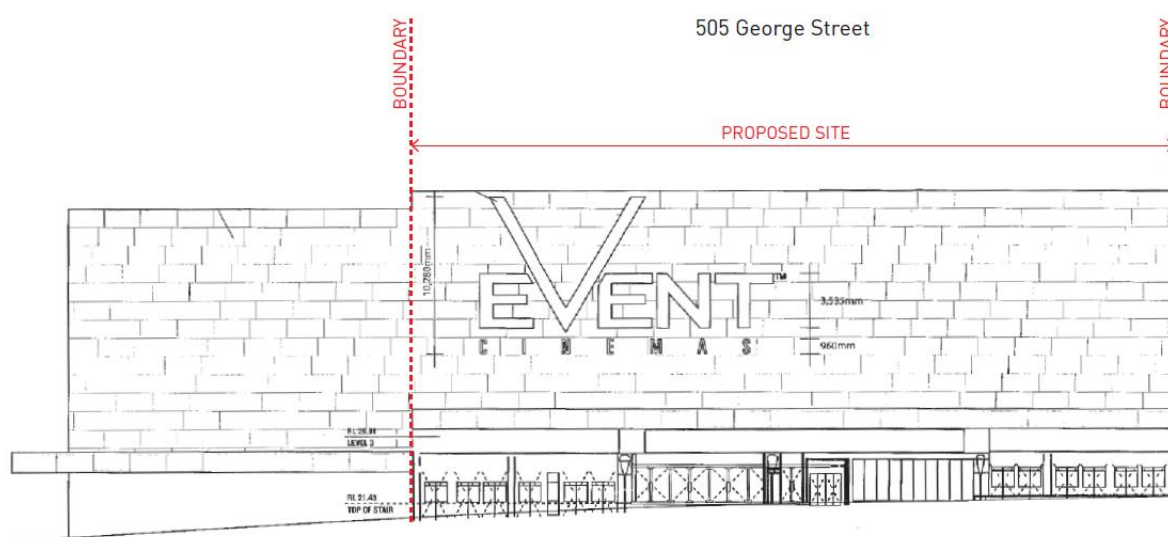
Proposed works include:

- Demolition of the cinema complex known as 505-523 George Street and construction of a retail podium and multistorey residential tower, with a single consolidated tall tower, with its volume set back towards the Kent St portion of the site. The proposal includes a height adjustment to 260m in keeping with other neighbouring high rise developments such as 115 Bathurst St (Greenland), and World Square Tower. The envelope proposal has been developed in order to maximise flexibility and encourage innovation during the competitive design process and stage 2 DA. It also takes into consideration existing surrounding amenity and attempts to improve the potential development outcome that would occur under current applicable controls. The proposed podium will reinforce existing alignments and strengthen the public domain by providing a permeable facade to encourage maximum social interaction and streetscape activation to both the George and Kent Street frontages.

This report was written with reference to *505-523 George Street, Sydney, Planning Proposal May 2014_V1* prepared by Mirvac, CPG and Crone Partners as well as Massing Envelope drawings and view analysis prepared by Crone Partners. It is noted that the indicative scheme aims to prove that a tower can fit within the proposed massing envelope and comply with the relevant LEP / DCP controls and SEPP 65 guidelines. It is indicative only and the final design and outcome will be subject to the stage 2 DA and competitive design processes.

505 George St is currently occupied by a cinema operator with its main entrance and frontage off George St. It is noted that the cinema tenancy extends to the neighbouring property at 525 George St, however this site is on a separate title, is owned by a third party and does not form part of the proposed development (refer Figure 3).

FIGURE 3 – GEORGE STREET ELEVATION INDICATING THE EXTENT OF THE PROPOSED SITE



SOURCE: MIRVAC, CPG AND CRONE PARTNERS, 505-523 GEORGE STREET, SYDNEY, PLANNING PROPOSAL MAY 2014_V1

2 Site Description

2.1 THE SUBJECT SITE

The cinema was constructed in 1976 as the Hoyts Cinema and incorporates a contemporary façade.

505 George St contains a 22m high structure that extends to all sides of the property boundary. It is currently occupied by a cinema operator with its main entrance and frontage off George St and secondary frontage to Kent Street. The cinema tenancy extends to the neighbouring property at 525 George St and the two sites share a continuous clad façade however this site is on a separate title, is owned by a third party and does not form part of the proposed development (refer Figure 4).

The cinema complex is 6 storeys (with basement) with lobby and entry off George Street at the ground floor and incorporating 17 multi-level cinemas of varying size (across the subject and neighbouring site). The multiplex features digital 3D, Vmax (massive screen, stadium-style seating) and luxury Gold Class theatres. The George Street frontage and lobby includes several retail tenancies, being predominantly food outlets, with additional retail tenancies in the basement and accessed via stairs from Kent Street or within the lobby area. Above street level, the building presents as a large blank solid façade, incorporating 'Event' cinema signage.

FIGURE 4 – THE SUBJECT EVENT CINEMA SITE AT 505 GEORGE STREET



PICTURE 3 – VIEW NORTHWEST TO THE SUBJECT SITE AT 505-523 GEORGE STREET. THE CINEMA TENANCY EXTENDS TO THE NEIGHBOURING PROPERTY AT 525 GEORGE ST, WHICH IS APPROXIMATELY DEMARCATED BY THE LOWER STREET AWNING (APPROXIMATE SITE BOUNDARY INDICATED).

FIGURE 5 – THE SUBJECT SITE – THE GEORGE STREET ENTRY



PICTURE 4 – VIEW SOUTH ALONG GEORGE STREET TO THE CINEMA ENTRY



PICTURE 5 – VIEW OF THE GEORGE STREET ENTRY SHOWING THE CINEMA LOBBY AND MALL WITH RETAIL OUTLETS

The Kent Street frontage is more utilitarian and comprises a masonry clad façade with a vehicle entry to the loading dock at the northern end of the site, plus a private pedestrian entry/ fire stair egress. The façade treatment is largely original (1976) and is consistent with the former George Street façade before the recent renovation (refer Figure 20). Similar to the George Street, frontage, the building presents a solid façade above street level and does not contribute to streetscape activation.

FIGURE 6 – THE SUBJECT EVENT CINEMA SITE AT 505 GEORGE STREET



PICTURE 6 – VIEW SOUTH TO THE SUBJECT SITE AT 505-523 GEORGE STREET. THE CINEMA TENANCY EXTENDS TO THE NEIGHBOURING PROPERTY AT 525 GEORGE ST ALTHOUGH THIS DOES NOT FORM PART OF THIS PROPOSAL



PICTURE 7 – THE VEHICLE ENTRY (LOADING DOCK) AND FIRE STAIR EGRESS



PICTURE 8 – THE KENT STREET FRONTAGE OF THE BUILDING KNOWN AS 525 GEORGE STREET WHICH FORMS PART OF THE SUBJECT COMPLEX BUT NOT PART OF THE PROPOSED REDEVELOPMENT.

2.2 STREETScape AND HERITAGE ITEMS IN THE VICINITY

505 George Street is located on the western boundary of George Street. The site is in the vicinity of numerous heritage items including the following:

- Albion Place - Item #1658 (local)
- Former warehouse group including interiors, hoist machinery (Nos 1 and 5), chimney and catheads - 1–7 Albion Place - Item #1659 (local)
- Commercial building including interior – 93 Bathurst Street - Item #1670 (local)
- Former “Bible House” – 95 Bathurst Street - Item #1671 (local)
- Former Bank of NSW - 485 George Street - Item #1794 (local)
- Former ‘Vine House’ - 531–535 George Street - Item #1795 (local)
- Former warehouse facade (8 Central Street) - 600–612 George Street (and 343–357 Pitt Street) - Item #1799 (local)
- Former Plaza Theatre building including facade, external walls, foyer and roof - 600–612 George Street - Item #1800 (local)
- Former warehouse including former cart dock and interiors - 484 Kent Street - Item #1833 (local)
- Former “Judge’s House” including interiors and garden - 531 Kent Street – Item #1835 (state)
- Former warehouse façade - 533–539 Kent Street - Item #1836 (local)

Refer Figure 7 below for selected images of the heritage items.

The heritage items are varied in their periods of construction and architectural styles. The items reflect the various stages of development of the precinct and more recent contemporary adaptation for more commercial, entertainment and retail uses.

FIGURE 7 – STREETSCAPE VIEWS AND HERITAGE ITEMS IN THE VICINITY



PICTURE 9 – THE ALBION HOTEL – THE FORMER 'VINE HOUSE' - 531-535 GEORGE STREET - ITEM #1795. THE MERITON RESIDENTIAL TOWER IS VISIBLE BEHIND



PICTURE 10 – VIEW OF THE HERITAGE LISTED FORMER WAREHOUSE GROUP WITHIN THE HERITAGE LISTED ALBION PLACE (#1658 AND #1659) TO THE SOUTH OF THE SITE



PICTURE 11 – THE FORMER WAREHOUSE FAÇADE - 533-539 KENT STREET - ITEM #1836



PICTURE 12 – THE STATE HERITAGE LISTED FORMER JUDGE'S HOUSE, OPPOSITE THE SITE ON THE WESTERN SIDE OF KENT STREET ITEM #1835



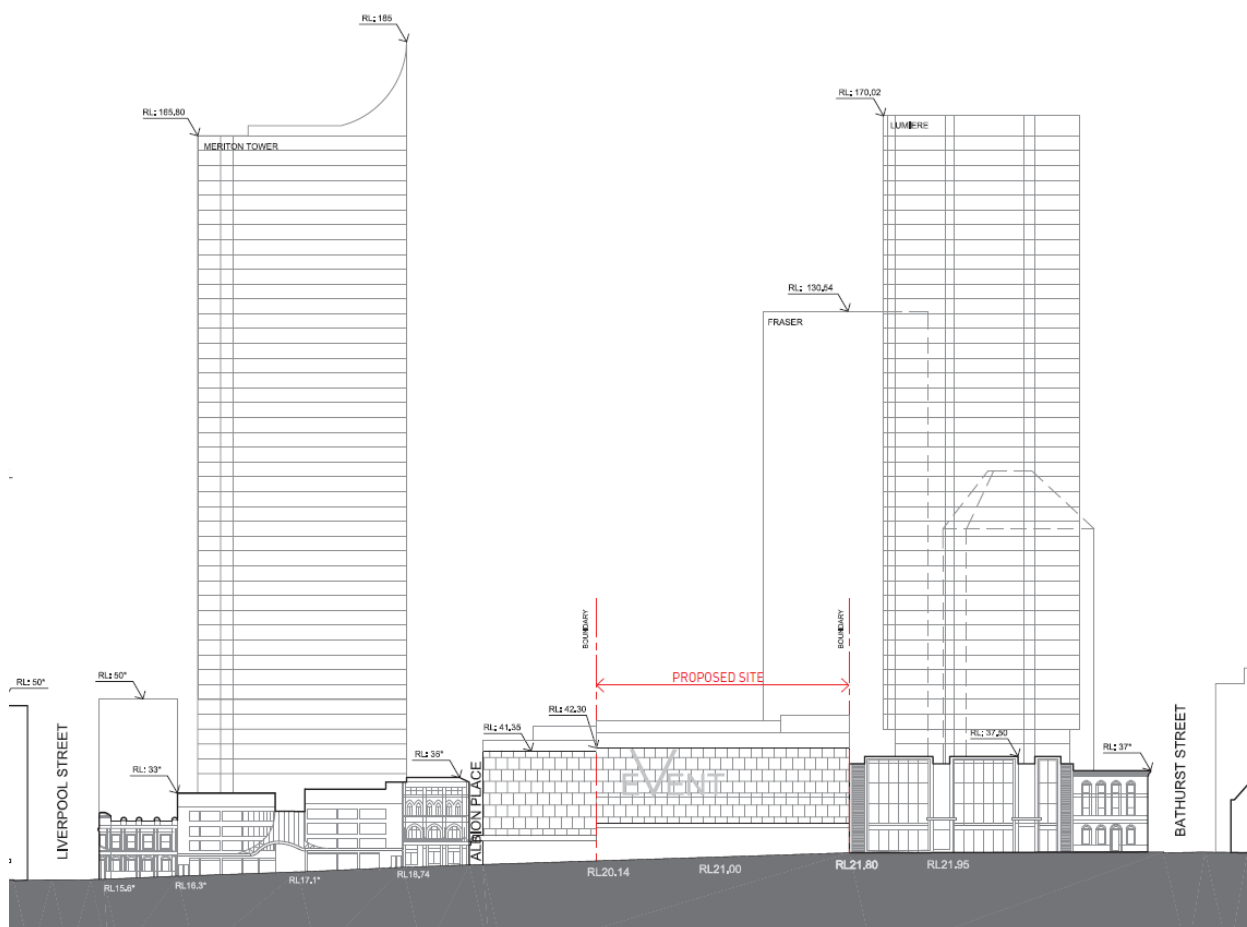
PICTURE 13 – THE FORMER PLAZA THEATRE BUILDING OPPOSITE THE SITE ON GEORGE STREET (#1800)



PICTURE 14 – THE FORMER BANK OF NSW ON THE CORNER OF GEORGE AND BATHURST STREETS (ITEM #1794. THE LUMIERE TOWER IS VISIBLE BEHIND.

