

Attachment A5

Heritage Impact Statement



URBIS

HERITAGE IMPACT STATEMENT

580 George Street, Sydney

Prepared for
ICON PROJECT MANAGEMENT
30 July 2025

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Project Code	P0060206
Report Number	01 Issued 16 July 2025
	02 Issued 30 July 2025



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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EXECUTIVE SUMMARY

Urbis has been engaged by GPT Group to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal for the property located at 580 George Street, Sydney (hereafter referred to as the 'subject site').

The subject site is not a listed heritage item within the *Sydney Local Environmental Plan 2012*; however, the site is located adjacent to the State heritage listed item known as the *Sydney Water Head Office (former) (1939 Building)* (SH#01645). The site is also located in the vicinity of a number of state and locally listed heritage items including the Town Hall, St Andrews Cathedral and Queen Victoria building (QVB).

The proposal seeks to revitalise the existing podium at the corner of George Street and Bathurst Street, which includes an existing stratum extension beneath George Street, connecting to Town Hall Station. The proposed envelope also allows for additional area in the podium and maintains the existing tower. Further details of the proposed works are included in Section 4.3.1.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the heritage items in the vicinity. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no significant impact on the heritage items within the vicinity. Key aspects of the assessment are listed below:

- The planning proposal affects the podium only, with no works to the tower or associated commercial use. The proposal also anticipates retention of podium retail and commercial uses along with the connection to Town Hall station. The works at the lower ground level do not form part of the proposed scope of works. The planning proposal relates to ground floor works and above.
- The PP envelope provides for additional height and GFA at the northwest corner up to 10 storeys aligning with the adjoining podium of the neighbouring tower development fronting Bathurst Street. The proposal however retains a lower scale 3 storey podium with a 4m setback/ separation zone between the retained tower and the new corner massing.
- The proposed works will not impact the state heritage-listed Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645 adjacent to the site noting that the heritage item has its primary frontage to Pitt Street and there are no shared views between the heritage item and the subject site podium. The heritage item continues to be viewed with a backdrop of tower development including the extant 33 storey tower on the subject site.
- The proposed envelope responds to the adjacent heritage items in the inclusion of a "waistline" at level 3 which serves to break up the volume of the envelope and create a lower scale podium. This responds to adjacent heritage items including the Palace Theatre in the retention of the lower scale podium, with the new tower massing being located on the northern portion of the site and separated by the retained tower.
- Similarly, the envelope also responds to the podium of the Former Sydney County Council Building opposite the site to the north and provides a more human scale assisting to break up the massing of development. The additional massing (up to 10 storeys) will not overwhelm the northern heritage item – which is a Late Twentieth Century International style high rise commercial building.
- The proposed envelope will not impact on the former Bank of NSW building opposite the site to the west. This building forms part of a podium for tower development at 501 George Street.
- The state heritage listed Town Hall and St Andrews Cathedral form a separate civic square, which is separated from the subject site by George and Bathurst Streets, on the NW corner of the intersection. The square is surrounded by mixed development including multi-storey and high-rise development. Further development of the subject property in line with the PP envelope will not impact on views to or obstruct the prominence of the Town Hall and Cathedral as important civic items.

In principle, it is considered that the proximate heritage items will not be impacted by additional development in line with the PP noting that the immediate CBD context of the site is mixed and includes high-rise development (later 20th century and contemporary overlay) interspersed with lower scale heritage items (refer to views provided with the general assessment above). The proposal allows for further development of the podium on an already contemporary tower site. Extant development does not contribute to the setting of proximate heritage items and the PP will not significantly alter or impact views to or between heritage items.

Having regard for the above assessment, the Planning Proposal is recommended to Council for approval on heritage grounds.

Development of the subject site will be subject to a site specific DCP, design competition and provision of heritage advice which will assist to further mitigate potential impacts and respond to the proximate heritage items and development context. It is recommended that the Site Specific DCP include the following design principles to be included in the design excellence strategy/ DCP guidelines:

- Any future development must have regard for the important heritage context and proximate heritage items in considering form, height, siting, setbacks, materiality and articulation of building facades. Proposed development should respond to lower scale heritage items (in particular the former Plaza, the former Bank of NSW and the podium of the former Sydney Council building) in the provision of a separate podium and tower form. The podium should respond to and align with lower scale heritage items in height and façade articulation. Materiality should not replicate heritage building fabric and should be apparent as contemporary.

1. INTRODUCTION

1.1. BACKGROUND & PURPOSE

Urbis has been engaged by GPT Group to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal for the property located at 580 George Street, Sydney (hereafter referred to as the 'subject site').

The subject site is not a listed heritage item within the *Sydney Local Environmental Plan 2012*; however, the site is located adjacent to the State heritage listed item known as the *Sydney Water Head Office (former) (1939 Building)* (SH#01645). The site is also located in the vicinity of a number of state and locally listed heritage items including the Town Hall, St Andrews Cathedral and Queen Victoria building (QVB).

The proposal seeks to revitalise the existing podium at the corner of George Street and Bathurst Street, which includes an existing stratum extension beneath George Street, connecting to Town Hall Station. The proposed envelope also allows for additional area in the podium and maintains the existing tower. Further details of the proposed works are included in Section 4.3.1.

This HIS has been prepared to determine the potential heritage impacts of the proposed concept envelope on the heritage significance of the heritage items in the vicinity. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report.

1.2. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Sydney Local Environmental Plan 2012* (LEP) and the Sydney Development Control Plan 2012 (DCP).

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Maria Glaros (Consultant). Fiona Binns (Associate Director) has reviewed and endorsed its content.

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

2. SITE DESCRIPTION

2.1. SITE LOCATION

The subject site is located at 580 George Street within the Local Government Area (LGA) of Sydney at the SW corner of the intersection of George and Bathurst Streets. The site is legally described as Lot 20 in Deposited Plan 835715. The works are limited to the podium and excludes the tower and the existing stratum extension beneath George Street connecting to Town Hall Station. The site is situated on Gadigal land.



Figure 1 Location map showing the subject site outlined in red and the approximate area subject to the planning proposal in yellow dash.

Source: SIX Maps 2025

2.2. SETTING

The subject site is situated in a diverse area with a mix of commercial and retail land uses. Located in the heart of the Sydney CBD, it is approximately 33 metres south-east of Town Hall station, accessible via an underground walkway. The Sydney CBD and Southeast Light Rail are immediately west of the site. The site is bounded by Bathurst, George, and Wilmot Streets and is adjacent to multi-storey buildings, including the State heritage listed item- Sydney Water Head Office to the east.

The surrounding area predominantly features high-rise and multi-storey buildings, with the exception of the square to the northwest comprising the Town Hall and St Andrews Cathedral. The site has a primary street frontage of 86 metres to George Street and a secondary street frontage of 34 metres to Bathurst Street.

The site is in the vicinity of numerous state and locally listed heritage items including (but not limited to) the Town Hall and St Andrews Cathedral, opposite the site at the northwest corner of the intersection of George and Bathurst Streets, the former Bank of NSW opposite the site on the western side of George Street, and the former Sydney County Council building opposite the site to the north, as well as the former Plaza Theatre to the south on the opposite side of Wilmot Street. The site is located adjacent to the State heritage listed item known as the *Sydney Water Head Office (former) (1939 Building)* (SH#01645) to the east. This heritage

impact statement is provided to consider the potential impacts of the proposed envelope in this important heritage context.



Figure 2 View looking south along George Street with the subject site at left and the heritage listed former Bank of NSW building at right

Source: Urbis 2025



Figure 3 View looking south west along George Street and showing the heritage listed former Bank building at the SW corner of the intersection

Source: Urbis 2025

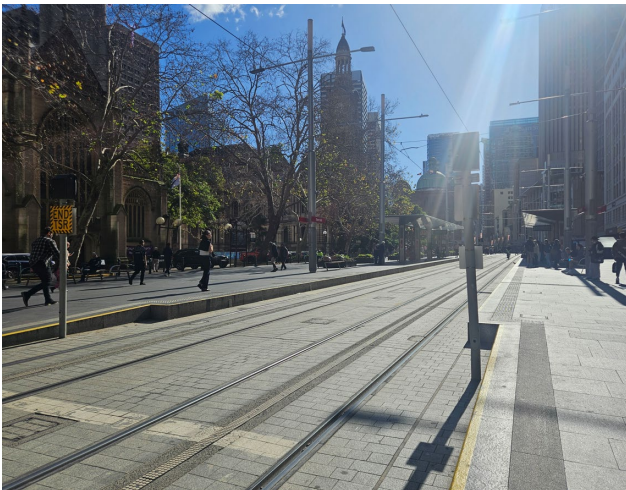


Figure 4 View looking north along George Street towards the Town Hall and the Cathedral and showing the light rail infrastructure

Source: Urbis 2025



Figure 5 View looking east along Bathurst Street with the subject site visible at right

Source: Urbis 2025

2.3. SUBJECT SITE DESCRIPTION

The subject site is occupied by a 33-storey commercial building, with 2-3 storey podium. The site is irregular in shape, with an area of approximately 3,568 square metres. The northern portion of the site comprises the retail podium, with the 33-storey commercial tower located on the southern portion of the site.

Originally designed by architects at the company TTW in 1988, the podium lobby was refurbished by FJMT in 2016 (including new awning and modifications to the ground floor façade). The façade canopy is constructed of alternating diamonds of brushed aluminium, forming a continuous ribbon along the soffit, linking the structure to the north and scaling down at the southern end. The design includes welded vertical frames connected by bolted diagonal truss members, creating a three-dimensional space frame.

The podium addresses the intersection of George and Bathurst Streets, with a curved corner and stepped parapet feature. The façade is finished in contemporary cladding in a mix of light and dark grey and brown tones.



Figure 6 View looking south east toward the subject site at the corner of George Street and Bathurst Street.

Source: Urbis 2025



Figure 7 View of the podium façade to George Street

Source: Urbis 2025



Figure 8 View of the podium façade

Source: Urbis 2025



Figure 9 View of the northern podium façade to Bathurst Street

Source: Urbis 2025



Figure 10 View of the subject tower (at right) and neighbouring tower development to the east

Source: Urbis 2025



Figure 11 View of the ground level podium interior

Source: Urbis 2025

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY (POST EUROPEAN SETTLEMENT)

The following historical summary has been extracted from the Dictionary of Sydney:

From early vision to complex metropolis

The early decades of settlement have bequeathed to Sydney a haphazard street layout and a number of fine buildings in the City of Sydney, and at other places where early administrative processes were concentrated, particularly in Parramatta but also at Liverpool. Many of them are associated with the period of the governorship of Macquarie, who, with his wife Elizabeth, stands out among Sydney's early rulers for having some vision of the possibilities of a future city. If awards were to be given for the most outstanding piece of urban design from these early decades, it would surely go to the Macquaries for their visionary creation of the Botanic Gardens on land reserved by Phillip as the governor's domain. Located on ground that spills down to the harbour at Farm Cove (Wuganmagali), it is not only a precious place in the heart of central Sydney, but symbolises the inescapable truth that what makes Sydney beautiful is not the handiwork of human intervention so much as the ongoing interplay between its natural and built forms.