The street alignment is dominated by buildings of between 15m – 20m in height containing a mix of retail and entertainment venues. The dominant towers in the vicinity of the site on George St are Lumiere to the north, Meriton to the south, and HSBC Tower to the east. These predominantly residential towers incorporate retail offerings in the ground floor/ podium to activate the streetscape (refer Figure 8).

FIGURE 8 – PLAN OF GEORGE STREET WITH THE MERITON AND LUMIERE TOWERS



SOURCE: MIRVAC, CPG AND CRONE PARTNERS, 505-523 GEORGE STREET, SYDNEY, PLANNING PROPOSAL MAY 2014_V1

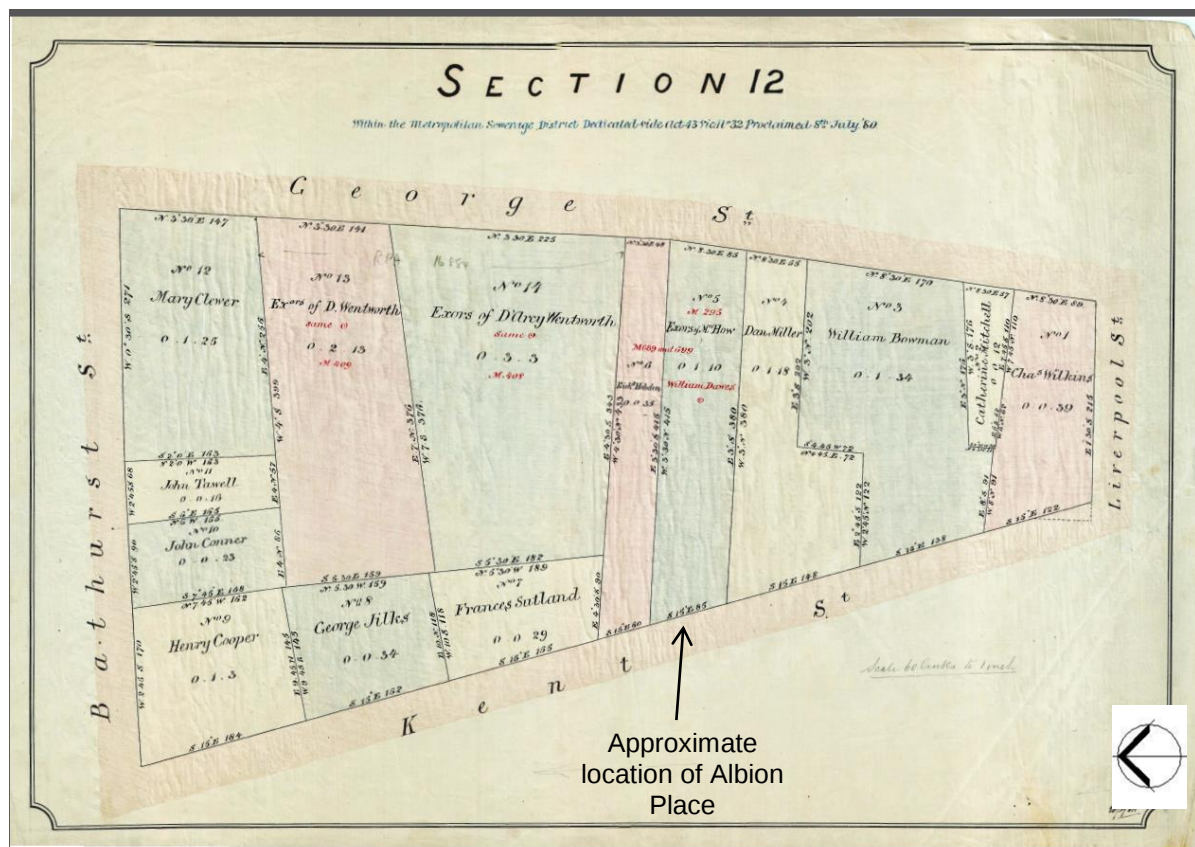
3 History

3.1 SITE HISTORY

3.1.1 EARLY SITE HISTORY

The subject site is shown in the 1833 survey plan as being part of Lot 14, Section 12, then owned by the Executors of the Estate of Mr D'arcy Wentworth (refer Figure 9).

FIGURE 9 – 19TH CENTURY SURVEY, MAP AND SITE PLANS - 1833 SURVEY PLAN



PICTURE 15 – 1833 SURVEY PLAN. THE SUBJECT SITE WOULD HAVE BEEN PRIMARILY WITHIN LOT 14.

SOURCE: CITY OF SYDNEY ARCHIVES, HISTORICAL ATLAS OF SYDNEY: CITY SECTION SURVEY PLANS 1833- SECTION 12

Though trained as a surgeon, D'Arcy Wentworth had been charged with and acquitted of highway robbery four times and, in 1790, he decided to go to Sydney with the Second Fleet as a free man. The Irish born Wentworth had arrived at Port Jackson in the transport *Neptune* on 28 June 1790.

On 1 August he sailed in the *Surprise* for Norfolk Island where he began his Australian career as an assistant in the hospital. He was appointed superintendent of convicts at Norfolk Island from 10 September 1791. He returned to Sydney in February 1796 and was appointed one of the assistant surgeons of the colony from 7 April. Thereafter Wentworth served in different grades and with differing responsibilities at the three medical centres at Norfolk Island, Sydney and Parramatta, until his appointment as principal surgeon of the Civil Medical Department, first made in February 1809, was approved in July 1811. In 1810 Wentworth, in conjunction with Alexander Riley and Garnham Blaxcell, contracted to build for Macquarie the so-called 'Rum Hospital', the predecessor of the Sydney Hospital.¹

¹ Australian Dictionary of Biography: D'arcy Wentworth: <http://adb.anu.edu.au/biography/wentworth-darcy-1545>

Wentworth had relinquished his convict superintendency when leaving Norfolk Island, but during his active career he held many non-medical posts. He was put in charge of Governor Lachlan Macquarie's newly reformed police force, which he controlled for nearly a decade and in this position he became the chief police magistrate in Sydney. He was Governor Macquarie's personal physician as well as being on very friendly terms with him and his successor, Sir Thomas Brisbane. Wentworth was also instrumental in establishing the Bank of New South Wales, and his name appears second among the founders in the charter of 12 February 1817.²

The 1844 plan of Sydney illustrates that the George Street frontage of the site was developed while the Kent Street frontage remained vacant (refer Figure 10). Review of the City of Sydney Assessment Books suggests that these premises were likely shops.

FIGURE 10 – 19TH CENTURY SURVEY, MAP AND SITE PLANS - 1844 PLAN OF SYDNEY



PICTURE 16 – 1844 MAP OF SYDNEY SHOWING DEVELOPMENT ALONG THE GEORGE STREET FRONTAGE OF THE SUBJECT SITE (KENT STREET IS SHOWN AS VACANT). ST ANDREWS CATHEDRAL AND THE FORMER BURIAL GROUND (PRESENT DAY TOWN HALL) ARE SHOWN TO THE NORTH.

SOURCE: CITY OF SYDNEY ARCHIVES, HISTORICAL ATLAS OF SYDNEY: FRANCIS WEBB SHEILDS MAP OF SYDNEY, 1844

The 1855-1865 Trigonometrical survey plan illustrates extensive development of the subject site, with new 1-2 storey brick and stone structures constructed on the Kent Street frontage in the 1860s. These were primarily dwellings and included a group of small cottages known as the Jilks Buildings, setback behind the dwellings on Kent Street.

Development along George Street was also intensified, typically of 1-2 storeys, including single storey timber dwellings, timber, brick and stone shops and stores³. The 1858 Assessment Book lists many of these properties as part of the leases of D'Arcy Wentworth. The centre of the site is dominated by a store, later identified in Doves plan as the Goodlet and Smith timber yard (refer Figure 12). Goodlet and Smith were timber merchants (formerly of Melbourne) and also produced bricks, pottery and earthenware in Riley Street.

² Ibid.

³ City of Sydney Rates and Assessment Books: 1855

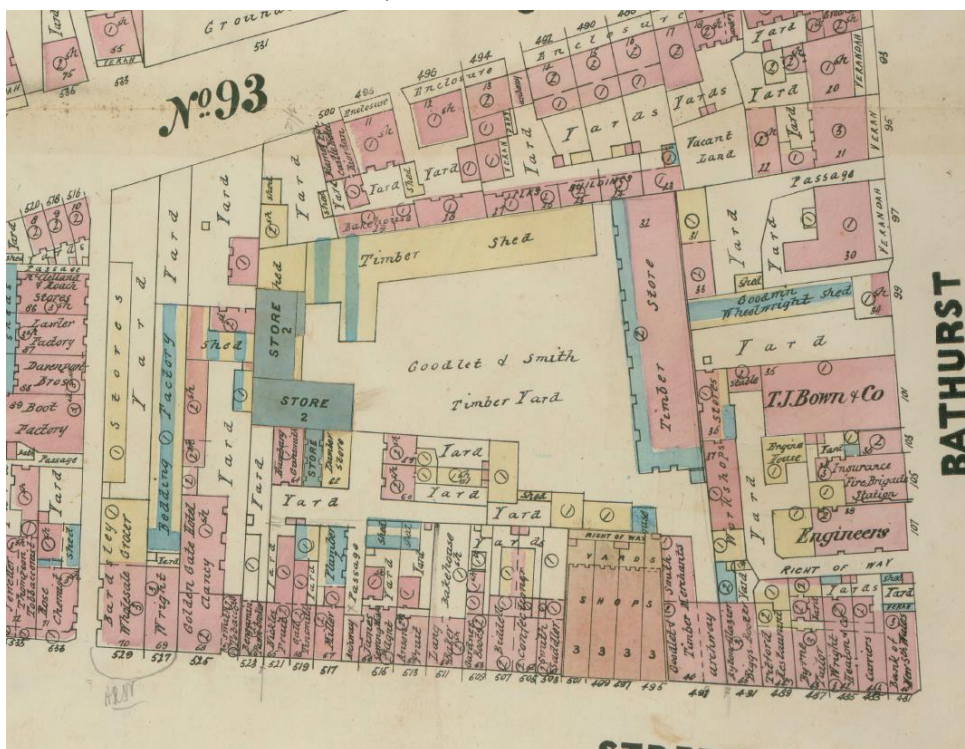
FIGURE 11 – 19TH CENTURY SURVEY, MAP AND SITE PLANS – 1855-1865 PLAN OF SYDNEY



PICTURE 17 – 1855-1865 SURVEY (PART PLAN ONLY) SHOWING THE BLOCK BOUND BY GEORGE, BATHURST, KENT AND LIVERPOOL STREETS. NUMEROUS BRICK AND STONE STRUCTURES ARE SHOWN ACROSS THE SUBJECT SITE.

SOURCE: CITY OF SYDNEY ARCHIVES, HISTORICAL ATLAS OF SYDNEY: TRIGONOMETRICAL SURVEY OF SYDNEY 1855-1865 BLOCK E1

FIGURE 12 – 19TH CENTURY SURVEY, MAP AND SITE PLANS - 1880 PLAN OF SYDNEY



PICTURE 18 – 1880 PLAN OF THE SITE SHOWING 1-2 STOREY DEVELOPMENT ON KENT STREET (LIKELY DWELLINGS) WITH A TIMBER YARD AND STORES IN THE CENTRE OF THE SITE. DEVELOPMENT ALONG GEORGE STREET IS 2-3 STOREY AND PREDOMINANTLY COMMERCIAL

SOURCE: CITY OF SYDNEY ARCHIVES, HISTORICAL ATLAS OF SYDNEY: DOVES PLANS OF SYDNEY, 1880 - BLOCK_92_93

The 1880 plan (refer Figure 12) notes that the commercial premises fronting George Street on and in the vicinity of the subject site included a shop front for the timber yards, a confectioner, two fruit shops, a miller, tinsmith, tobacconist, saddler, baker (with bakehouse), boot maker, and pawn broker, among others. A gunsmith and lumber store are also shown. The Kent Street frontage incorporated primarily houses, with the Castle Hotel towards the southern side of the site.

FIGURE 13 – 19TH CENTURY SURVEY, MAP AND SITE PLANS - 1887 PLAN OF SYDNEY



PICTURE 19 – 1887 PLAN SHOWING SIMILAR TO THE 1880 PLAN ABOVE, BUT INDICATING THE REDEVELOPMENT ALONG KENT STREET (FOR STORES).

SOURCE: STATE LIBRARY OF NSW: METROPOLITAN DETAIL SERIES PLAN: CITY OF SYDNEY, SECTIONS 9, 11 & 12, 1887

In the latter part of the 19th century, some of the George Street premises were redeveloped with 3 storey commercial premises while redevelopment along the Kent Street frontage was more utilitarian in character, incorporating warehouse and stores (refer to the Fire Underwriters Plan at Figure 16).

FIGURE 14 – HISTORIC VIEWS OF GEORGE AND KENT STREETS



PICTURE 20 – VIEW SOUTH ALONG GEORGE STREET FROM THE BATHURST STREET INTERSECTION (UNDATED).

SOURCE: STATE LIBRARY OF NSW : GOVERNMENT PRINTING OFFICE 1 - 08092

The majority of the subject site was demolished and redeveloped in 1937 for the new Trocadero.

3.1.2 MEET ME AT 'THE TROC'

The Trocadero opened on 3 April 1936 and operated until 1967. The building was demolished in 1971.

The Sydney Trocadero was a large dance and concert hall that operated between 1936 and 1971. It was the main venue of Big Band jazz orchestras, with the resident Trocadero Orchestra under the baton of Frank Coughlan, and the All Girl Trocadero Band. Often referred to as "The Troc", it was once regarded as the most glamorous dance palace in Sydney and accommodated up to 2,000 people. It was the favoured venue for university and school 'formals', and hosted many important local rock and pop concerts during the 1960s and on Friday and Saturday nights; it was 'dance central'. Those who graced its interior included a Queen and other royalty including princes and princesses, sundry governors, field marshals, presidents, radio and television personalities, actors and actresses, and the grand dames of Sydney society. There were also average Sydneysiders who were addicted to whichever dance was fashionable.

The venue opened with a full-dress gala on 3 April 1936. It was one of a number of venues in Sydney for balls. Others included the Palais Royale, the David Jones Auditorium and the Blaxland Galleries. Art Students' Balls and Artists' Balls continued to be held at the Trocadero through the 1950s and up till the early 1960s over a period when dance music encompassed a wide range of styles including Swing and Australian jazz in the early years, to Foxtrot, Waltz and Tango in the later ones.

FIGURE 15 – VIEWS OF THE TROCADERO



PICTURE 21 – THE NEWLY OPENED TROCADERO ON THE OCCASION OF THE RADIO STATION 2CH'S CHILDREN'S CHRISTMAS PARTY, 22/12/1936

SOURCE: STATE LIBRARY NSW: HOME AND AWAY - 30090

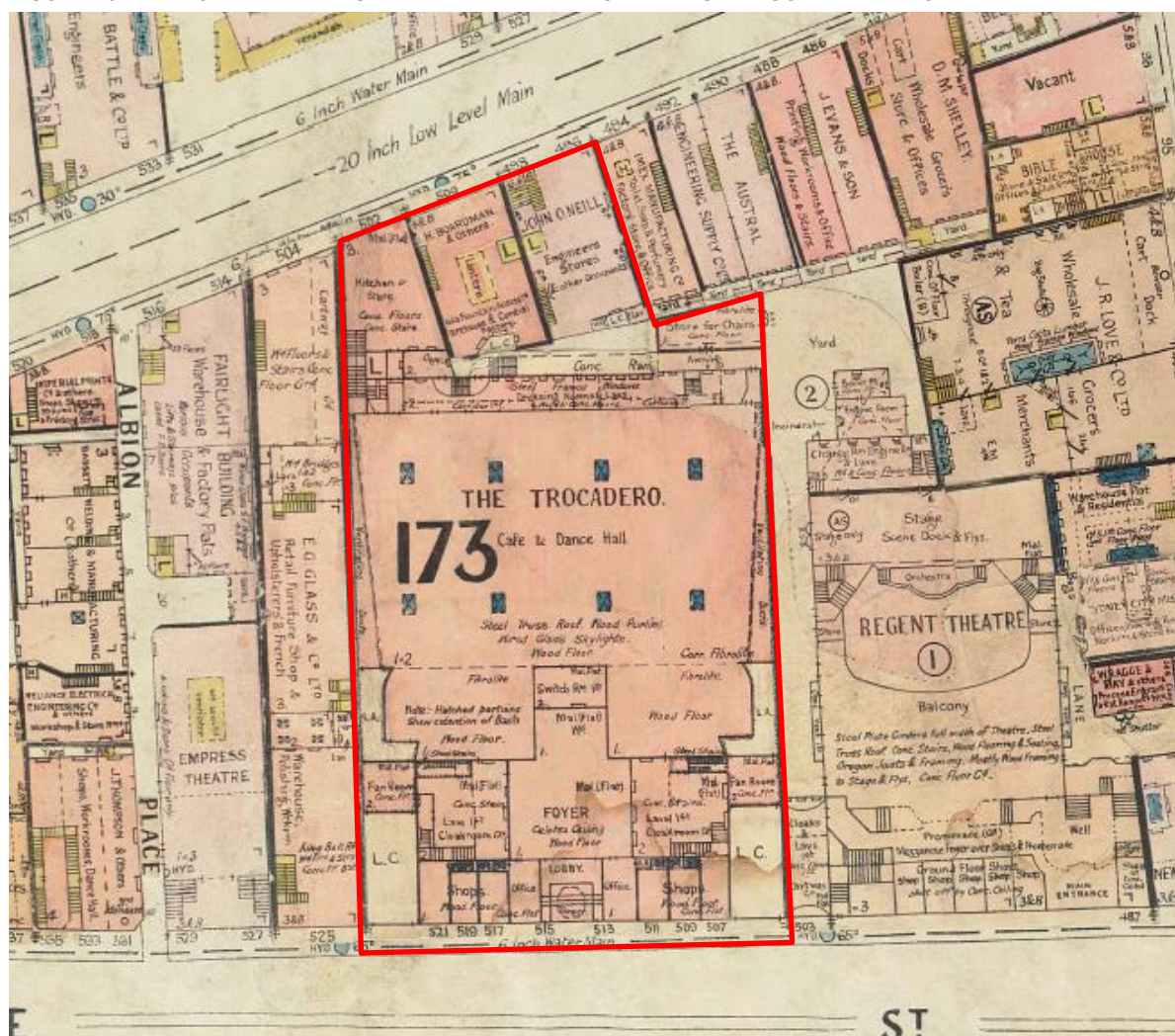
The site had a frontage of 165 feet to George Street and extended 204 feet to Kent Street. The entry was on George Street, leading into a large foyer with cloakrooms on either side, and retiring rooms on the first floor. The ballroom was the largest erected in Sydney without any supports, being 163 feet long and 100 feet wide⁴. The Trocadero was designed by architects Robertson and Marks in the Art Deco style and

⁴ Sydney Morning Herald, 31/03/1936: *The Trocadero*.

was the epitome of Modernism, embodying Hollywood Glamour and hope in post-Depression Sydney. It was constructed by builders John Grant and Sons at a cost of £150,000. Theo Marks (of Robertson and Marks) who had been partly responsible for the design of the interior attended the opening⁵.

Its furnishings included scarlet carpet covered with a pattern of *fleurs-de-lis*, picked out in cream, gold and black. This covered the foyer, the three sides of the auditorium around the dance floor, and also the bandstand stage floor. The entrance vestibule had marble floors and walls of polished granite. Flanking the three sides of the auditorium were Art Deco bas-relief murals depicting renowned dancers of all nations. The bandstand was described by the *Sydney Morning Herald* as 'shell shaped and with coloured lights presenting a constantly changing scene'⁶.

FIGURE 16 – FIRE UNDERWRITERS PLAN WITH THE APPROXIMATE SITE BOUNDARY INDICATED



PICTURE 22 – FIRE UNDERWRITERS PLAN OF THE SITE SHOWING THE NEWLY BUILT TROCADERO AND STORES FRONTING KENT STREET. THE (NOW DEMOLISHED) REGENT THEATRE IS SHOWN ADJACENT (PRESENT LUMIERE SITE).

SOURCE: CITY OF SYDNEY ARCHIVES, HISTORICAL ATLAS OF SYDNEY: FIRE UNDERWRITERS' PLANS, CA 1917-1939 - BLOCK173_174

⁵ The Australian Women's Weekly: *New Whoopee Ground for Sydney Society: Gala Opening of the Trocadero*, 11 April 1936, pg 22.

⁶ Dictionary of Sydney: Trocadero: <http://www.dictionaryofsydney.org/entry/trocadero>

The Troc started out as a swing and jazz palace, but by the mid-1950s the leading dances were the quickstep, the foxtrot, the waltz and the tango. Crooners were in fashion. Then later came the samba. But for band leader Frank Coughlan, the rot set in during the 'shifty fifties', with the advent of rock and roll.⁷ By the late 1960s, with the counterculture in full swing, and rock and roll ruling the airwaves, the days of the big bands and swing were passing. Crowds fell away as a new music and dance culture emerged⁸.

FIGURE 17 – 1954 VIEW OF GEORGE STREET, WITH THE TROCADERO AT RIGHT



PICTURE 23 – 1954 VIEW SOUTH ALONG GEORGE STREET SHOWING THE TRAM, WITH THE TROCADERO DANCE HALL (503-523 GEORGE ST) SHOWN ON THE SUBJECT SITE (AT RIGHT) AND THE PLAZA THEATRE OPPOSITE (600-612 GEORGE ST).

SOURCE: CITY OF SYDNEY ARCHIVES: SYDNEY REFERENCE COLLECTION

It finally closed its doors on 5 February 1971, and was eventually demolished to make way for the new Hoyts Theatre complex. The closure of the venue is commemorated in the song "Deep Water" by Australian singer-songwriter Richard Clapton.

3.1.3 THE HOYTS CINEMA COMPLEX

The Hoyts Entertainment Centre was opened in December 1976 as a 7 cinema complex (with associated services and facilities) and was the first large multiplex cinema building in Australia. It was designed by Melbourne architect, Sir Roy Grounds and partners, Romberg and Boyd⁹. The theatre took up the entire block and extended to the Kent Street frontage and likely included further excavation for the basement.

The opening was celebrated in January 1977 with a gala for 1200 guests, which was recorded in an article in the *Australian Women's Weekly* and as outlined below: The gala included a parade held outside the centre, with clowns, marching girls and vintage cars. The opening was attended by then governor Sir Arthur Roden Cutler VC, who opened the centre by cutting a strip of film and unveiling a plaque. The film 'The Omen' was shown and a dinner provided. A dance floor and band were located in the foyer and Bondi Beach was replicated in the basement, with 120 tonnes of sand and four swimming pools slot together. Potted palms, wrought iron tables and chairs, sail boats and blow up floating animals capped off the scene. The gala continued all night, with hotdogs served for breakfast the next day.¹⁰

⁷ Ibid.