Beyond the City of Sydney, suburbs developed, and beyond these, hamlets and villages that over time have been subsumed into the greater metropolitan area that is now known as Sydney. Suburbs constituted themselves as municipalities after the Municipalities Act of 1867, and as with the City of Sydney, growth and diminution of boundaries occurred at the behest of the state government. Attempts at creating a Greater Sydney urban government have never succeeded, for similar reasons of state control. With Sydney forming such a large part of the state economy, the state government has always understood that if it did not control Sydney it would not control much at all, and accordingly both local and urban-wide powers have always been kept in check.

For the same reason, many of the functions traditionally exercised by the City of Sydney and other local governments in metropolitan Sydney have gradually been taken over by state authorities. One obvious consequence of this is that Sydney residents often find it difficult to understand which parts of a complex government organisation have oversight of specific urban functions.

A second consequence is that people do not always know which municipality they live in, preferring to identify more strongly with their suburb. Suburbs often do not have any formal boundaries, and their size varies over time, especially when denser settlement patterns encourage the carving out of new suburbs within the boundaries of areas bearing older place names; but local understanding of place and suburb is usually strong, and there is a logic to these namings which does not apply to local government areas.

A fine provincial city

In the second half of the nineteenth century, Australia's urbanisation was rapid by world standards, and much of the gold discovered in rural areas and assayed at the mint in Macquarie Street was used to fuel an urban property boom. Sydney's population mushroomed, and in the centre of the city older convict buildings and Georgian townhouses were demolished with alacrity to create a larger and more ornate Victorian place, characterised by substantial public buildings such as the General Post Office, the Town Hall, and buildings to house the headquarters of various rapidly expanding government departments. Typically no more than three stories of generous height, and often squatting over whole city blocks, these fine sandstone buildings remain today as the dominant reminders of Sydney's period as a large and prosperous late-nineteenth-century provincial city.

With this growth also came the rise of suburban Sydney. Cartoonists of the day portrayed a remorseless march of bricks and mortar across the bush, as the physical dimensions of the city grew ever more bloated. But compared with Melbourne or Adelaide, the march was slower in Sydney, due to complex topography and a failure of political will to fund a comprehensive

rail network. The deposit of housing was denser, with suburb upon suburb of tightly packed terraced houses built to face each other across narrow streets. Compared with the southern cities, Sydney was characterised as 'English' in appearance, staid and most definitely playing second fiddle to a brash, go-ahead, 'American' Melbourne.¹

3.2. SUBJECT SITE HISTORY

In 1833, the subject site formed part of a large allotment of land owned by Daniel Cooper. In 1901, at 580-598 George Street, stood a row of matching double-storey shops. The terrace row was then replaced by the Crystal Palace Theatre at 586-588 George Street and the Crystal Palace Arcade at 590-592 George Street.



Figure 12 Extract of City of Sydney 1833 Survey Plans, Section 13

Source: City of Sydney Archives, A-00880262

¹ Dictionary of Sydney, Sydney, <https://dictionaryofsydney.org/entry/sydney>



Figure 13 1901 Photograph of 580-598 George Street

Source: *City of Sydney Archives, A-00040953*

By 1910, the land was further subdivided and owned by an assortment of individuals, likely tenancies and shops. Between 1917 and 1939, part of the lot was amalgamated into Wiseley's Chambers, which included shops, millinery, clothing, and tailoring stores for soft goods and leather. Sample rooms, studio offices & restaurants. The other portion of the site included W.J Hickey & Sons & others, mostly consisting of retail Boot & shoe & Tailors Shops & Offices, "The Lounge", including refreshments & Others as well as Bass & Co Confectioners. From this time onwards, the subject site was predominantly occupied by a variety of tenancies and shops, as is indicative within the historical maps and aerial imagery below. By 1988, architects TTW conjoined the site and constructed the existing 33-storey office tower.

By 1996, the site was occupied by Coopers & Lybrand, an accounting firm that occupied the site throughout the 1990s. The subject site is currently known as the Pavilion and HSBC Centre.

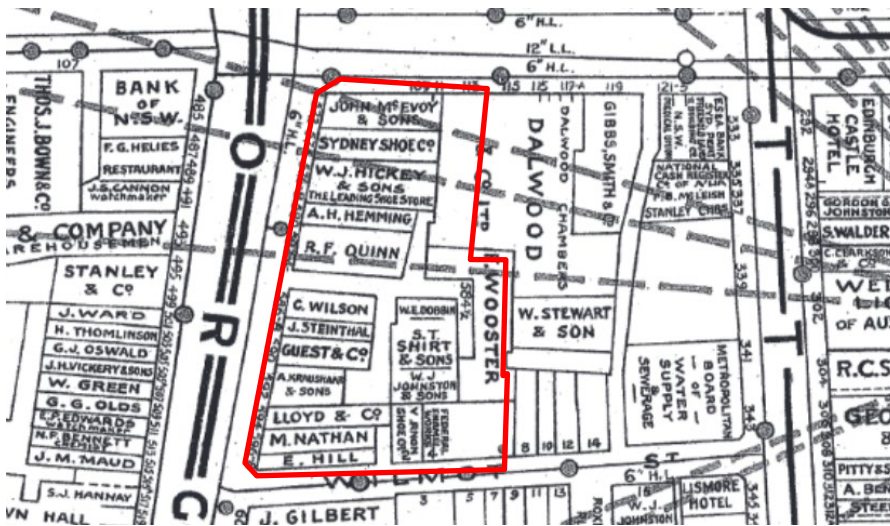


Figure 14 Extract of Central City of Sydney, 1910: Single sheet

Source: City of Sydney Archives, A-00880476

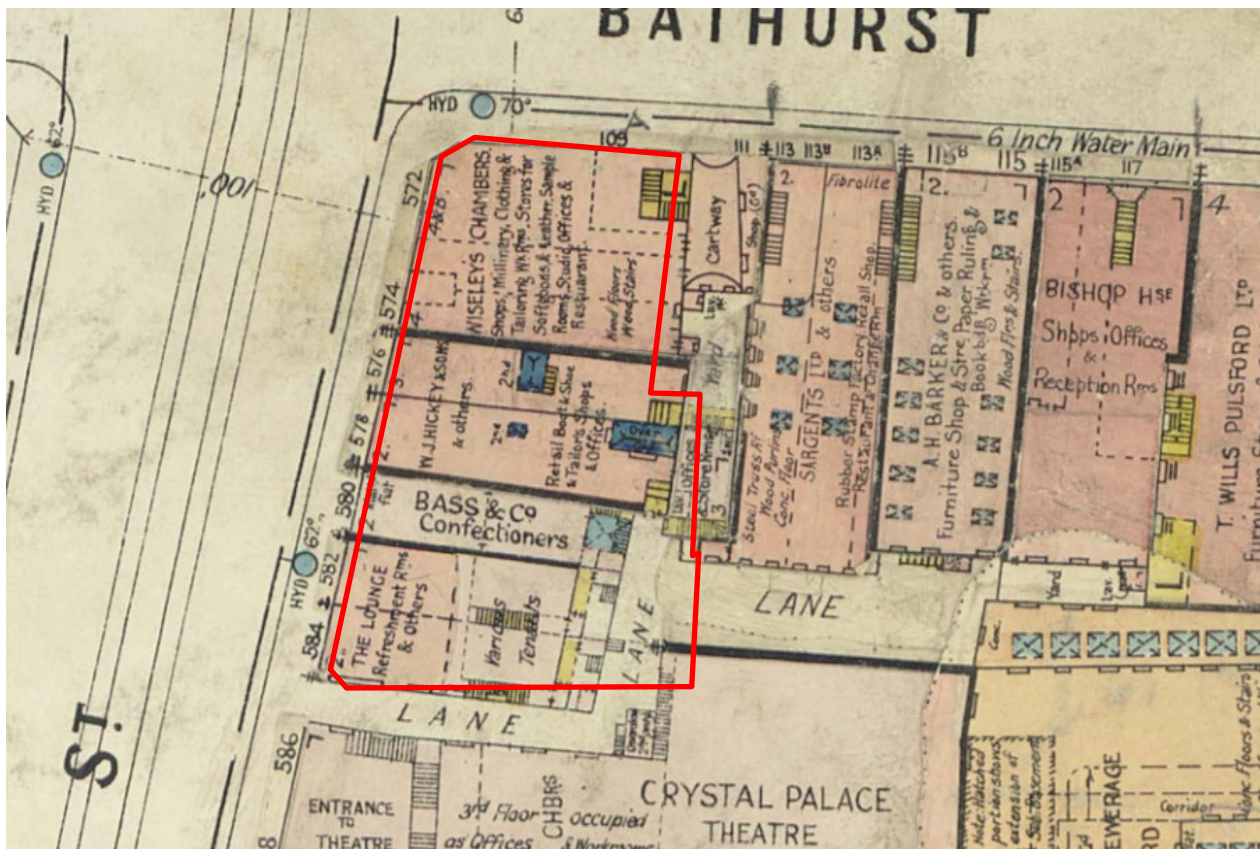


Figure 15 Extract of Plans of Sydney (Fire Underwriters), 1917-1939: Block 171

Source: City of Sydney Archives, A-00880222

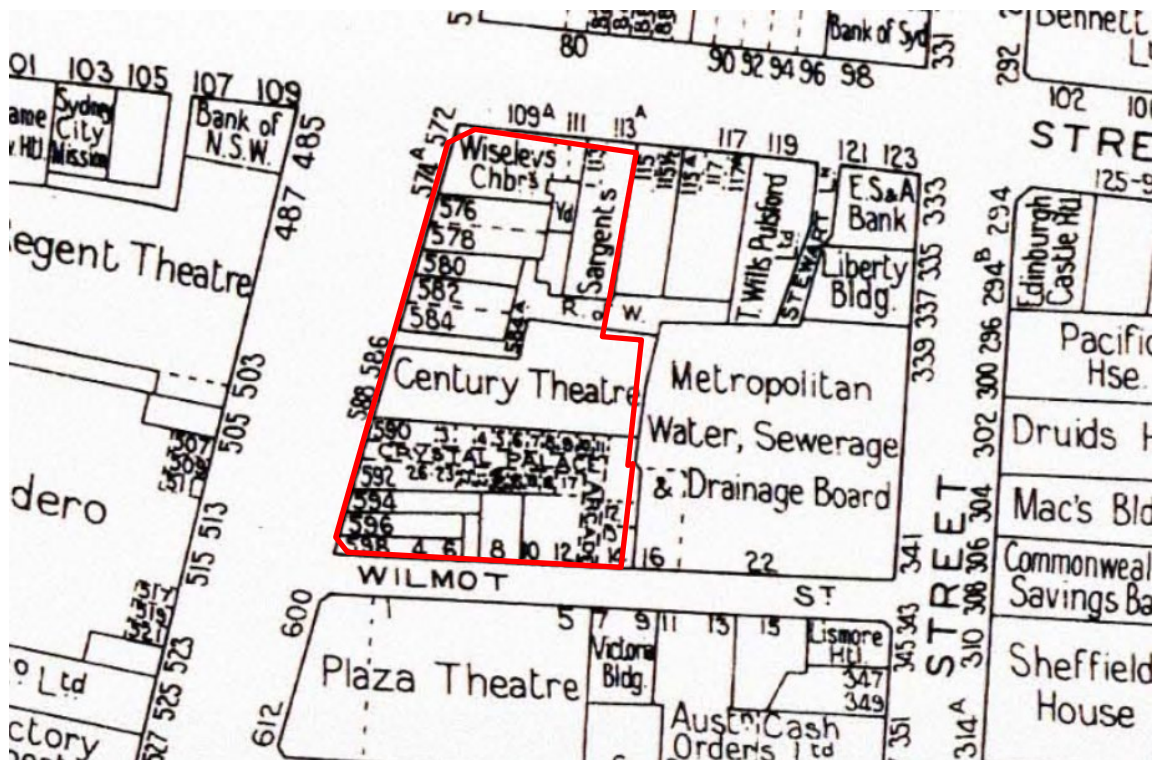


Figure 16 Extract of City of Sydney Building Surveyor's Detail Sheets, 1949-1972: Sheet 10 - Central
 Source: City of Sydney Archives, A-00880185



Figure 17 View south east of Tower building site, 580 George Street, Sydney (now HSBC Centre), corner of Bathurst Street, diagonally opposite St Andrew's Cathedral.