⁸ Ibid

⁹ Thorne, Ross, Hoyts Entertainment Centre, Sydney (undated and unpublished)

¹⁰ The Australian Women's Weekly: *People and Fashion*, 26 January 1977, pg 17-18

FIGURE 18 – VIEWS OF THE HOYTS CINEMA 1976



PICTURE 24 – VIEW NORTHWEST ALONG GEORGE STREET TO THE CINEMA

SOURCE: NATIONAL LIBRARY OF AUSTRALIA – JOHN MULLIGAN PHOTOGRAPH COLLECTION - NLA.PIC-VN3083184



PICTURE 25 – VIEW SOUTHWEST ALONG GEORGE STREET TO THE THEATRE COMPLEX AND SHOWING THE ADJACENT PARAMOUNT PICTURES

SOURCE: NATIONAL LIBRARY OF AUSTRALIA – JOHN MULLIGAN PHOTOGRAPH COLLECTION - NLA.PIC-VN3083180



PICTURE 26 – HOYTS CINEMA CENTRE, FRONT OF HOUSE FOYER, GEORGE STREET, SYDNEY, 26 DECEMBER 1976 (PRIOR TO THE GALA OPENING)

SOURCE: NATIONAL LIBRARY OF AUSTRALIA – JOHN MULLIGAN PHOTOGRAPH COLLECTION - NLA.PIC-VN3083173



PICTURE 27 – HOYTS CINEMA CENTRE, FRONT OF HOUSE FOYER AND MURAL

SOURCE: THORNE, ROSS, HOYTS ENTERTAINMENT CENTRE, SYDNEY



PICTURE 28 – SIR HARRY'S BAR ON THE GROUND FLOOR AT THE REAR

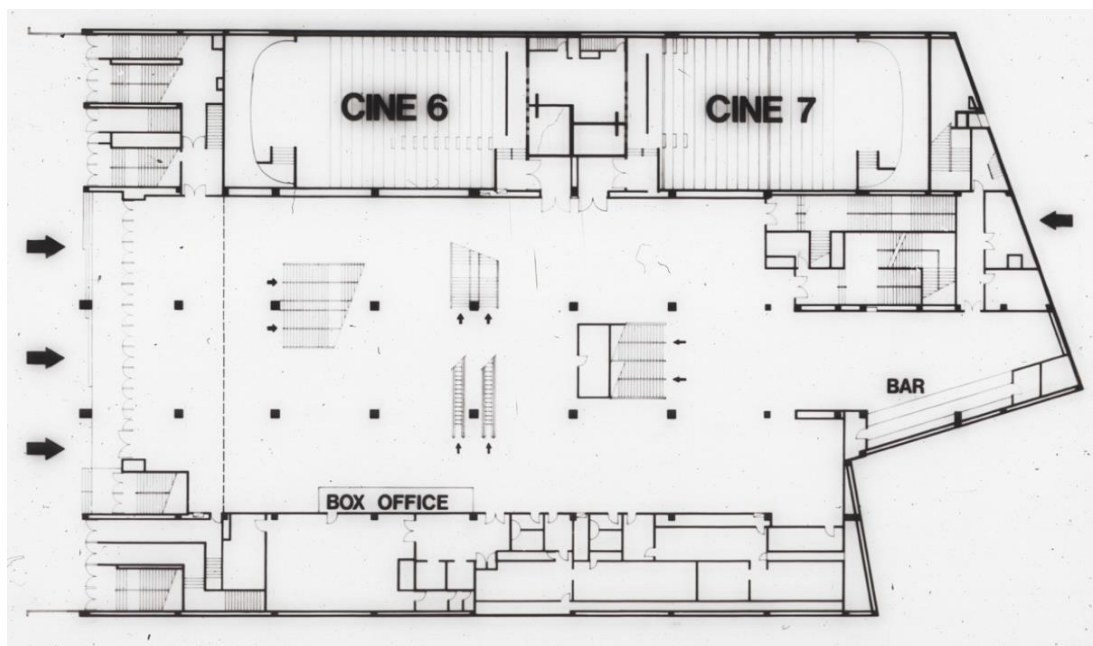
SOURCE: THORNE, ROSS, HOYTS ENTERTAINMENT CENTRE, SYDNEY



PICTURE 29 – VIEW OF THE STAGE DELICATESSEN ON THE GROUND FLOOR AT THE REAR

SOURCE: THORNE, ROSS, HOYTS ENTERTAINMENT CENTRE, SYDNEY

FIGURE 19 – THE FORMER HOYTS GROUND FLOOR PLAN 0



PICTURE 30 – ORIGINAL ARCHITECTS' PLAN OF GROUND FLOOR WITH ENTRY FROM GEORGE STREET AT LEFT.

SOURCE: THORNE, ROSS, HOYTS ENTERTAINMENT CENTRE, SYDNEY

The adjoining site (formerly the Paramount Theatre) was converted for use as a cinema by Greater Union in the mid-1960s (c.1965) and a Village cinema operated close by on George Street south of Albion Lane. The Village cinema closed and the Greater Union and the subject site, (formerly Hoyts) amalgamated in around 1999 to form a single cinema complex known as the Event cinema, although the two sites remain on a separate title and are separately owned. Figure 20 shows the two sites prior to the amalgamation.

City of Sydney holds numerous building and development applications for alterations and additions to the Hoyts complex and the fitout and interiors have been variously altered to reflect changing taste and likely technological advancements in film presentation. Retail fitouts and shop fronts have also been variously and extensively modified since its opening in 1977 and the complex has been expanded and now houses 17 cinemas. The façade was modified with the amalgamation of the cinema sites.

The cinema is reportedly the highest grossing in Australia, with the highest number of patrons.

FIGURE 20 – LATE 20TH CENTURY VIEWS OF THE SITE PRIOR TO FAÇADE MODIFICATIONS AND CONSOLIDATION OF THE CINEMA COMPLEX



PICTURE 31 – GEORGE STREET'S GREATER UNION AND HOYTS CINEMAS, 1992.

SOURCE: PAST/LIVES REVEALING TRACES OF A FORMER SYDNEY. IMAGE COURTESY SYDNEY CINEMA FLASHBACKS.

[HTTP://PASTLIVESOFTHENEARFUTURE.COM/2012/04/03/GREATER-UNIONEVENT-CINEMAS-GEORGE-STREET-SYDNEY-NSW/](http://pastlivesofthenearfuture.com/2012/04/03/greater-union-event-cinemas-george-street-sydney-nsw/)



PICTURE 32 – 1996 VIEW SOUTH FROM THE SE CORNER OF BATHURST & GEORGE STREETS SHOWING THE ENTRANCE TO THE HOYTS & GREATER UNION CINEMA COMPLEXES AT 505-523 GEORGE STREET.

SOURCE: CITY OF SYDNEY ARCHIVES - SYDNEY REFERENCE COLLECTION - SRC23490

4 Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guidelines.

CRITERIA	SIGNIFICANCE ASSESSMENT
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	Does not meet the criteria. The site reflects the redevelopment of this section of George Street as an entertainment hub from the early 20th century with the development of the Trocadero and the redevelopment for the cinema complex. The 1976 cinema development does not however reflect a significant historical phase of development.
Guidelines for Inclusion - shows evidence of a significant human activity ☐ - is associated with a significant activity or historical phase ☐ - maintains or shows the continuity of a historical process or activity ☐	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important activities or processes ☐ - provides evidence of activities or processes that are of dubious historical importance ☒ - has been so altered that it can no longer provide evidence of a particular association ☒
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	Does not meet the criteria. The cinema was designed by, the well-known Melbourne architect Sir Roy Grounds and partners Romberg and Boyd, who collectively designed some of the leading modern buildings in Australia. The building however is not considered to be representative of Grounds or the firms work as it has been so substantially altered.
Guidelines for Inclusion - shows evidence of a significant human occupation ☐ - is associated with a significant event, person, or group of persons ☐	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	Does not meet the criteria. Having been substantially altered both internally and externally (with only the rear façade partially surviving) the former Hoyts cinema is considered to have lost its design integrity and is not aesthetically distinctive.

CRITERIA	SIGNIFICANCE ASSESSMENT
Guidelines for Inclusion - shows or is associated with, creative or technical innovation or achievement ☐ - is the inspiration for a creative or technical innovation or achievement ☐ - is aesthetically distinctive ☐ - has landmark qualities ☐ - exemplifies a particular taste, style or technology ☐	Guidelines for Exclusion - is not a major work by an important designer or artist ☐ - has lost its design or technical integrity ☒ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☒ - has only a loose association with a creative or technical achievement ☐
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	Does not meet the criteria. While the cinema is reportedly the highest grossing in Australia, with the highest number of patrons, it is likely that the cinema is valued by the community as an amenity and is not specifically associated with the subject building or facility.
Guidelines for Inclusion - is important for its associations with an identifiable group ☐ - is important to a community's sense of place ☐	Guidelines for Exclusion - is only important to the community for amenity reasons ☒ - is retained only in preference to a proposed alternative ☐
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	Does not meet the criteria. Although several phases of development have been established on the site (as defined in section 3 of this report) European Archaeological potential is assessed as low owing to the construction of basements on the site. The site is not included on the City of Sydney Central Sydney Archaeological Zoning Plan (although it is within the boundary of the study).
Guidelines for Inclusion - has the potential to yield new or further substantial scientific and/or archaeological information ☐ - is an important benchmark or reference site or type ☐ - provides evidence of past human cultures that is unavailable elsewhere ☐	Guidelines for Exclusion - the knowledge gained would be irrelevant to research on science, human history or culture ☐ - has little archaeological or research potential ☒ - only contains information that is readily available from other resources or archaeological sites ☐
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	Does not meet the criteria. The building was reputedly the first multi-cinema complex in Australia however it has been substantially altered and extended.
Guidelines for Inclusion - provides evidence of a defunct custom, way of life or process ☐ - demonstrates a process, custom or other human activity that is in danger of being lost ☐ - shows unusually accurate evidence of a significant human activity ☐ - is the only example of its type - demonstrates designs or techniques of	Guidelines for Exclusion - is not rare ☒ - is numerous but under threat ☐

CRITERIA	SIGNIFICANCE ASSESSMENT
- exceptional interest ☐ - shows rare evidence of a significant human activity important to a community ☐	
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> - cultural or natural places; or - cultural or natural environments.	Does not meet the criteria. The Hoyts (now Events) cinema building was constructed in 1976 and designed by Sir Roy Grounds. In the almost 40 years since its construction, it has been substantially altered and extended internally to incorporate additional cinema auditoria and to accommodate changing tastes in interior design. It has been amalgamated with the adjoining site and a new façade constructed. It is virtually unrecognisable and is not considered to be representative of the period or style.
Guidelines for Inclusion - is a fine example of its type ☐ - has the principal characteristics of an important class or group of items ☐ - has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity ☐ - is a significant variation to a class of items ☐ - is part of a group which collectively illustrates a representative type ☐ - is outstanding because of its setting, condition or size ☐ - is outstanding because of its integrity or the esteem in which it is held ☐	Guidelines for Exclusion - is a poor example of its type ☐ - does not include or has lost the range of characteristics of a type ☒ - does not represent well the characteristics that make up a significant variation of a type ☐

4.3 STATEMENT OF SIGNIFICANCE

The former Hoyts/ Events cinema complex at 505-523 George Street, Sydney has been assessed and is not considered to meet the threshold for heritage listing.

It has been substantially altered (including site amalgamation and façade works) and has lost its design integrity and is not considered to be representative of its period or the works of architect Sir Roy Grounds. While it is acknowledged that the cinema is reportedly the highest grossing in Australia, it is likely that the cinema is valued by the community as an amenity only.

5 Impact Assessment

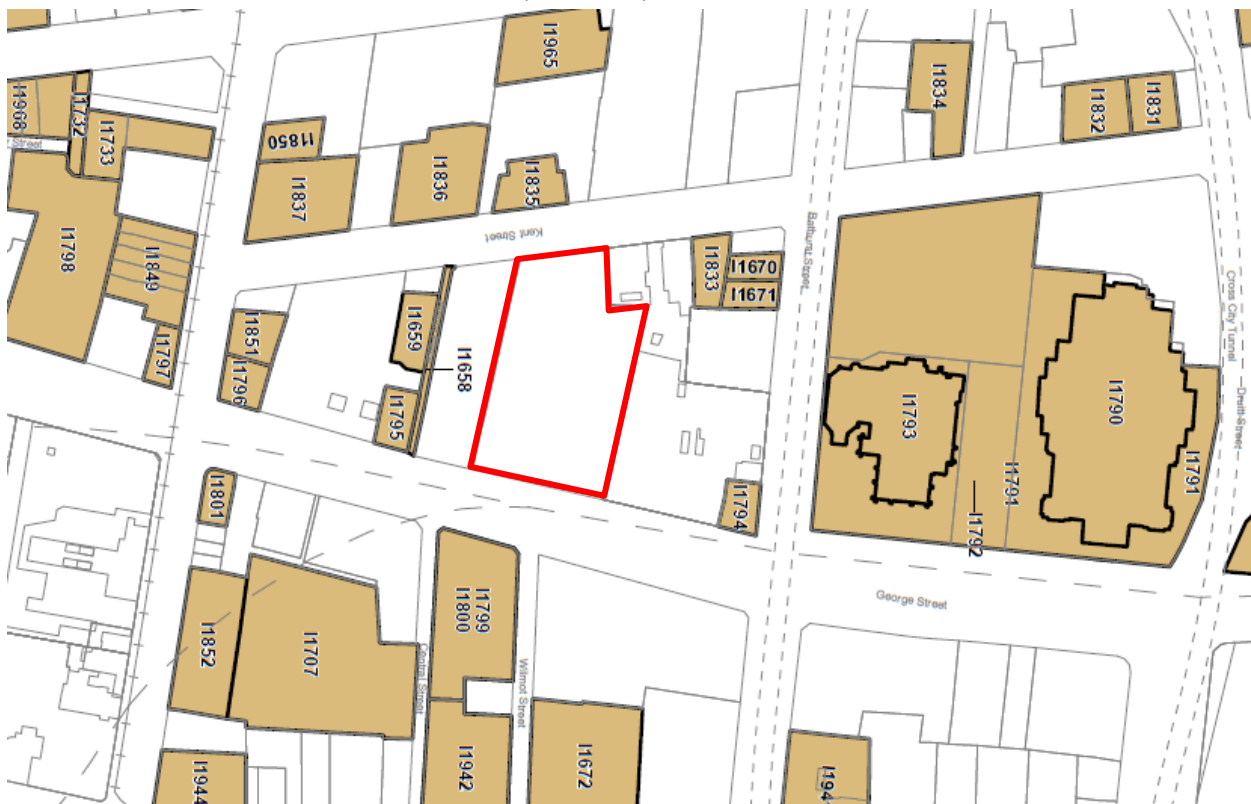
5.1 HERITAGE LISTINGS

The site does not include any heritage items as listed under the Sydney Local Environment Plan (SLEP2012) however is in the vicinity of numerous heritage items including the following:

- Albion Place - Item #1658 (local)
- Former warehouse group including interiors, hoist machinery (Nos 1 and 5), chimney and catheads - 1–7 Albion Place - Item #1659 (local)
- Commercial building including interior – 93 Bathurst Street - Item #1670 (local)
- Former “Bible House” – 95 Bathurst Street - Item #1671 (local)
- Former Bank of NSW - 485 George Street - Item #1794 (local)
- Former ‘Vine House’ - 531–535 George Street - Item #1795 (local)
- Former warehouse facade (8 Central Street) - 600–612 George Street (and 343–357 Pitt Street) - Item #1799 (local)
- Former Plaza Theatre building including facade, external walls, foyer and roof - 600–612 George Street - Item #1800 (local)
- Former warehouse including former cart dock and interiors - 484 Kent Street - Item #1833 (local)
- Former “Judge’s House” including interiors and garden - 531 Kent Street – Item #1835 (state)
- Former warehouse façade - 533–539 Kent Street - Item #1836 (local)

The above are all listed as local heritage items under the SLEP2012 with the Kent Street former Judge’s House also being listed on the State Heritage Register. Further to the north the block bound by Bathurst, George, Druiitt and Kent Streets also comprises the state significant Town Hall (#11790) and St Andrew’s Cathedral Group (#11793) on George Street although development fronting Bathurst Street provides a buffer to this group. Refer heritage map at Figure 21. Views to these items are considered under the DCP discussion (section 5.2.2).

FIGURE 21 – HERITAGE MAP SHOWING THE SITE (INDICATED) AND ITEMS IN THE VICINITY



SOURCE: CITY OF SYDNEY COUNCIL, SYDNEY LOCAL ENVIRONMENT PLAN (SLEP 2012), SHEET 015

5.2 STATUTORY CONTROLS

5.2.1 SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

TABLE 1 – RELEVANT LEP CLAUSES

CLAUSE	DISCUSSION
5.10 Heritage conservation (1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of the City of Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites,	1) The subject cinema building is not a listed heritage item and does not meet the threshold for listing (refer section 4 of this report). European Archaeological potential is assessed as low as the site has been previously excavated for the basement. This Heritage Impact Statement is provided to consider impacts to the noted heritage items in the vicinity including the state heritage listed former Judge's House opposite the site on Kent Street (refer section 5.1).
(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.	5) As noted above This Heritage Impact Statement (HIS) is provided to consider impacts to the noted heritage items in the vicinity including the state heritage listed former Judge's House opposite the site on Kent Street and others (refer section 5.1). There are multiple heritage items in the vicinity of the site. The heritage items are varied in their periods of construction and architectural styles and reflect the various stages of development of the precinct and more recent contemporary adaptation for more commercial, entertainment and retail uses. As illustrated in section 2 of this report, the precinct is also dominated by a number of commercial and residential towers in the vicinity of the subject site including the adjacent Lumiere tower and Meriton apartments to the south. The proposal retains the lower scaled podium; consistent with the scale of the current street alignment which is dominated by buildings of between 15m – 20m in height containing a mix of retail and entertainment venues. The proposed single tower is setback towards the Kent Street frontage of the site to minimise amenity impacts to the Lumiere tower to the north. It is considered that the heritage items in the vicinity will not be further impacted by the proposed development than their current circumstance. The context of the heritage items is already mixed, including multistorey development. There are no consistent streetscapes or heritage item groups. The podium provides the streetscape element of the precinct and defines the street edge. Of principal interest is the state heritage listed former Judge's House, which is located opposite the site on Kent Street. It is noted that this building is flanked by the multi-storey car park to the north and a multistorey residential tower to the south. The residential tower incorporates the facades of Federation warehouses which create a podium for the tower. It is considered therefore that the context for this building has been lost and curtilage for the building is limited to its front boundary. The addition of a further commercial tower on the eastern side of the street will have no significant further impact within the proposed higher quality streetscape with its defined podium. It is noted that the proposal includes a consolidated tower and

	necessitates an addition to the height limits however the additional height will have no additional impact on the single storey heritage item as its significance is now not defined by its neighbours but by it being a survivor in this section of the city. Heritage items along and including Albion Lane are separated from the site by the former Greater Union complex at 525 George Street and have a similarly altered context, with the Meriton towers to the south. The importance of the shared curtilage and visual relationship of these items is not altered or diminished by the subject development. The proposed redevelopment presents a significant opportunity to improve the streetscape condition in this section of George and Kent Streets. The current building presents a completely impenetrable solid façade to both Kent and George Streets and it is considered that the proposed development will improve the streetscape contribution of the site and public domain by better activating the podium and street level, providing a more permeable façade and multiple internal programs. This is of particular benefit to Kent Street which is even more utilitarian as the present street level frontage is dominated by back of house and fire services. Proposed retail on this frontage will help to activate one of the city's main arterial roads. The proposal is consistent with other mixed use retail and residential towers in the immediate vicinity.
--	--

5.2.2 SYDNEY DEVELOPMENT CONTROL PLAN 2012

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

TABLE 2 – DEVELOPMENT CONTROL PLAN

PROVISION	DISCUSSION
2 Locality Statements 2.1.1 York Street Special Character Area including Clarence Street and Kent Street Principles (c) Conserve and enhance existing significant views between the area and Darling Harbour, higher level views north to the Harbour Bridge and the significant vistas terminated by the QVB and the Sydney Town Hall, such as those along Mullins Street and York Street.	The client has provided a view analysis which considers the following views relevant to the York Street and Sydney Square/ Town Hall/ St Andrews Special Areas: - Looking south from various locations along York Street - Looking south from various locations along George Street and from the QVB to Town Hall - Views east and west on Bathurst Street - Looking west from Park Street to Town Hall and south from Park Street and George towards the Town Hall and Cathedral - Looking south towards Town Hall from the corner of York and Druitt Street The view analysis also includes: - General views north along George Street - General cross city views from Kings Cross, Potts Point, Hyde Park and Darling Harbour, as well as Surry Hills. Please refer to the View Analysis provided in Appendix A.

2.1.10 Sydney Square/Town Hall/St Andrews Special Character Area (g) Ensure that new development around Sydney Square contributes positively to the definition of the space and is of a scale and character that complements the civic buildings, in terms of facade composition, building materials, colours and textures and exhibits a rhythm and richness in articulation. (h) Maintain and enhance important existing views and vistas to: i. the clock tower of the Town Hall from Park, George and York Streets; and ii. the spires of the Cathedral from Bathurst and George Streets to allow the silhouette of the Cathedral and Town Hall to be viewed and read against the sky.	In relation to the York Street character area, it is considered that views south along York Street, terminating with the QVB and Town Hall will not be impacted by the proposed development. The tower will not detract from the vista which terminates with the clock tower of the Town Hall. The proposed tower will form part of a backdrop of development, sited behind the Lumiere tower (to the southwest) and the QVB remains the dominant element in these views due to its unique scale and design. In relation to Sydney Square/ Town Hall and St Andrews Special Character area: Clause 2.1.10 g) The special character area is dominated by the square and also includes lower scaled Victorian and Federation development surrounding the square. The present site does not contribute to this and will be read in the context of multi-storey tower development to the south, which includes the Lumiere tower to the north and Meriton serviced apartments to the south. h) i) The proposal will have no impact on views to the clock tower from George Street. The square surrounding Town Hall creates a substantial visual and physical curtilage around the item which enhances the prominence of the tower. Extant views to the Town Hall from Park Street are limited and views to the proposed tower will be possible only from the intersection, again forming part of a backdrop of development. ii) There is no impact on views from Bathurst Street to the St Andrews Cathedral or Town Hall, with the subject tower being located south of Bathurst Street. Due to the curvature of George Street and development views to the Cathedral are largely limited to the section of George Street north of the Bathurst Street intersection to Market Street. Views to the Cathedral from opposite the site are not impeded by the proposed tower development and in oblique views across the cathedral from the Market Street end, incorporate the proposed Tower in the backdrop behind the Lumiere Tower.
3.2 Defining the Public Domain 3.2.1.2 Public views (1) Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art. (2) Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be considered.	1) and 2) Views to heritage items in the vicinity and to special character areas have been addressed in the DCP and LEP discussions above. As outlined above, the proposal improves the immediate contribution of the site to the George and Kent Street streetscapes and has no significant impact on identified significant views or vistas to heritage items or special character areas in the vicinity.
3.9 Heritage 3.9.1 Heritage Impact Statements (1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting:	3.9.1 (1) Complies. This HIS satisfies this clause and is to be submitted with the Planning Proposal and Stage 1 DA for the redevelopment.

(a) heritage items identified in the <i>Sydney LEP 2012</i> ; or	
(4) The Heritage Impact Statement is to address: (c) the impact of the proposed development on the heritage significance of the heritage item, heritage items within the vicinity, or the heritage conservation area; and	4) Refer LEP discussion above.

5.3 HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

TABLE 3 – RELEVANT QUESTIONS

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	The proposal presents a significant opportunity to improve the Kent and George Street streetscapes as the current building façade presents a bland and solid mass to the street above street level. The proposal provides for an activated street frontage to both George and Kent Streets and improves site permeability. The proposal retains the podium to the street, with the mass of the tower set back towards Kent Street, consistent with the form of various mixed use towers in the vicinity.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	The proposal includes a height adjustment to 260m. Although exceeding permissible heights, the single tower is proposed to mitigate potential amenity impacts associated with a more traditional dual tower development. It is considered that the additional height will have no further impact on the heritage items which are located within the diverse precinct and are generally defined by the podium levels along George and Kent Street. The retention of a consistent streetscape podium further mitigates impacts and presents a more relatable scale for the heritage items.
The following sympathetic solutions have been considered and discounted for the following reasons:	N/A. Within the constraints of the location the issue of tower options has little impact on the appreciation at street level of the heritage items. The single tower has advantages for planning outcomes and the detailed design solution is yet to be finalised.
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? 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? 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	As identified above, the site is in the vicinity of numerous heritage items. The proposal does not impact on identified significant views to the various heritage items in the vicinity. The proposal incorporates a podium and setback tower to mitigate massing and create a more consistent streetscape scale. The proposal includes a height adjustment to 260m in keeping with other high rise developments neighbouring and in the vicinity of the site such as 115 Bathurst St (Greenland), and World Square Tower. The context of the area is noted as varied and incorporates existing high rise development, thus the setting of the heritage items is already regarded as a mixture of higher and lower buildings as an historical development over time. The developed design for the podium will assist in this transition of scale. The site is not located on any known archaeological deposits. Potential is assessed as low due to previous excavation for basements. It is noted that the site is not

QUESTION	DISCUSSION
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?	included on the City of Sydney Central Sydney Archaeological Zoning Plan (although it is within the boundary of the study).