Source: City of Sydney Archives, A-01153838



Figure 18 Looking east along Bathurst Street from the corner of George Street and showing the construction of the podium at 580 George Street. Temporary traffic signs are in place.

Source: City of Sydney Archives, A-00059205



Figure 19 1987 Photograph looking south east from Sydney Square along George Street towards Bathurst Street showing the subject Tower construction site.

Source: City of Sydney Archives, A-00059471



Figure 20 1996 photograph and view south from the SE corner of the Bathurst & George Streets intersection along George Street showing the entrance to the Coopers & Lybrand Building at 580 George Street.

Source: City of Sydney Archives, A-00059471



Figure 21 1943 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 22 1955 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer

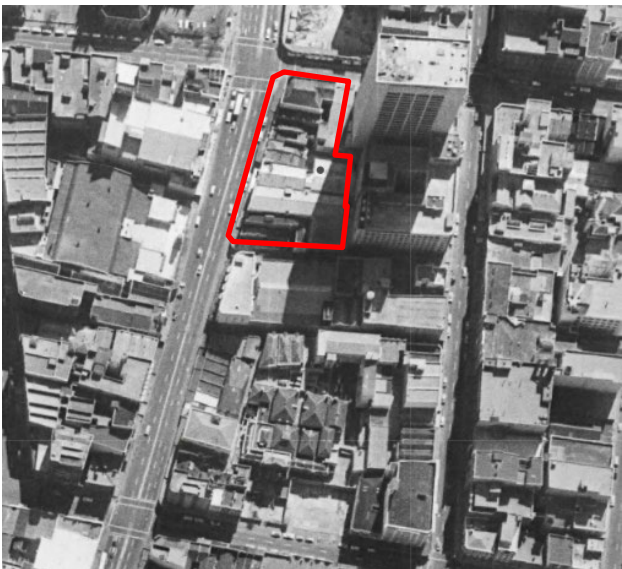


Figure 23 1965 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 24 1970 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 25 1975 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 26 1982 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 27 1991 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer

3.3. CONSTRUCTION DATE

580 George Street was constructed in 1988 and designed by TTW architects. The podium façade was modified by FJMT architects in 2016 including the construction of the new awning.

3.4. ALTERATIONS & ADDITIONS

A review of historical building approvals from the City of Sydney, as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 1 Alterations & Additions

Year/Date	Alterations/Addition
D/2005/1964	Fitout of Shop No. LG27 on the lower ground floor and use as a cosmetic shop
D/2005/2149	Lower ground floor relocation of 3 ATM's to provide space for a new retail tenancy.
D/2005/2178	Level 1 fit-out and use as a childcare centre for 85 children including the addition of 134sqm of floor space.
D/2006/428	Install internal partitions to Shop No. L601 on the lower ground floor to create two retail tenancies and use as food shops.
D/2006/902	Two new inter-tenancy walls on Level 20 within the HSBC Building
D/2006/932	Commercial office fitout on level 12 within the HSBC Building.
D/2006/953	The fit out and use of retail tenancy LG01A (lower ground floor) as a take away food outlet.
D/2006/1325	Refurbishment of the existing Foot Locker retail shop LG10 including new signage and cladding to shopfront.
D/2006/1553	Reconfiguration of public amenities at the pavillion plaza foodcourt, comprising the modification of two existing tenancies and the creation of a new one.
D/2006/2051	Fitout and use shop No. LG013 on the lower ground floor for the sale of liquor and spirits.
D/2007/367	To fit out and use Level 6, 7 and 8 at the HSBC Centre as a commercial office for Mission Australia, comprising interconnecting stairs, new partitions, reception, office rooms, staff breakout areas, meeting rooms.
D/2007/679	Removal of existing facade panel & replacing with an air louver.
D/2006/2051/A	Section 96(2) modification to extend trading hours for sale of liquor and spirits located at Shop LG013 on the lower ground floor (580 George Street), until 12.00 midnight, 7 days per week.
D/2007/728	fitout of food store in existing food court
D/2007/942	New internal fitout of the Pavilion Hotel (first and second floor) and new folding windows on George Street elevation (first floor).
D/2007/1181	Refurbishment of existing iced tea retail outlet Tenancy (LG 11) within the Lower Ground floor of the Pavillion Plaza retail arcade.

Year/Date	Alterations/Addition
D/2005/2149/A	s96(1A) Modification of consent to leave one ATM at existing location and relocation of other two ATM's as per consent.
D/2007/1633	Refurbishment of existing cafe to a dessert & coffee restaurant 'Passion Flower' at Ground Floor-Shop G1-.
D/2007/1648	Fitout and use of shop L28 on lower ground floor as a barber shop.
D/2007/2340	Removal of existing facade panel and replacing with an air louvre.
D/2007/2449	Fitout to shop Nos.LG 29/30 on the lower ground floor including new shopfront and use as a shop for sale of shoes and to erect identification signs.
D/2007/942/A	Section 96 (1a) modification to delete condition 12 relating to gaming machines.
D/2005/2178/A	S96(1A) - Change condition 30 fire fighting equip - part E1, except the fire hydrant system need only comply with the arup fire, fire hydrant system report
D/2008/106	Temporary structure housing 6 smart cars. The structure is 12m tall with a base of 4.6 X 5.5m.
D/2008/106/A	Section 96 (1A) Structure housing 6 smart cars unit 09 May 2008. The structure is 12m tall with a base of 4.6 x 5.5m.
D/2007/1633/A	Section 96(2) application to modify the opening hours of 'Passionflower' restaurant (Shop G1). Proposed opening hours are 8.00am to 12.00 midnight on Monday to Friday and 8.00am to 2.00am on Saturdays and Sundays.
D/2008/1285	Continue to use a portion of the George Street footway for outdoor dining in relation to 'Passionflower' restaurant, Shop G1 including 6 tables and 12 chairs.
D/2009/64	Place of public entertainment (POPE) renewal for the existing first and second floor Pavilion Hotel.
D/2009/950	To install a ventilation louvre on Level 19 of the eastern facade of the building.
D/2007/942/1	Section 95 - Extension of Consent
D/2010/1272	External shopfront modifications, signage, and hours of operation for retail Shop LG009 (Wittner shop)
D/2008/1285/A	Section 96 (2) application to continue the extended operating hours of the outdoor seating area of 'Passionflower' dessert cafe between 10.00pm and 12.00 midnight 7 days per week.
D/2012/1364	Temporary Public Artwork consisting of gold Mylar Sheeting and self adhesive vinyl affixed to the facades of the buildings on both the northern and

Year/Date	Alterations/Addition
	southern sides of Wilmot Street to height of 4m and to the footpath and road base. Also includes 3 x temporary speed cushions.
D/2012/1682	Alterations to existing commercial building. Proposed works include refurbishment of podium lobby and circulation spaces, new/reconfigured retail units, office space and plant area and refurbishment of podium facades.
D/2006/2051/B	S96 (1) application to correct the word Saturday in condition 3 so that it states Sunday.
D/2012/1682/A	Section 96(2) modification of consent for alterations to commercial office building. Proposed changes relate to reallocation of floor space within the building; conversion of Level 2 plant space to commercial floor area; delete requirement for on-site detention; and amend the timing requirement relating to the submission of public art.
D/2005/2178/B	S96(1A) modification of consent for internal alterations to childcare centre. Proposed changes include the relocation of walls and doors, new play area, and increase to child placements from 85 to 90 children.
D/2012/1682/B	Section 96(1A) modification of consent to amend Condition 1 relating to 'Approved Development and delete Condition 4 relating to 'Design Modifications' in order to amend the entry awning.
D/2016/112	Increase in patron capacity for existing restaurant from the approved 50 patrons to 108 patrons, and increase to operating hours.
D/2016/259	Change of use of Tenancy LG10 to a Movenpick ice cream shop and associated alterations and signage.
D/2017/624	Removal of interconnecting tenancy stairs between levels 6 and 7 and infill of slab
D/2017/1061	Removal of tenancy interconnecting stairs and infill of slab to level 28
D/2018/1326	Installation of 2 louvres on the east and west facade of the HSBC building at level 10.
D/2018/1436	Internal alterations to existing commercial building on Level 17.
D/2020/152	Temporary removal of four car parking spaces and the construction of a temporary switch room within basement
D/2020/1269	PAN-50467 Top of building signage.
D/2020/1395	PAN-56836 - Installation of temporary public art.
D/2020/1269/A	PAN-106273 – Section 4.55 (1A) modification of the consent to delete Condition 3 (Design Modification – Signage) and update the design/content (Condition 1 - Approved Development) of the top of building signs on the

Year/Date	Alterations/Addition
	north-west and south-east elevations to read 'Breathe' a major building tenant.
D/2021/611	PAN-105516 Alterations and additions to commercial development
D/2021/1150	PAN-150764 Use of Tenancy 1 as a Recreation Facility - Indoor (UFC Signature Gymnasium) including associated internal fitout works and business signage. Hours of operation are 5am - 10pm Monday to Friday, 7am - 5pm Saturday and 7am - 4pm Sundays
D/2020/1269/B	PAN-159672 - Section 4.55(2) modification of consent to amend Condition 16 (Hours of Work and Noise – CBD) to permit extended hours of works between Sunday and Wednesday, inclusive.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE LISTINGS

4.2.1. Subject Site Heritage Listings

The subject site is not a listed item within the *Sydney Local Environmental Plan 2012*.

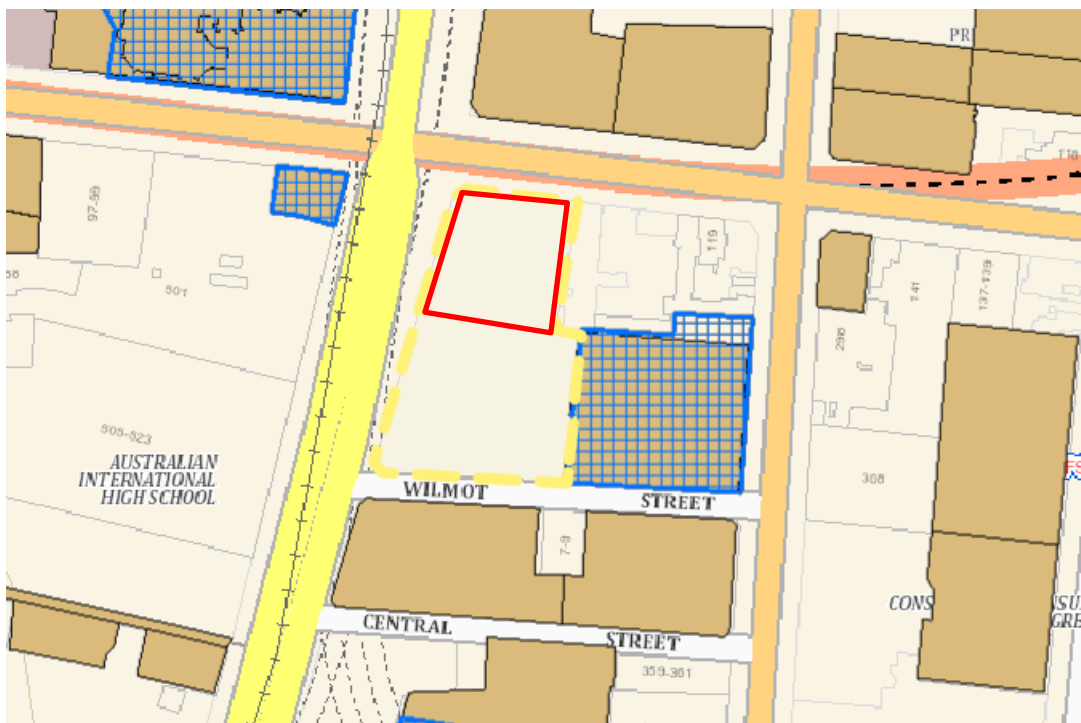


Figure 28 Heritage map showing the subject site outlined in yellow and approximate area subject to planning proposal is outlined in red.

Source: NSW Planning Portal ePlanning Spatial Viewer

4.2.2. Vicinity Heritage items

The subject site is located within the vicinity of the following heritage items:

- Former Bank of NSW
- Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645
- Former Plaza Theatre building elements at 600-612 George Street - LEP #1800
- Former warehouse facade at 8 Central Street - LEP #1799
- Former Lismore Hotel façade at 343-357 Pitt Street - LEP #11942
- Former Sydney County Council Building including facade walls and fixtures, internal structure, ground floor loggia, theatrette, and foyer marble cladding -LEP #12284

- St Andrews Cathedral Church at Cnr of George and, Bathurst St – SHR 00372.
- Sydney Town Hall at 483 George Street – SHR 01452
- Sydney Central Police Station and Local Court House at 98 Liverpool Street - LEP #11707
- Sydney Central Local Court House at 98 Liverpool Street – SHR 00802
- Brickfield Place at 98-112 Liverpool Street – LEP I1852
- Century Hotel at 640-642 George Street – LEP 1801
- Former community building 'YMCA' at 323-331 Pitt Street, Sydney - LEP 1941

4.3. STATEMENTS OF SIGNIFICANCE

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. 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. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The subject site is not a listed heritage item and is not considered to be of heritage significance. This HIS is provided to consider the potential impacts of the concept proposal in the context of proximate heritage items. The assessment is informed by an understanding of the heritage significance of the proximate items and therefore relevant statements of significance are provided below.

4.3.1. Vicinity Heritage Item Statements of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 2 Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Former Bank of NSW at 485 George Street - SHR #1794	485 George Street is an exceptionally fine corner building terminating the vista of the major group of civic buildings in the city extending from Queen Victoria Building to 485 George Street. It has high group value and high individual significance for its fine aesthetic and architectural qualities and for its historic associations with banking over 170 years. It has social significance as a landmark building in the centre of the city, and is both rare and representative for its intact exterior demonstrating the design and quality of bank buildings, particularly noting its major construction phase at the end of the 1890's depression. 485 George Street is probably the finest small bank building (externally) surviving in the city area. It demonstrates a successful adaptation for the main spaces to accommodate a completely new use.
Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645	The 1939 Sydney Water head office building is of State significance, reflecting the function and growth of Sydney Water and the importance the organisation has had and continues to have in the lives of many people in NSW. The building in its aesthetic, historic and scientific (technical/research) qualities is an outstanding example of architectural growth and development for its values which are reflected in its original design, materials, construction techniques, evidence of use, movable relics and siting within the City of Sydney. The building is held in high esteem by

Vicinity Heritage Item	Established Statement of Significance
	recognised community groups and authorities throughout Australia and New South Wales. ²
Former Plaza Theatre building elements at 600-612 George Street - LEP #I1800	The Former Plaza Theatre has frontages to George Street, Wilmot Street and Central Street and is a dominant component of the streetscape. It is one of a handful of central Sydney's surviving theatre buildings. It is a fine example of what is broadly termed Interwar Spanish Mission. It is distinguished from other examples by its particularly ornate Baroque columns and internal detailing. It is of historic importance for its ability to reflect the 1920s /1930s boom period of Picture palace buildings in Sydney and for its contribution to the development of Sydney's George Street cinema precinct of which little remains. It is significant as an early development of the style. It has social significance for its ability to evoke the escapist glamour of Hollywood which cinema going represented for many thousands of Australians during the depression era. ³
Former warehouse facade at 8 Central Street - LEP #I1799	No 8 Central Street is significant as a representative example of the form and scale of the buildings that once abounded in the narrow thoroughfares of the city and the utilitarian nature of activities for which these streets provided access. Its remaining facade commemorates the activities of a manufacturer and importer of local note. The embellished design of the facade is rare and its use of cut-brick chevron quoins is probably unique. High Significance: Facade. Scale and streetscape character. ⁴
Former Lismore Hotel façade at 343-357 Pitt Street - LEP #I1942	The facades of the Lismore Hotel are located at the western edge of the city. The remaining facades are face brick with rendered classical detailing in the Federation Free Classical style. The Lismore Hotel was one of five hotels of this style in the city the others being the Metropolitan, the Bristol Arms, the Harbour View and the Ship Inn. The hotel had significance as part of the network of small purpose built hotels providing a social / recreational venue and budget accommodation located within the city centre but this significance is now lost with only the facades remaining of the original building. The face brick and render facades of the building retain aesthetic significance due to their classical ornamentation which reflected the current architectural fashions in the city and the social character of the immediate area. ⁵
St Andrews Cathedral Church at Cnr of George and, Bathurst St – SHR 00372.	St Andrew's Cathedral is historically significant as the oldest cathedral in Australia. It is central to the Sydney Diocese, and as such has had a long and complex ecclesiastical history. It has been associated with a number of events and people who have influenced the direction of the Church of England and Anglican Church in Australia. St Andrew's is aesthetically significant as an outstanding example of the Victorian Academic Gothic style in Australia. It occupies a prominent site at the corner of George and Bathurst Streets, adjacent to Sydney Town Hall. The cathedral is also associated with the work of a number of prominent clergy, statesmen, architects and craftsmen (including Bishop Broughton, Bishop Barker,

² NSW State Heritage Inventory ,<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053884>

³ NSW State Heritage Inventory ,<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424109>

⁴ NSW State Heritage Inventory ,<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424146>

⁵ NSW State Heritage Inventory ,<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424135>

Vicinity Heritage Item	Established Statement of Significance
	James Hume, Edmund Blacket and Leslie Wilkinson). Its social significance derives from the large role it has played and continues to play in Anglican affairs, and in church education through its links with St Andrew's Cathedral school.⁶
Sydney Town Hall at 483 George Street – SHR 01452	Sydney Town Hall is significant for its continuing use as the offices of the Council of the City of Sydney and as the city's civic and cultural centre. It is the centre of city politics and the place where decisions are made about the city. Major civic events are celebrated here and the hall acts as the venue for major cultural events, benefit concerts and rituals. It has high social value for all sections of the community and is used regularly as the meeting place for political protests and rallies. The building with its clock tower and steps is a city landmark and symbol of the city, both historically and today. It is the most elaborate and exuberant work of Second Empire Style architecture in Australia featuring corner towers, domed pavilions, pedimented breakfront entries, a hierarchy of decorative orders, columned and pedimented window treatment, venetian windows and elaborate decoration. It exhibits the highest level of craftsmanship, quality of materials and incorporates technological advances. Elaborate interiors exhibit fine design and craftsmanship. Decorative features of exceptional significance include the vestibule glass dome, the organ, mosaic floors, carved cedar joinery and carved sandstone and marble. It features the first known use of Australian motifs in the etched glass. Exceptional windows by Lucien Henry also feature Australian flora. The growth of the building reflects the growth and importance of the city. The development of the city coat of arms is also recorded in the building fabric. The site and surrounding land has high historical and archaeological importance as it represents the location of the former Old Sydney Burial Ground. The cemetery was Sydney's first permanent cemetery, set out in September 1782 by Governor Phillip and the Reverend Richard Johnson. It was closed in 1820 when the Sandhills or Brickfield cemetery was opened. Works within Town Hall and its vicinity regularly expose remains of graves. As an archaeological resource, Old Sydney Burial Ground has high scientific research potential as it contains material culture related to a seminal phase of the nation's history. As a burial ground which includes remains of some of the city's founding pioneers and one of Sydney's oldest European religious and ceremonial sites, the Old Sydney Burial Ground has outstanding social value to the people of Sydney and Australia. The Old Sydney Burial Ground is a site of State heritage significance. The place is associated with many important people including politicians, designers, artists as well as performers and community figures and names are recorded in the fabric. There are important associated collections of records and of items such as

⁶ NSW State Heritage Inventory ,<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424253>

Vicinity Heritage Item	Established Statement of Significance
	art works which enhance understanding of the place and research and educational value. ⁷
Former Sydney County Council Building including facade walls and fixtures, internal structure, ground floor loggia, theatre, and foyer marble cladding -LEP #12284	The former Sydney County Council building is a fine and representative example of a Late Twentieth Century International style commercial building that demonstrates many of the characteristics of the style. Its overall form, a tall rectilinear office tower rising at one end of a low horizontal podium, is unusual in Central Sydney, as is the dark and restrained tonal value of its exterior cladding, which although modified retains the tonal value of the original finishes. It is associated with the prominent architectural firm of Fowell, Mansfield & Maclurcan (later Fowell, Mansfield, Jarvis & Maclurcan). It is understood to have been the only commercial office building to have been the subject of an architectural competition during the post war period in Central Sydney. The building also has significant associations with Sydney's first electricity supplier, Sydney County Council, as the purpose-built headquarters for this organisation which continued to occupy the building for many years. The building is well related to its prominent corner site and makes a positive contribution to the streetscape in an important Central Sydney precinct. The former Sydney County Council building is of local heritage significance in terms of its historical, associations, aesthetic/technical, rarity and representative value. This satisfies five of the Heritage Council criteria of local heritage significance for local listing.⁸
Sydney Central Police Station and Local Court House at 98 Liverpool Street - LEP #11707 Sydney Central Local Court House at 98 Liverpool Street – SHR 00802	The Sydney Central Local Courthouse has aesthetic significance as an important element in the streetscape of the immediate area. It is significant as a fine and largely intact example of the Federation Free style used in an important government building, and as an important design of the Government Architect W L Vernon. It is a fine example of the classically inspired courthouses which were designed by the Government Architects Office through the second half of the nineteenth century. It has significance as the first Police Court within the State Justice System and then the first Petty Sessions Court. The building is historically significant as an important element of the Sydney Central Local Courthouse Complex, and as a working example of a courthouse in close association with a Police Station. The Police Court which was first set up by Governor Macquarie in the early years of the colony has had a long and continuous association with the system of law and justice in New South Wales. High Significance: Form, scale and detailing of the exterior and interior of courts one and two and vestibule, including; pressed metal ceilings, marble flooring and fireplaces, joinery fixtures and fittings, ceiling roses, roof lanterns and clerestory windows. Medium Significance: Main office area, court four form and scale; including all original materials. Low Significance: Court three form and scale, north corridor.