6 Conclusion and Recommendations

This Heritage Impact Statement (HIS) was prepared to assess the heritage impacts of the proposed increase in the permissible height and potential tower development at 505 -523 George Street, Sydney. The site currently houses the 6 storey Events cinema complex and is proposed to be redeveloped with a retail podium and single multistorey residential tower setback towards the Kent Street frontage.

The subject cinema complex has been assessed and is not considered to meet the threshold for heritage listing. The site does not include any heritage items as listed under the Sydney Local Environment Plan (SLEP2012) however is in the vicinity of numerous heritage items as outlined in section 5.1 of this report.

This heritage impact statement (HIS) is required to consider the proposal in relation to potential impacts to heritage items in the vicinity. The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

It is considered that the proposal will have no further impact on the heritage items in the vicinity as the streetscape context is already considerably varied and incorporates high-rise development. The proposal has no further impact on the extant curtilage of the items in the vicinity and does not impact on any identified significant views.

The proposed height adjustment to 260m is supported. Although exceeding permissible heights, the single tower is proposed to mitigate potential amenity impacts associated with a more traditional dual tower development. It is considered that the additional height will have no further impact on the heritage items which are located within an area of multistorey development. The precinct is diverse and retention of a consistent streetscape podium further mitigates impacts and presents a more relatable scale for the heritage items.

The proposal is recommended to the City of Sydney for approval subject to the following recommendation:

- It is noted that the subject proposal is indicative only and the final design and outcome will be subject to the stage 2 DA and competitive design processes. Stage 2 design development proposals should therefore be subject to further heritage impact assessment.

7 Bibliography and References

7.1 BIBLIOGRAPHY

Australian Dictionary of Biography: D'arcy Wentworth: <http://adb.anu.edu.au/biography/wentworth-darcy-1545>

Department of Lands 2011, Spatial Information eXchange, Department of Lands, Sydney, available at: <http://imagery.maps.nsw.gov.au/>.

Dictionary of Sydney: Trocadero: <http://www.dictionaryofsydney.org/entry/trocadero>

Google Maps 2011, Aerial view of subject site, available at: <http://maps.google.com.au/maps?hl=en&tab=wl>.

NSW Roads and Traffic Authority 2005, *From the Skies: Aerial photographs of Sydney in 1943*, CD-ROM, NSW Roads and Traffic Authority, Surry Hills.

Past/Lives Revealing traces of a former Sydney: <http://pastlivesofthefuture.com/2012/04/03/greater-unionevent-cinemas-george-street-sydney-nsw/>

RP Data 2011, Property Information search of subject site, available at: <http://www.rpdata.net.au/>.

Telstra Corporation 2011, *Whereis.com*, Digital Maps, Telstra Corporation, available at: <http://www.whereis.com/whereis/map.do>.

Thorne, Ross, (undated) *Hoyts Entertainment Centre, Sydney*: http://www.rossthorne.com/downloads/Hoyts_Centre_.pdf

Newspaper/ Magazine Articles

Sydney Morning Herald, 31/03/1936: *The Trocadero*.

The Australian Women's Weekly: *New Whoopee Ground for Sydney Society: Gala Opening of the Trocadero*, 11 April 1936.

The Australian Women's Weekly: *People and Fashion*, 26 January 1977

7.2 REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson, Pymble.

Australia ICOMOS 1999, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, *NSW Heritage Manual*, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Parramatta.

Heritage Office 2002, *Statements of Heritage Impact*, Heritage Office, Parramatta.

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

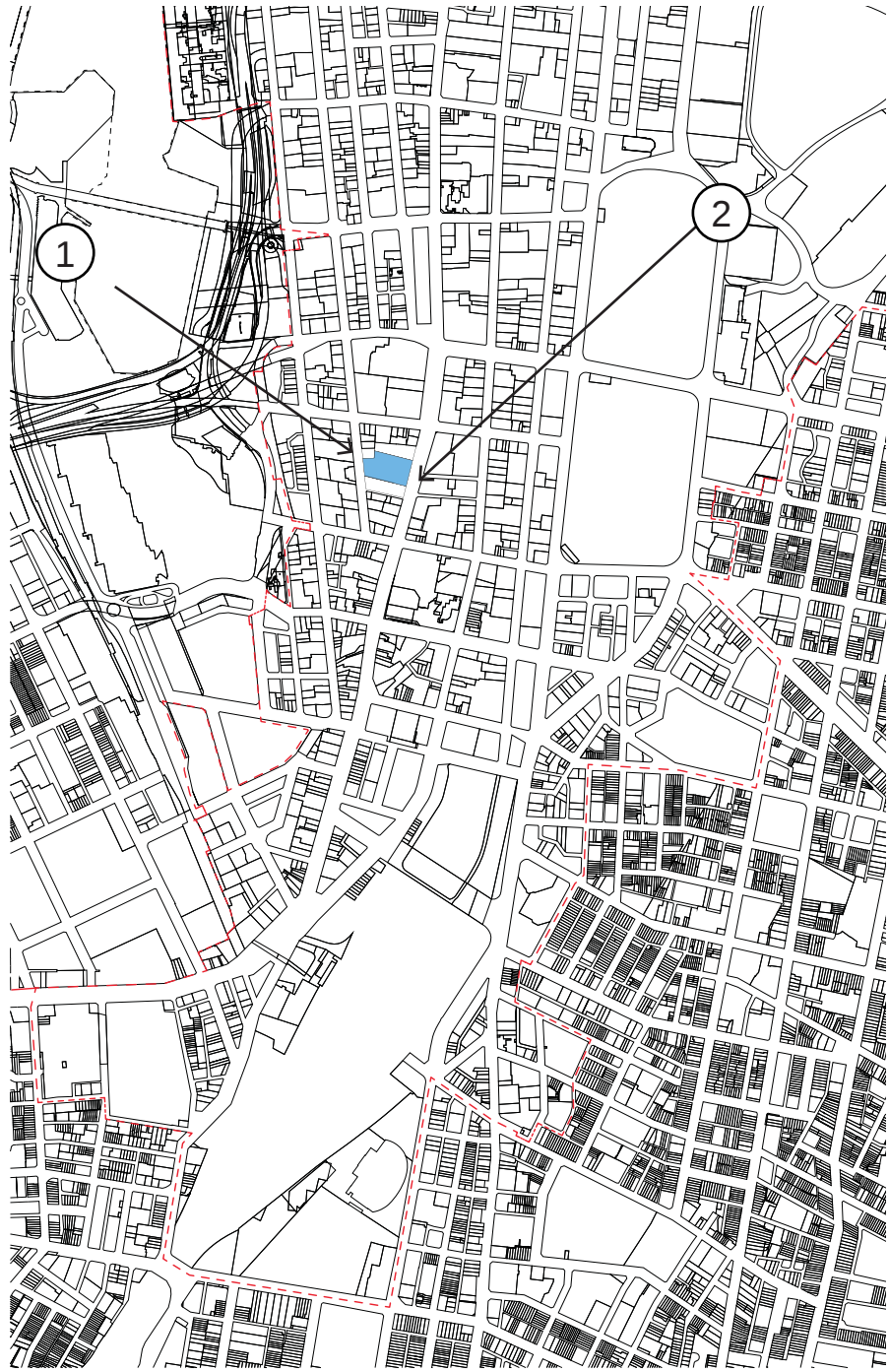
Appendix A View Analysis



Investigation & Analysis

View Corridors

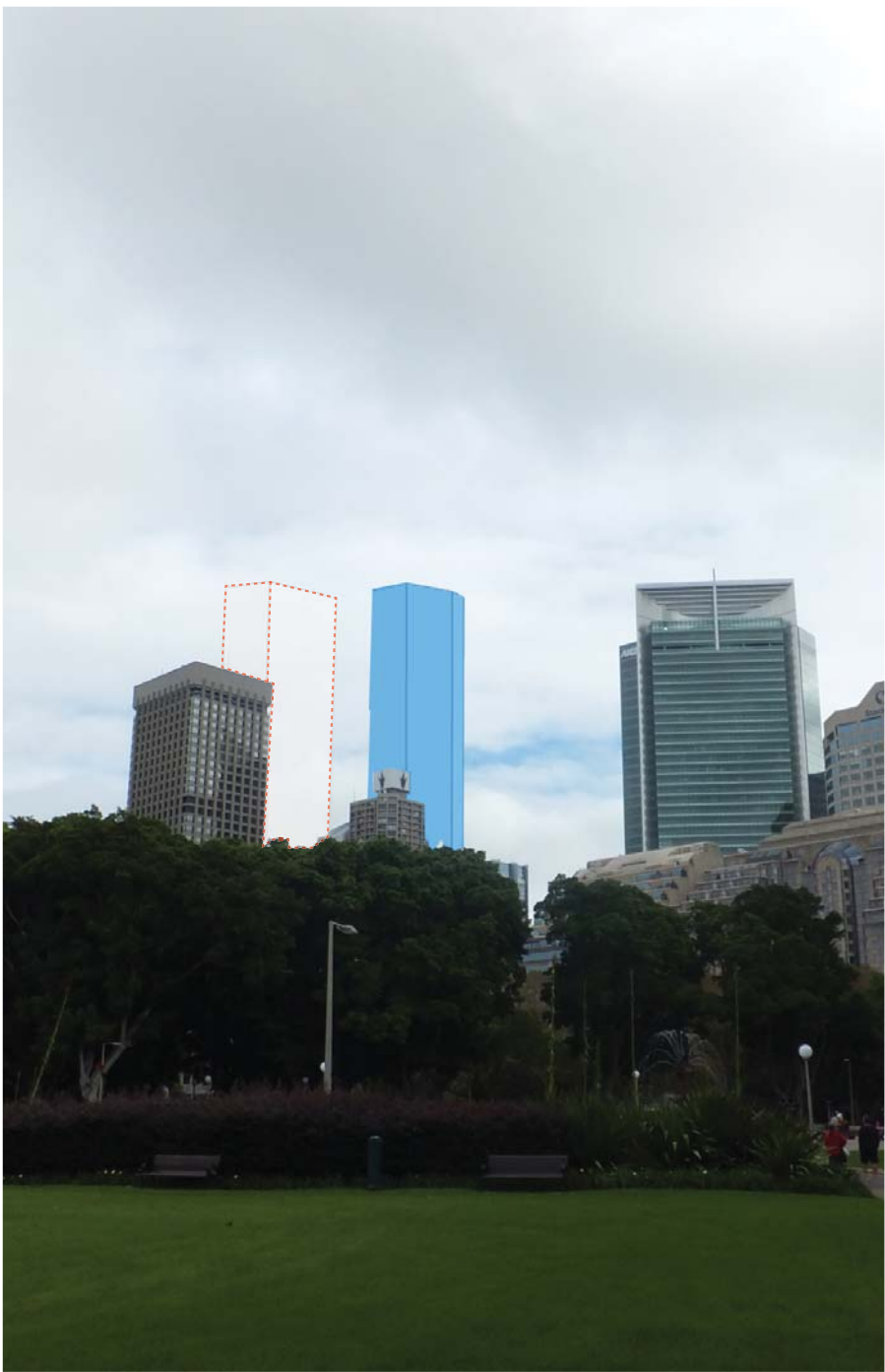
Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