⁷ NSW State Heritage Inventory ,<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5051902>

⁸ NSW State Heritage Inventory ,<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2431100>

Vicinity Heritage Item	Established Statement of Significance
Brickfield Place at 98-112 Liverpool Street – LEP I1852	Brickfield Place is a good example of urban design for public open space. The site has historic, cultural and aesthetic significance.
Century Hotel at 640-642 George Street – LEP 1801	The Century Hotel, located on a prominent corner of George and Liverpool Streets, is a six storey hotel of Inter war Art Deco Style. It is historically significant as part of a group of hotels like the Great Southern further along George Street, and the Broadway Hotel near Central Station. The Century Hotel has a powerful ability to reflect the attractive building opportunities offered for breweries in the brief period between the end of the depression and the beginning of the Second World War. It is an important building in the professional career of the architectural partnership of Rudder and Grout, most noted for their hotel designs. It is aesthetically significant as a rare and outstanding example of a highly intact original Art Deco Hotel with an exterior and some intact interiors of high quality design with outstanding potential to be restored with minimum effort. It is particularly noted for its use of horizontal and vertical massing. It is socially significant as a surviving example of an Art Deco Hotel with a lengthy tradition of hotel trade on the site.
Former community building 'YMCA' at 323-331 Pitt Street, Sydney - LEP 1941	The original front section of the former YMCA building facing Pitt Street, has historic significance as the home of the YMCA movement in Sydney for nearly 100 years, and for associations with a number of prominent people, including founder Sir James Fairfax and architect Charles Slatyer. It is aesthetically significant as a fine and elaborately ornamented example of the Federation Free Style, and retains many fine decorative elements of this period including moulded plaster, carved stonework and coloured leadlight glass. The building has social significance as a physical reminder of the activities and important influence of the Young Men's Christian Association in Sydney, and an exemplar of the typical development pattern of the time with retail uses at street level.

5. THE PROPOSAL

The proposal seeks to revitalise the existing podium at the corner of George Street and Bathurst Street, which includes an existing stratum extension beneath George Street, connecting to Town Hall Station. The proposed envelope also allows for additional area in the podium and maintains the existing tower.

Urbis has been provided with drawing documentation prepared by Curzon + Partners. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 3 Proposed Plans

Author	Drawing No.	Drawing Title	Revision	Date
Curzon + Partners	SK010	LOCATION PLAN	E	01.11.2024
Curzon + Partners	SK013.1	LOCATION PLAN - LOWER GROUND		11.05.2024
Curzon + Partners	SK012	HERITAGE PLAN	C	01.11.2024
Curzon + Partners	SK200	CONCEPT ENVELOPE	D	28.07.2025
Curzon + Partners	SK200.1	EXISTING GBA DIAGREMS	A	28.07.2025
Curzon + Partners	SK255.2	EXISTING BASEMENT 3 PLAN	C	30.10.2024
Curzon + Partners	SK255.1	EXISTING BASEMENT 2 PLAN	D	01.11.2024
Curzon + Partners	SK255	EXISTING BASEMENT 1 PLAN	D	01.11.2024
Curzon + Partners	SK202	EXISTING LOWER GROUND FLOOR PLAN	L	28.07.2025
Curzon + Partners	SK203	EXISTING GROUND FLOOR PLAN	M	28.07.2025
Curzon + Partners	SK204	EXISTING MEZZANINE FLOOR PLAN	M	22.07.2025
Curzon + Partners	SK205	EXISTING LEVEL 1 FLOOR PLAN	K	17.07.2025
Curzon + Partners	SK207	EXISTING LOWRISE PLAN	B	17.07.2025
Curzon + Partners	SK216	EXISTING HIGHRISE PLAN	B	17.07.2025
Curzon + Partners	SK360	PROPOSED GFA DIAGREMS	D	28.07.2025
Curzon + Partners	SK360.1	PROPOSED GFA DIAGREMS	A	28.07.2025

Curzon + Partners	SK360.2	PROPOSED GBA DIAGREMS	A	28.07.2025
Curzon + Partners	SK355	JOINT PRECINCT - PROPOSED SECTION AND AREA	E	28.07.2025
Curzon + Partners	SK343	JOINT PRECINCT - PROPOSED BASEMENT 3 PLAN	B	15.07.2025
Curzon + Partners	SK344	JOINT PRECINCT - PROPOSED BASEMENT 2 PLAN	B	15.07.2025
Curzon + Partners	SK345	JOINT PRECINCT - PROPOSED BASEMENT 1 PLAN	B	15.07.2025
Curzon + Partners	SK346.1	JOINT PRECINCT - PROPOSED LOWER GROUND FLOOR PLAN	C	28.07.2025
Curzon + Partners	SK347	JOINT PRECINCT - PROPOSED GROUND FLOOR PLAN	E	28.07.2025
Curzon + Partners	SK348	JOINT PRECINCT - PROPOSED MEZZANINE FLOOR PLAN	E	28.07.2025
Curzon + Partners	SK349	JOINT PRECINCT - PROPOSED LEVEL 1 PLAN	C	28.07.2025
Curzon + Partners	SK350	JOINT PRECINCT - PROPOSED LEVEL 2 PLAN	D	28.07.2025
Curzon + Partners	SK351	JOINT PRECINCT - PROPOSED LEVEL 3 WAISTLINE PLAN	D	28.07.2025
Curzon + Partners	SK352	JOINT PRECINCT - PROPOSED TYPICAL UPPER PODIUM PLAN	D	28.07.2025
Curzon + Partners	SK353	JOINT PRECINCT - PROPOSED LEVEL 8 PLAN	D	28.07.2025
Curzon + Partners	SK354	JOINT PRECINCT - PROPOSED ROOF PLAN	D	28.07.2025
Curzon + Partners	SK356	CONTEXTUAL SECTION THRU GEORGE ST	D	01.11.2024

Curzon + Partners	SK315	WEST CONTEXT ELEVATION-GEORGE ST	C	01.11.2024
Curzon + Partners	SK316	NORTH CONTEXT ELEVATION-BATHURST ST	D	01.11.2024
Curzon + Partners	SK322	OVER SHADOWING STUDY ON JUNE 21ST	A	01.11.2024
Curzon + Partners	SK381	CONCEPT ENVELOPE - FLOOR PLAN	A	28.07.2025
Curzon + Partners	SK382	CONCEPT ENVELOPE - MEZZANINE FLOOR PLAN	A	28.07.2025
Curzon + Partners	SK383	CONCEPT ENVELOPE - LEVEL 1 PLAN	A	28.07.2025
Curzon + Partners	SK384	CONCEPT ENVELOPE - LEVEL 2 PLAN	A	28.07.2025
Curzon + Partners	SK385	CONCEPT ENVELOPE - TYPICAL PLAN	A	28.07.2025
Curzon + Partners	SK386	BLOCK OF ICE	A	28.07.2025
Curzon + Partners	SK404	VIEW FROM GEORGE ST LOOKING SOUTH	D	01.11.2024
Curzon + Partners	SK405	VIEW FROM GEORGE ST LOOKING NORTH	D	01.11.2024
Curzon + Partners	SK406	STREET CORNER VIEW	D	01.11.2024
Curzon + Partners	SK407	VIEW FROM BATHURST ST LOOKING EAST	D	01.11.2024
Curzon + Partners	SK408	VIEW FROM BATHURST ST LOOKING WEST	D	01.11.2024

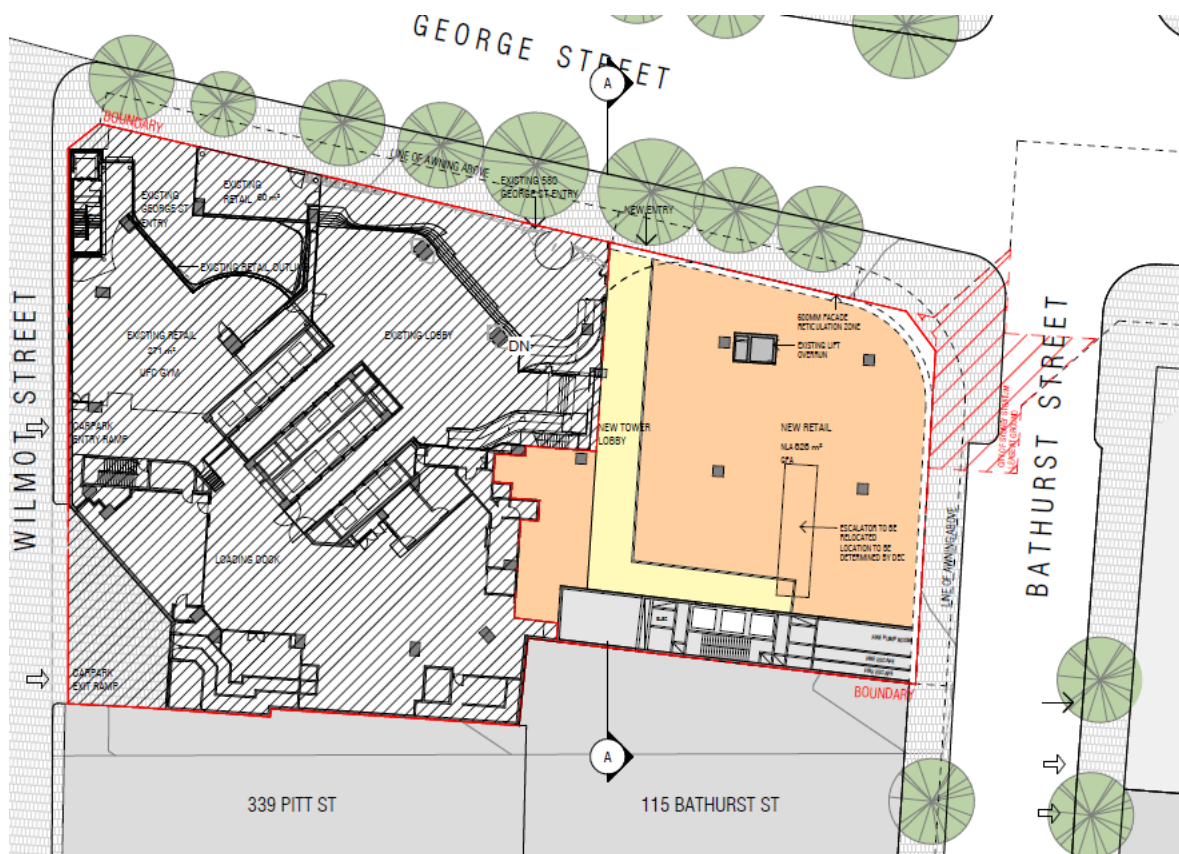


Figure 29 Extract of proposed plans showing proposed Ground Floor Plan.

Source: Curzon + Partners 28 July 2025

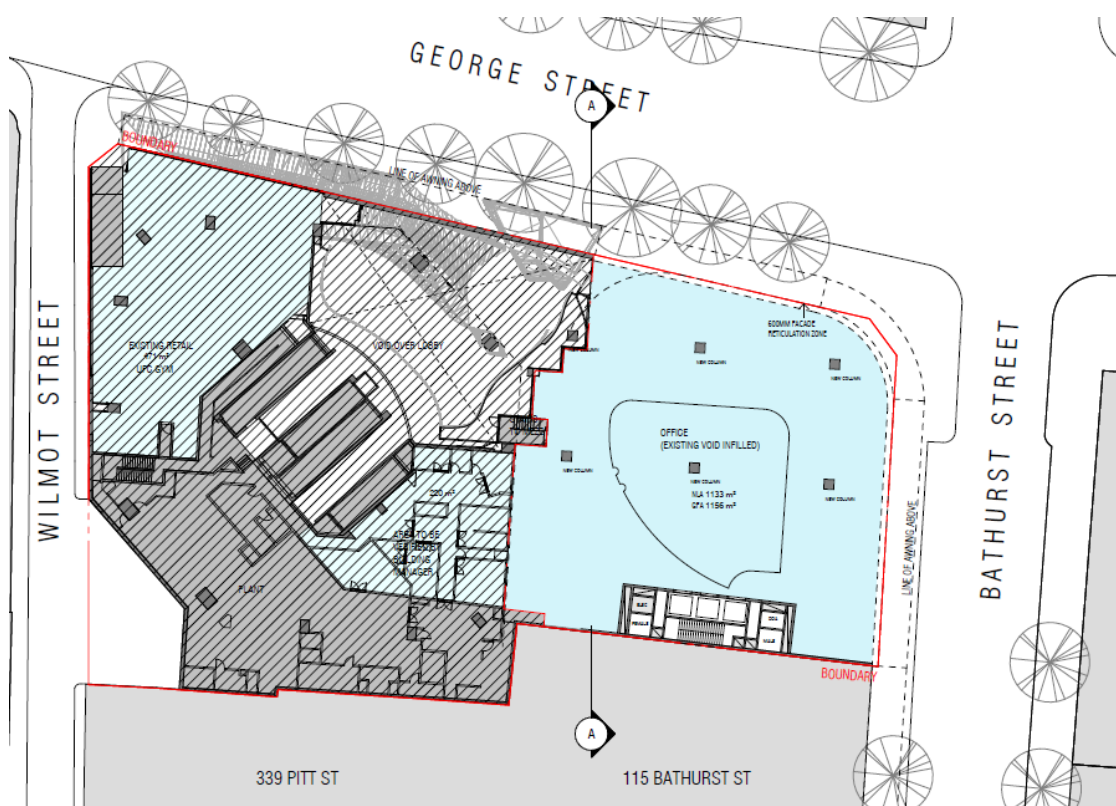


Figure 30 Extract of proposed plans showing proposed Mezzanine Floor Plan.

Source: Curzon + Partners 28 July 2025

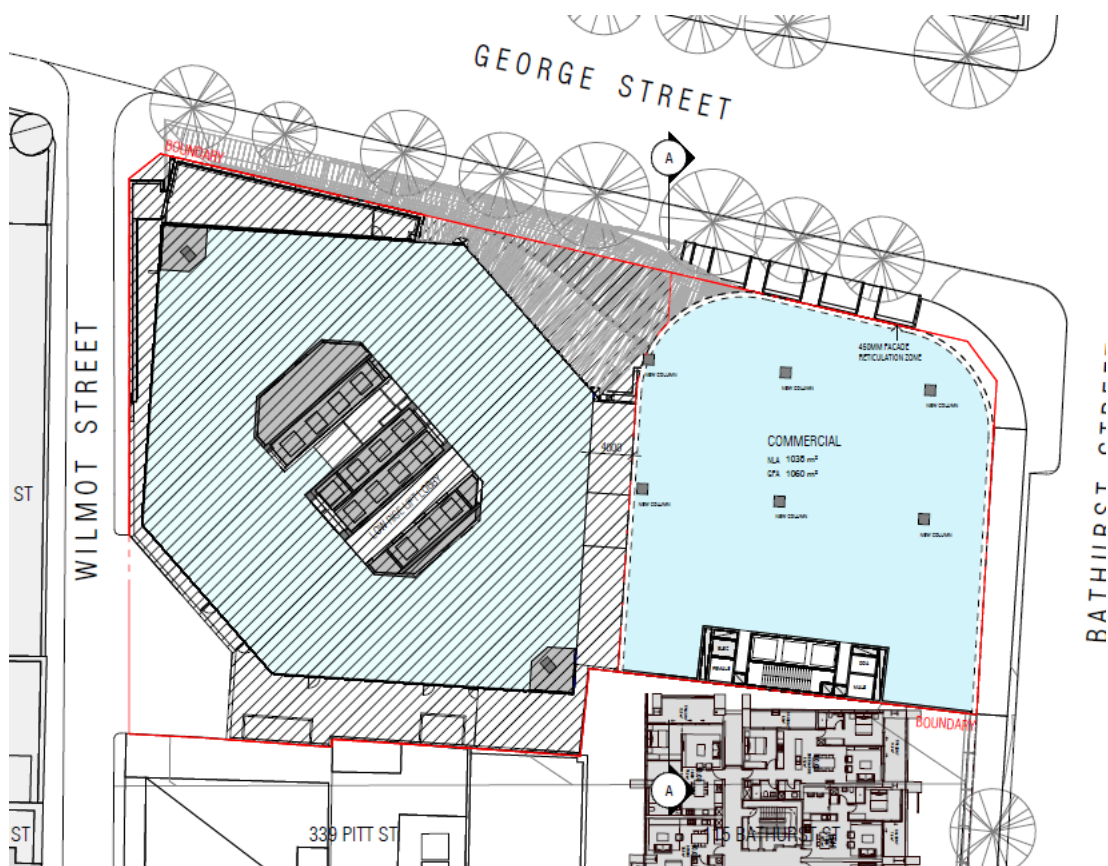


Figure 31 Extract of proposed plans showing proposed Typical Upper Podium.

Source: Curzon + Partners 28 July 2025

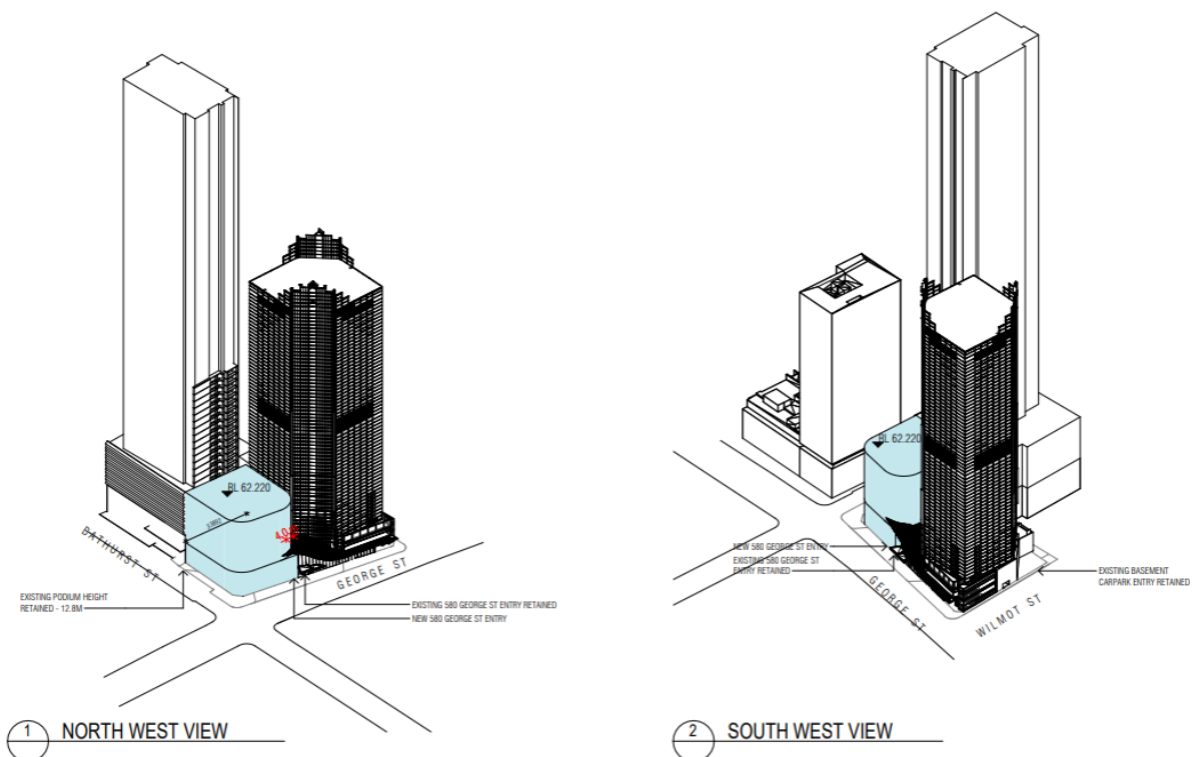


Figure 32 Extract of proposed plans showing Block of Ice Plan.

Source: Curzon + Partners 28 July 2025

6. IMPACT ASSESSMENT

The following impact assessment has assessed the planning proposal envelope against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Heritage Impact Statement' assessment guideline questions.

General Assessment

The subject site is not a listed heritage item nor situated within a heritage conservation area, but the site is located within an important heritage context, surrounded by state and locally listed heritage items and therefore the proposed concept envelope is assessed with regard to the heritage context. Key aspects of the proposal are outlined below:

- The planning proposal affects the podium only, with no works to the tower or commercial use. The proposal also anticipates retention of podium retail and commercial uses along with the connection to Town Hall station.
- The PP envelope provides for additional height and GFA at the northwest corner up to 10 storeys aligning with the adjoining podium of tower development to Bathurst Street. The proposal however retains a lower scale 3 storey podium with a 4m setback/ separation zone between the retained tower and the new corner massing.
- The proposed works will not impact the state heritage-listed Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645 adjacent to the site noting that the heritage item has its primary frontage to Pitt Street and there are no shared views between the heritage item and the podium. The heritage item continues to be viewed with a backdrop of tower development including the extant 33 storey tower on the subject site.
- The proposed envelope responds to the adjacent Palace Theatre in the retention of a lower scale podium, with the new massing being located on the northern portion of the site and separated by the retained tower. Similarly, the retained podium also responds to the podium of the Former Sydney County Council Building opposite the site to the north and provides a more human scale assisting to break up the massing of development.
- The proposed envelope will not impact on the former Bank of NSW building opposite the site to the west. This building forms part of a podium for tower development at 501 George Street.
- The state heritage listed Town Hall and St Andrews Cathedral form a separate civic square, which is separated from the subject site by George and Bathurst Streets, on the NW corner of the intersection. The square is surrounded by mixed development including multi-storey and high-rise development. Further development of the subject property in line with the PP envelope will not impact on views to or obstruct the prominence of the Town Hall and Cathedral as important civic items.