1. Darling Harbour



2. St Mary's Cathedral / Hyde Park



Investigation & Analysis

View Corridors

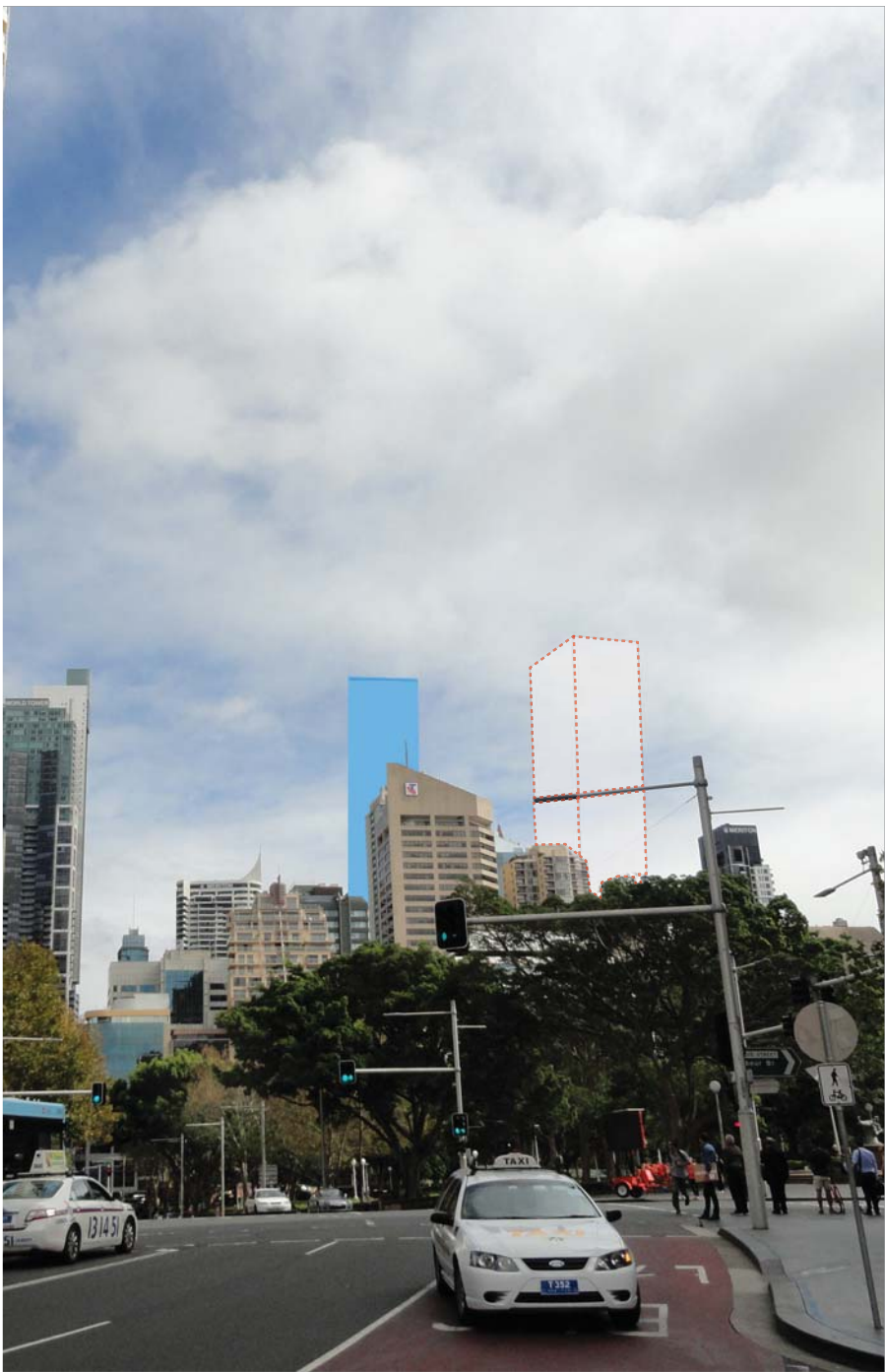
Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



3. William St / Kings Cross



4. Oxford St / Hyde Park



Investigation & Analysis

View Corridors

Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



5. Cleveland St



6. Challis Ave / Victoria Street, Potts Point

Investigation & Analysis

View Corridors

Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



7. Looking North along George St



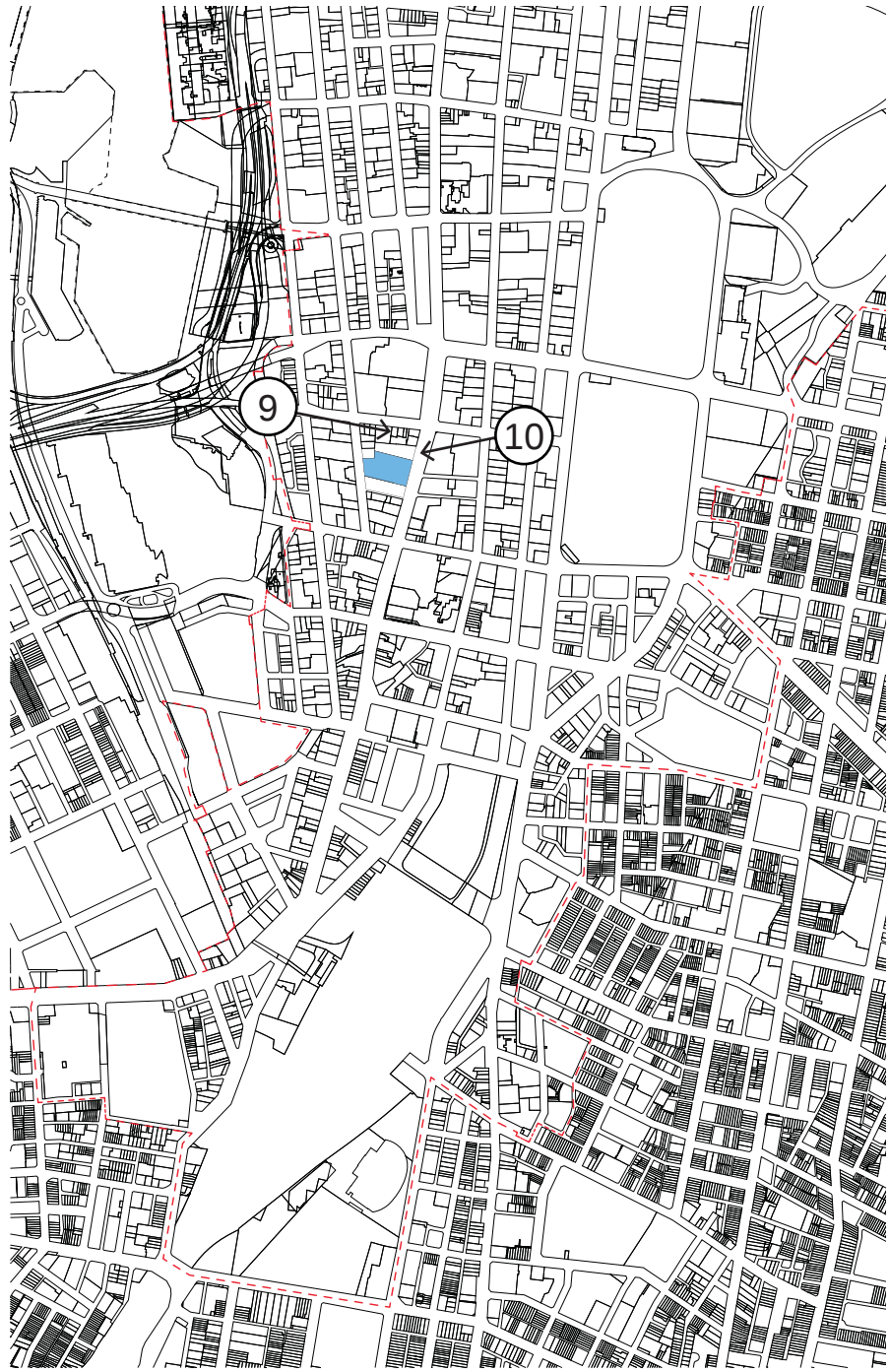
8. Looking South along George St



Investigation & Analysis

View Corridors

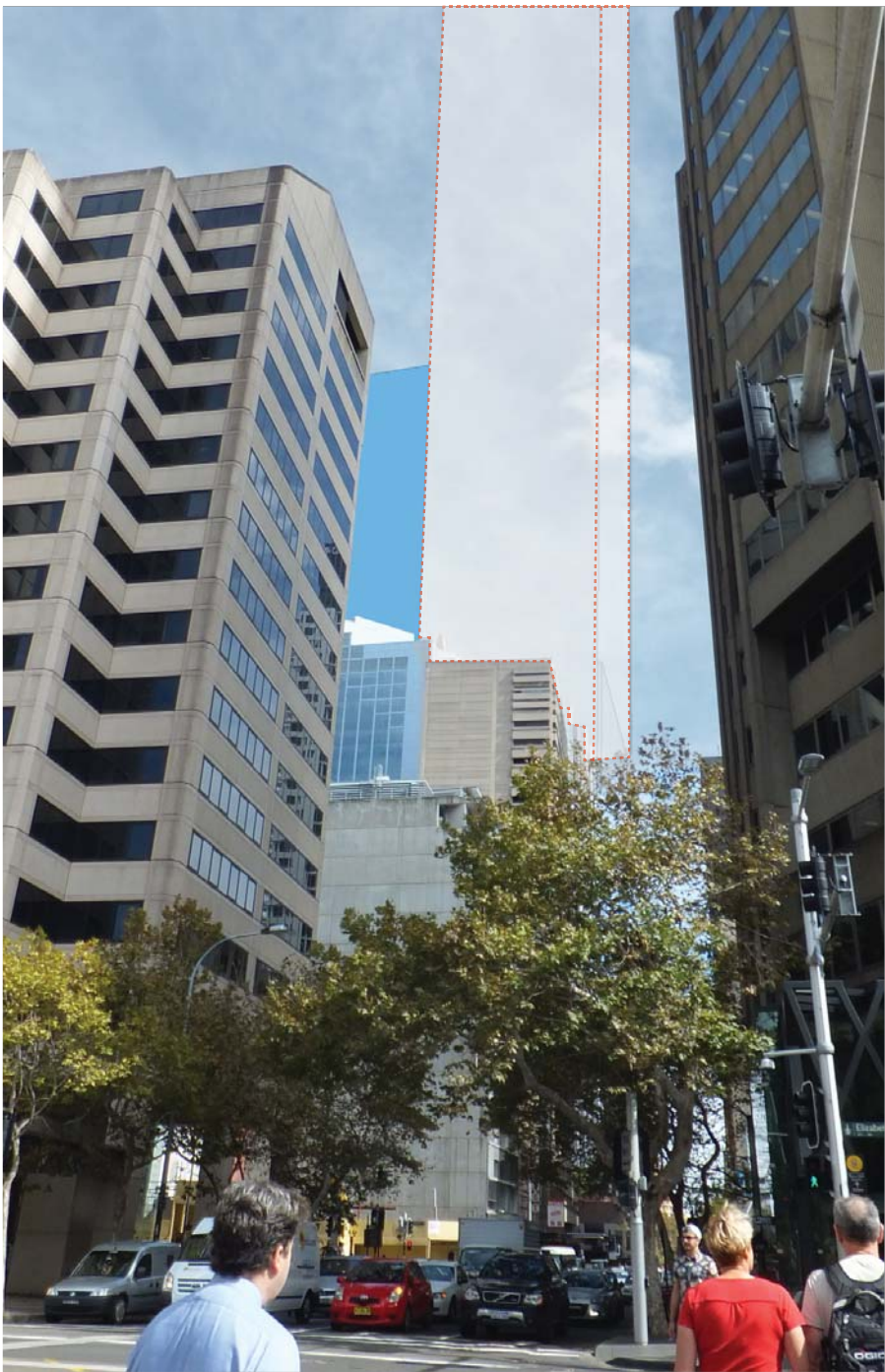
Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