Having regard for the above, it is considered that the proposed envelope has provided a strong contextual response and has regard for proximate heritage items as well as the mixed development context which includes contemporary high-rise development. The proposal will not significantly alter the setting of the proximate heritage items, or their established significance as set out in section 4.3. The figures below illustrate the development context of the subject site, which is already encircled by prominent towers and mixed contemporary and later 20th century development.

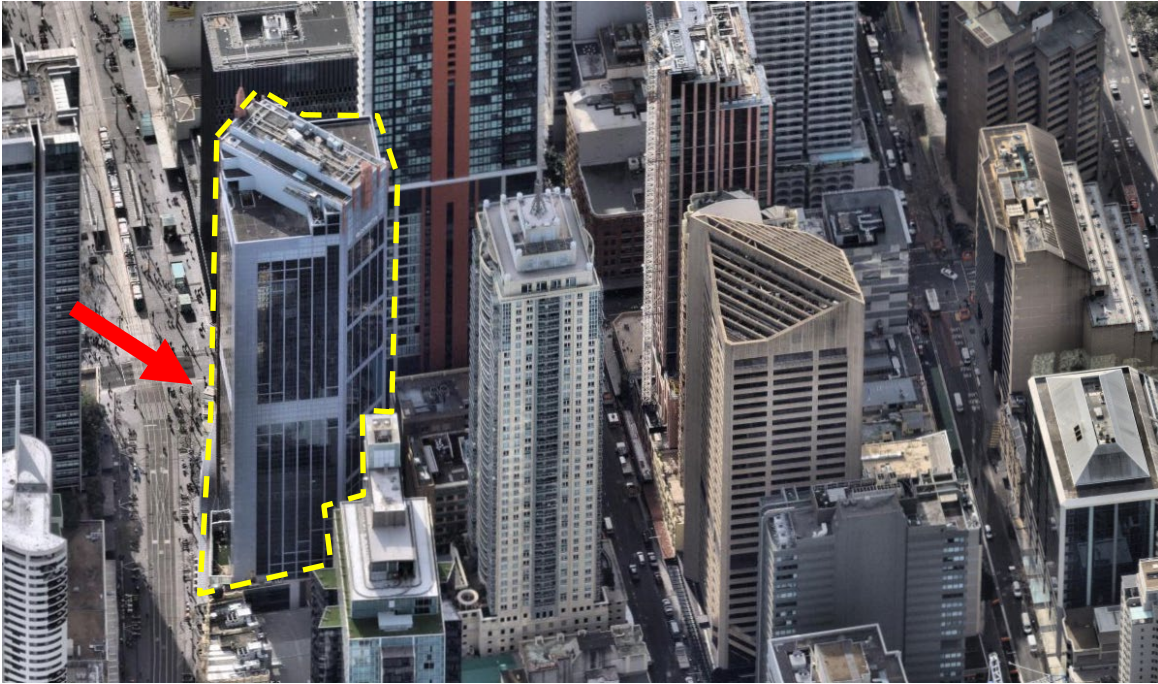


Figure 33 View of the Sydney CBD looking north toward the subject site – marked by red arrow (yellow dash highlights the subject tower).

Source: Nearmaps, 2025



Figure 34 View of the Sydney CBD looking east toward the subject site – marked by red arrow (yellow dash highlights the subject tower).

Source: Nearmaps, 2025

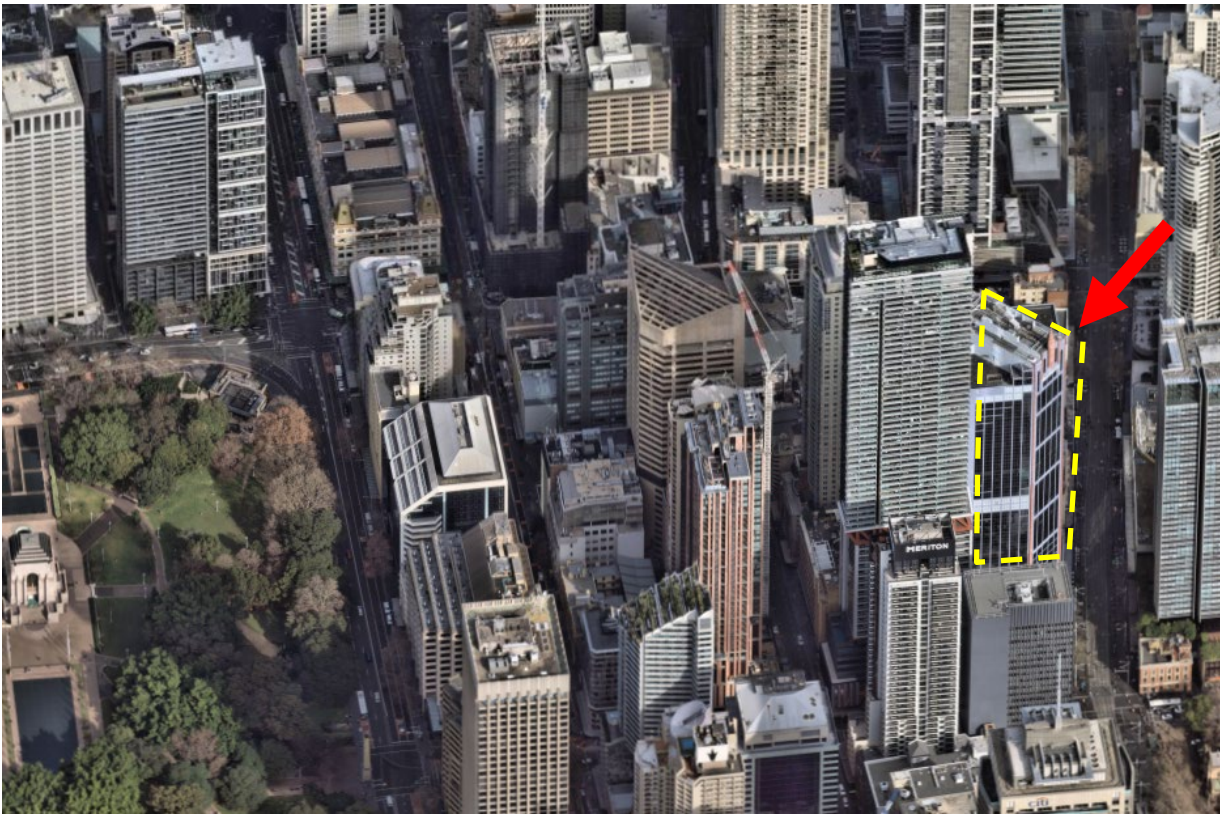


Figure 35 View of the Sydney CBD looking south/ SW toward the subject site – marked by red arrow (yellow dash highlights the subject tower).

Source: Nearmaps, 2025

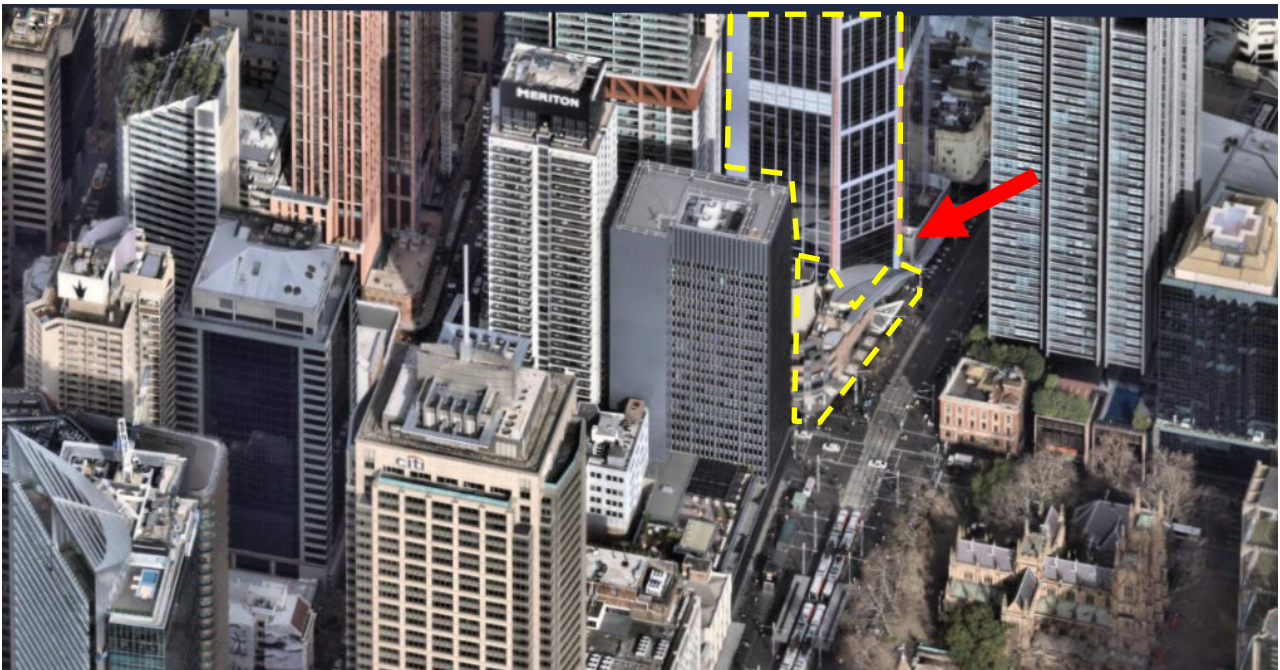


Figure 36 View of the Sydney CBD looking south toward the subject site – marked by red arrow (yellow dash highlights the subject tower and podium).

Source: Nearmaps, 2025

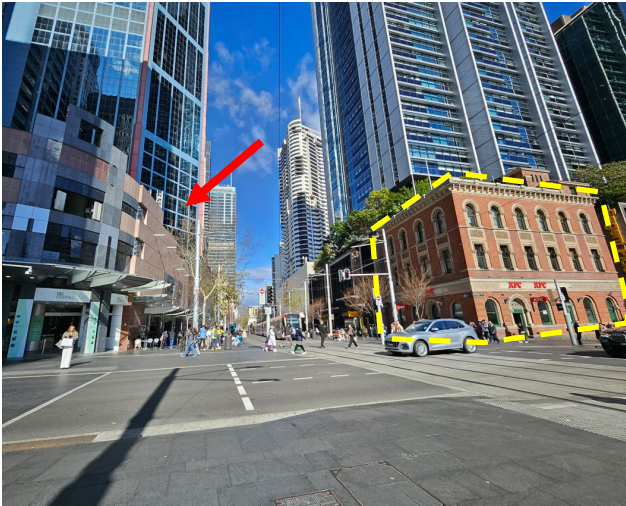


Figure 37 View looking south, showing the subject site marked by red arrow and the heritage item opposite which will align with the new podium envelope.

Source: Urbis, 2025



Figure 38 View looking north east toward Bathurst Street – subject site marked by red arrow, and neighbouring heritage item opposite.

Source: Urbis, 2025



Figure 39 View looking east along Bathurst Street, subject site marked by red arrow and the adjacent building shown in yellow dash. The PP envelope aligns with the height of this adjoining development

Source: Urbis, 2025

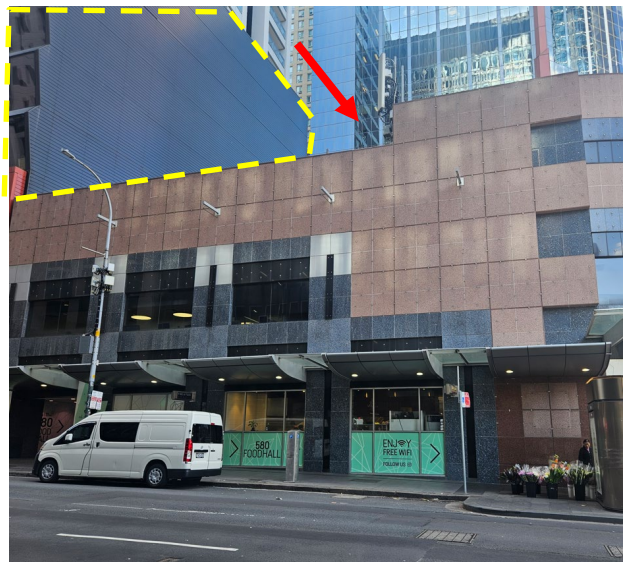


Figure 40 The Bathurst Street façade of the subject site marked by red arrow and the adjacent building shown in yellow dash. The PP massing will be aligned with this building.

Source: Urbis, 2025

Development of the subject site will be subject to a site specific DCP, design competition and provision of heritage advice which will assist to further mitigate potential impacts and respond to the proximate heritage items and development context. It is recommended that the Site Specific DCP include the following design principles to be included in the design excellence strategy/ DCP guidelines:

- Any future development must have regard for the important heritage context and proximate heritage items in considering form, height, siting, setbacks, materiality and articulation of building facades. Proposed development should respond to lower scale heritage items (in particular the former Plaza, the former Bank of NSW and the podium of the former Sydney Council building) in the provision of a separate podium and tower form. The podium should respond to and align with lower scale heritage items in height and façade articulation. Materiality should not replicate heritage building fabric and should

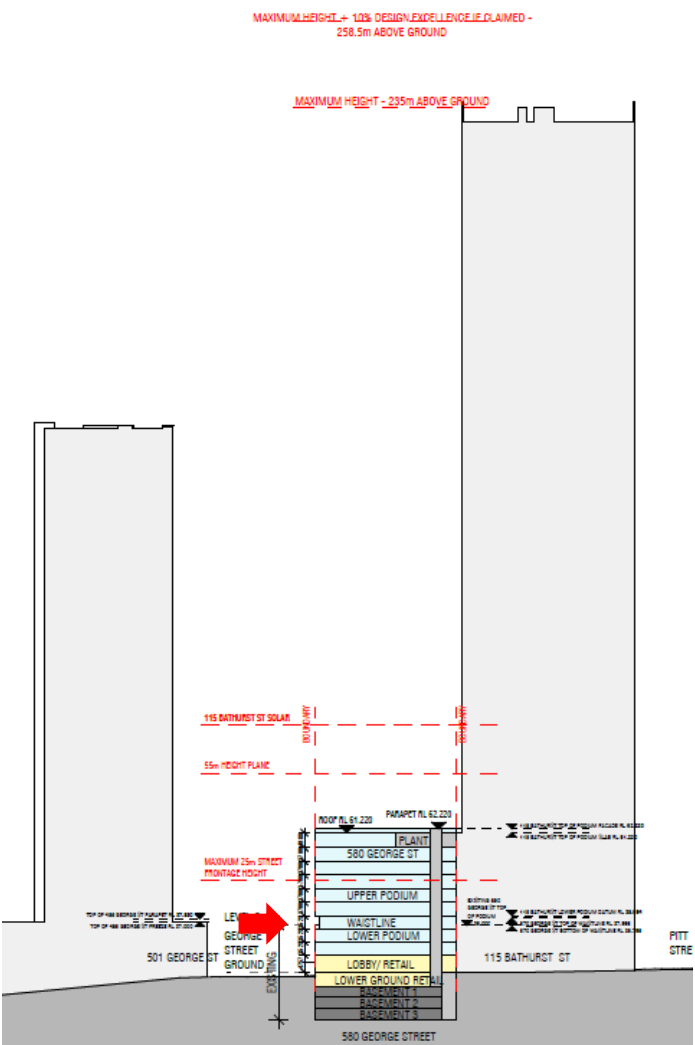
be apparent as contemporary.

6.1. SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the Sydney LEP 2012.

Table 4 Impact assessment against the relevant clauses of the Sydney LEP 2012

Clause	Response
(1) Objectives <i>The objectives of this clause are as follows:</i> (a) <i>to conserve the environmental heritage of the City of Sydney,</i> (b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i> (c) <i>to conserve archaeological sites,</i> (d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance</i>	The proposed works seek to conserve the environmental heritage significance of Sydney. The subject property is not a listed heritage item and is not located within the any Heritage Conservation Areas under the Sydney Local Environmental Plan 2012 but is in the vicinity of heritage items and in a mixed development context including high-rise development. The site's heritage context has been considered in developing the building envelope and the proposal is subject to development of a site specific DCP, and design competition which will be informed by heritage advice.
(4) Effect of proposed development on heritage significance <i>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).</i>	The proposed envelope has been assessed to have no adverse impact on the heritage items in the vicinity. This is because the proposal has had regard for the heritage context in the provision of a lower scale podium which assists to break up the scale and massing. The 'waistline' provided at Level 03 ensures that the volumes are broken horizontally into two forms as shown on the section below (with the 'waistline' indicated by the arrow). The alignment of the podium and three storey scale considers proximate heritage items including the former Bank of NSW to the west (also included in the section below), the robust and ornate façade of the Plaza Theatre to the south and the heritage listed former Sydney County Council tower to the north. The additional podium massing is sited on the northern section of the site, separated from the Plaza Theatre heritage item by the retained 33 storey tower form. The alignment / height of the upper section of the envelope aligns with the neighbouring development to the east fronting Bathurst Street. The additional massing (up to 10 storeys) will not overwhelm the northern heritage item – which is a Late Twentieth Century International style high rise commercial building In principle, it is considered that the proximate heritage items will not be impacted by additional development in

Clause	Response
	line with the PP noting that the immediate CBD context of the site is mixed and includes high-rise development (later 20th century and contemporary overlay) interspersed with lower scale heritage items (refer to views provided with the general assessment above). The proposal allows for further development of the podium on an already contemporary tower site. Extant development does not contribute to the setting of proximate heritage items and the PP will not significantly alter or impact views to or between heritage items. Further development will be subject to a site specific DCP, with recommended heritage provisions provided. Development will also be subject to a design competition and heritage advice which will assist to further mitigate potential impacts and respond to the proximate heritage items.  MAXIMUM HEIGHT - 100% DESIGN EXCELLENCE CLAIMED - 258.5m ABOVE GROUND MAXIMUM HEIGHT - 235m ABOVE GROUND 115 BATHURST ST SOLAR 55m HEIGHT PLANE ROOF PL 61.320 PLANT 580 GEORGE ST UPPER PODIUM WAISTLINE LOWER PODIUM LOBBY/RETAIL LOWER GROUND RETAIL BASEMENT 1 BASEMENT 2 BASEMENT 3 501 GEORGE ST 580 GEORGE STREET 115 BATHURST ST PITT STRE SECTION AA SCALE 1 : 1250

Clause	Response
(5) Heritage assessment <i>The consent authority may, before granting consent to any development:</i> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <i>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.</i>	This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.

7. CONCLUSION

Urbis has been engaged by GPT Group to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal for the property located at 580 George Street, Sydney (hereafter referred to as the 'subject site').

The subject site is not a listed heritage item within the *Sydney Local Environmental Plan 2012*; however, the site is located adjacent to the State heritage listed item known as the *Sydney Water Head Office (former) (1939 Building)* (SH#01645). The site is also located in the vicinity of a number of state and locally listed heritage items including the Town Hall, St Andrews Cathedral and Queen Victoria building (QVB).

The proposal seeks to revitalise the existing podium at the corner of George Street and Bathurst Street, which includes an existing stratum extension beneath George Street, connecting to Town Hall Station. The proposed envelope also allows for additional area in the podium and maintains the existing tower. Further details of the proposed works are included in Section 5.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the heritage items in the vicinity. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no significant impact on the heritage items within the vicinity. Key aspects of the assessment are listed below:

- The planning proposal affects the podium only, with no works to the tower or associated commercial use. The proposal also anticipates retention of podium retail and commercial uses along with the connection to Town Hall station. The works at the lower ground level do not form part of the proposed scope of works. The planning proposal relates to ground floor works and above.
- The PP envelope provides for additional height and GFA at the northwest corner up to 10 storeys aligning with the adjoining podium of the neighbouring tower development fronting Bathurst Street. The proposal however retains a lower scale 3 storey podium with a 4m setback/ separation zone between the retained tower and the new corner massing.
- The proposed works will not impact the state heritage-listed Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645 adjacent to the site noting that the heritage item has its primary frontage to Pitt Street and there are no shared views between the heritage item and the subject site podium. The heritage item continues to be viewed with a backdrop of tower development including the extant 33 storey tower on the subject site.
- The proposed envelope responds to the adjacent heritage items in the inclusion of a "waistline" at level 3 which serves to break up the volume of the envelope and create a lower scale podium. This responds to adjacent heritage items including the Palace Theatre in the retention of the lower scale podium, with the new tower massing being located on the northern portion of the site and separated by the retained tower.
- Similarly, the envelope also responds to the podium of the Former Sydney County Council Building opposite the site to the north and provides a more human scale assisting to break up the massing of development. The additional massing (up to 10 storeys) will not overwhelm the northern heritage item – which is a Late Twentieth Century International style high rise commercial building.
- The proposed envelope will not impact on the former Bank of NSW building opposite the site to the west. This building forms part of a podium for tower development at 501 George Street.
- The state heritage listed Town Hall and St Andrews Cathedral form a separate civic square, which is separated from the subject site by George and Bathurst Streets, on the NW corner of the intersection. The square is surrounded by mixed development including multi-storey and high-rise development. Further development of the subject property in line with the PP envelope will not impact on views to or obstruct the prominence of the Town Hall and Cathedral as important civic items.

In principle, it is considered that the proximate heritage items will not be impacted by additional development in line with the PP noting that the immediate CBD context of the site is mixed and includes high-rise development (later 20th century and contemporary overlay) interspersed with lower scale heritage items (refer to views provided with the general assessment above). The proposal allows for further development of the podium on an already contemporary tower site. Extant development does not contribute to the setting of proximate heritage items and the PP will not significantly alter or impact views to or between heritage items.

Having regard for the above assessment, the Planning Proposal is recommended to Council for approval on heritage grounds.

Development of the subject site will be subject to a site specific DCP, design competition and provision of heritage advice which will assist to further mitigate potential impacts and respond to the proximate heritage items and development context. It is recommended that the Site Specific DCP include the following design principles to be included in the design excellence strategy/ DCP guidelines:

- Any future development must have regard for the important heritage context and proximate heritage items in considering form, height, siting, setbacks, materiality and articulation of building facades. Proposed development should respond to lower scale heritage items (in particular the former Plaza, the former Bank of NSW and the podium of the former Sydney Council building) in the provision of a separate podium and tower form. The podium should respond to and align with lower scale heritage items in height and façade articulation. Materiality should not replicate heritage building fabric and should be apparent as contemporary.

8. BIBLIOGRAPHY & REFERENCES

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

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