9. Looking East along Bathurst



10. Looking West along Bathurst St



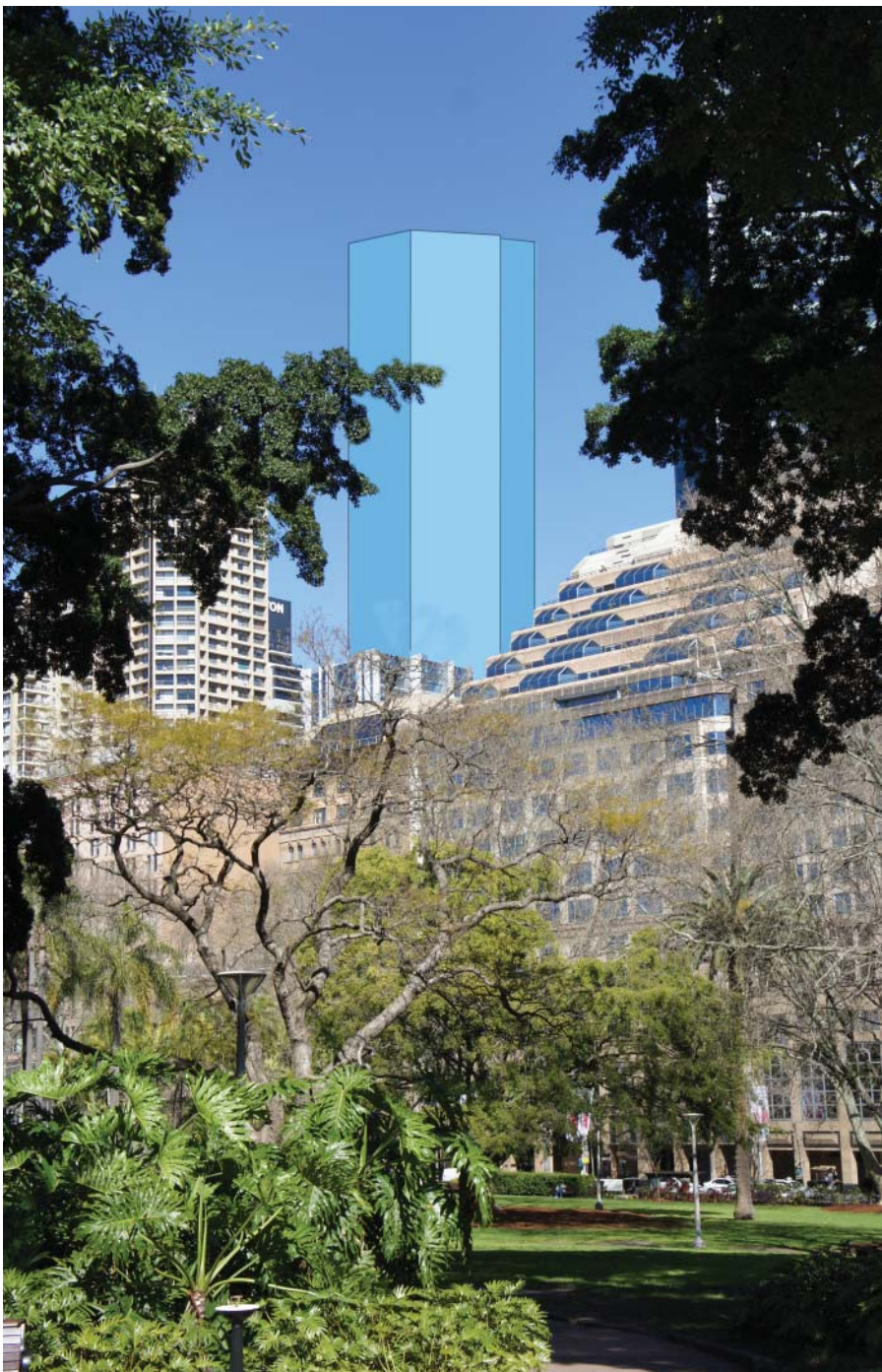
Investigation & Analysis

View Corridors

Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



11. Looking South-West from Hyde Park North



12. Looking West from Hyde Park Central



Investigation & Analysis

View Corridors

Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



13. Looking West from Hyde Park South



14. Looking South towards QVB on George Street



Investigation & Analysis

View Corridors

Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



15. Looking South towards QVB on George Street



16. Looking South towards QVB on George Street



Investigation & Analysis

View Corridors

Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



18. Looking South on York Street



Investigation & Analysis

View Corridors

Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



19. Looking South on York Street



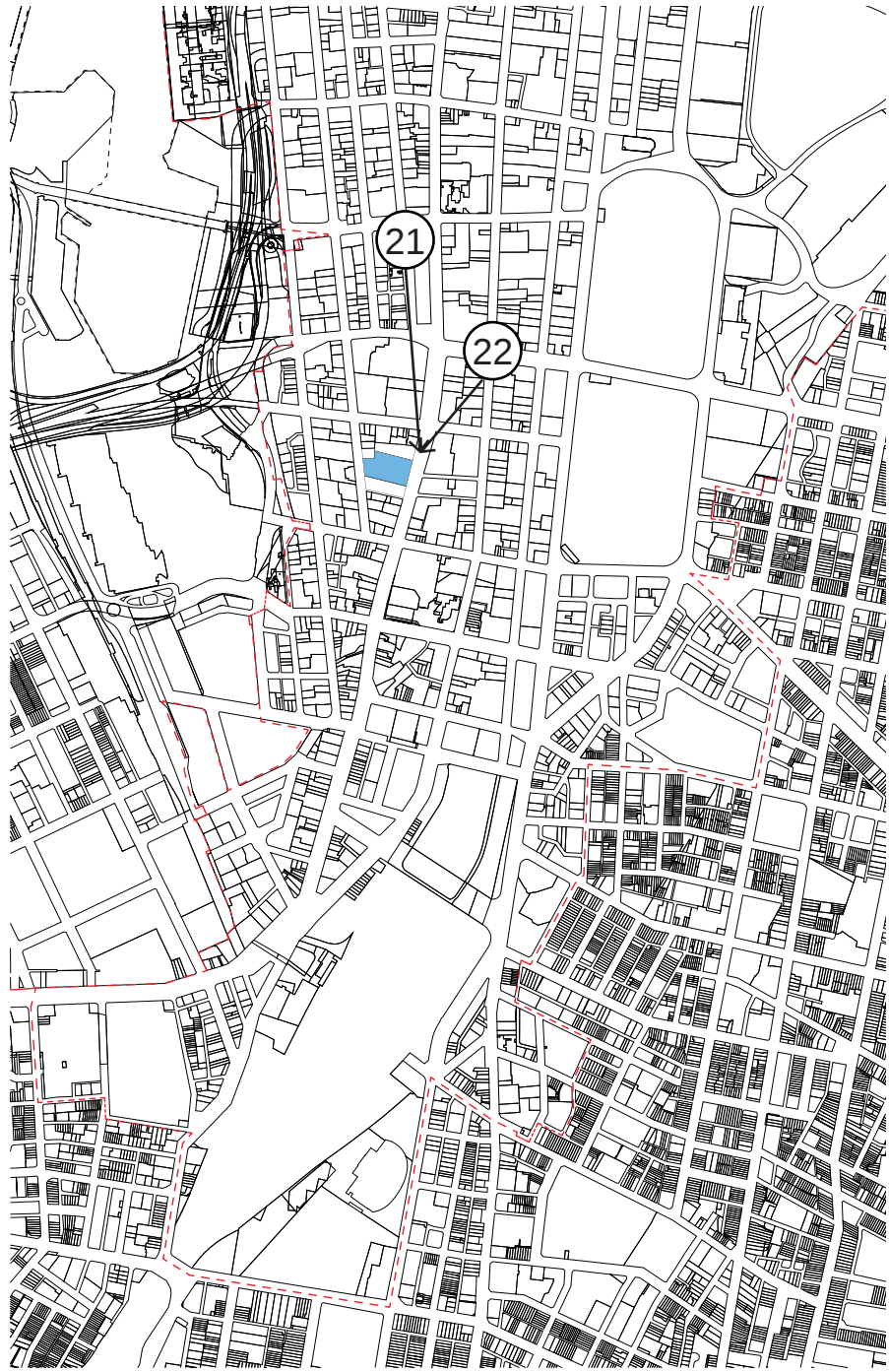
20. Looking South on York Street



Investigation & Analysis

View Corridors

Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



21. Looking South on York Street



22. Looking West towards Town Hall on Park Street



Investigation & Analysis

View Corridors

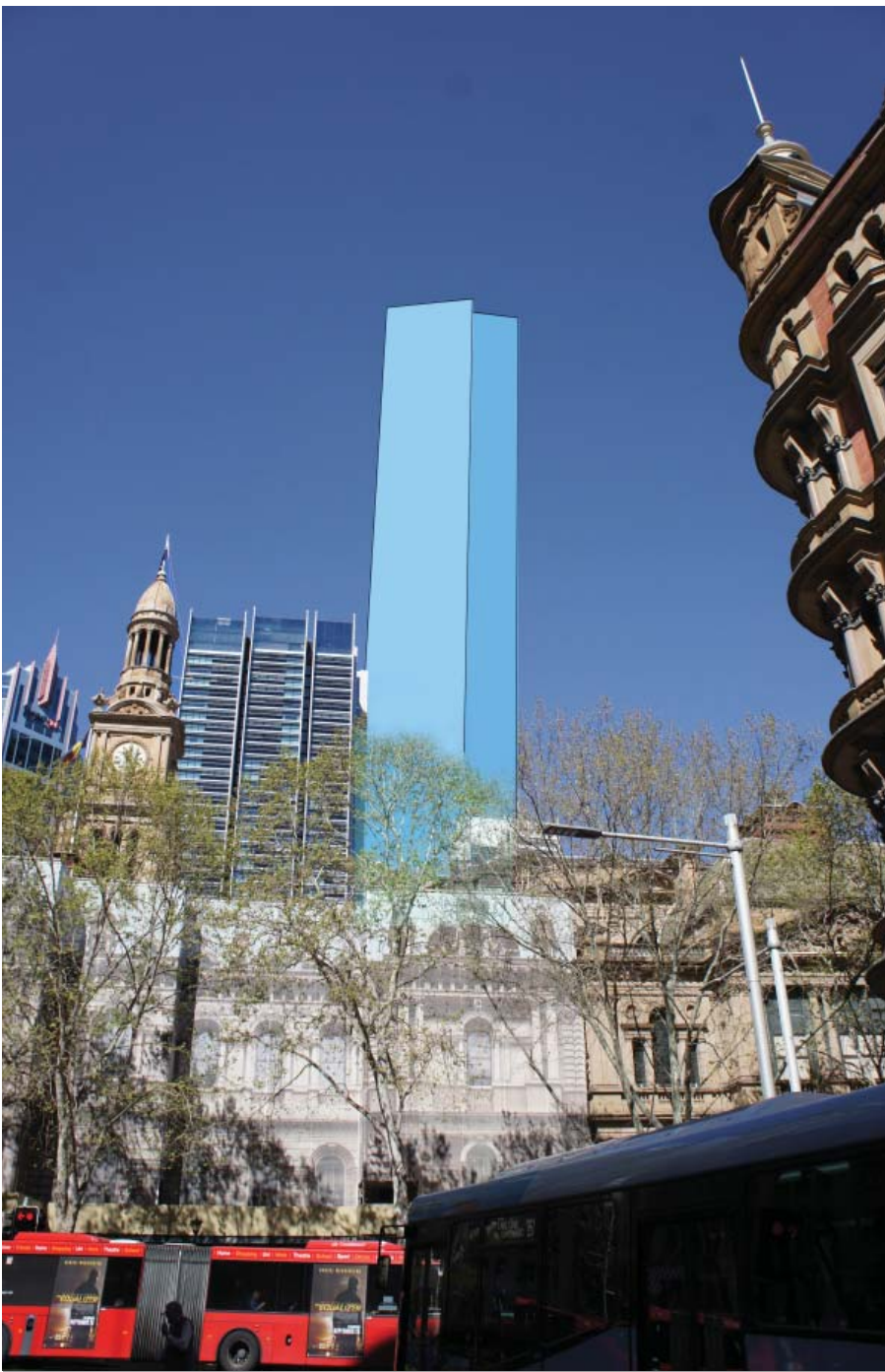
Proposed Envelope



- 505 George St Proposed Envelope
- 115 Bathurst St (Greenland development)



23. Looking South towards Town Hall from the corner of George and Park Street



24. Looking South towards Town Hall from the corner of York and Druiitt Street

Sydney

Darling Park, Tower 2, Level 23,
201 Sussex Street
Sydney, NSW 2000
t +02 8233 9900
f +02 8233 9966

Brisbane

Level 12, 120 Edward Street
Brisbane, QLD 4000
t +07 3007 3800
f +07 3007 3811

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
t +03 8663 4888
f +03 8663 4999

Perth

Level 1, 55 St Georges Terrace
Perth, WA 6000
t +08 9346 0500
f +08 9321 7790

Australia • Asia • Middle East
w urbis.com.au **e** info@urbis.com.au