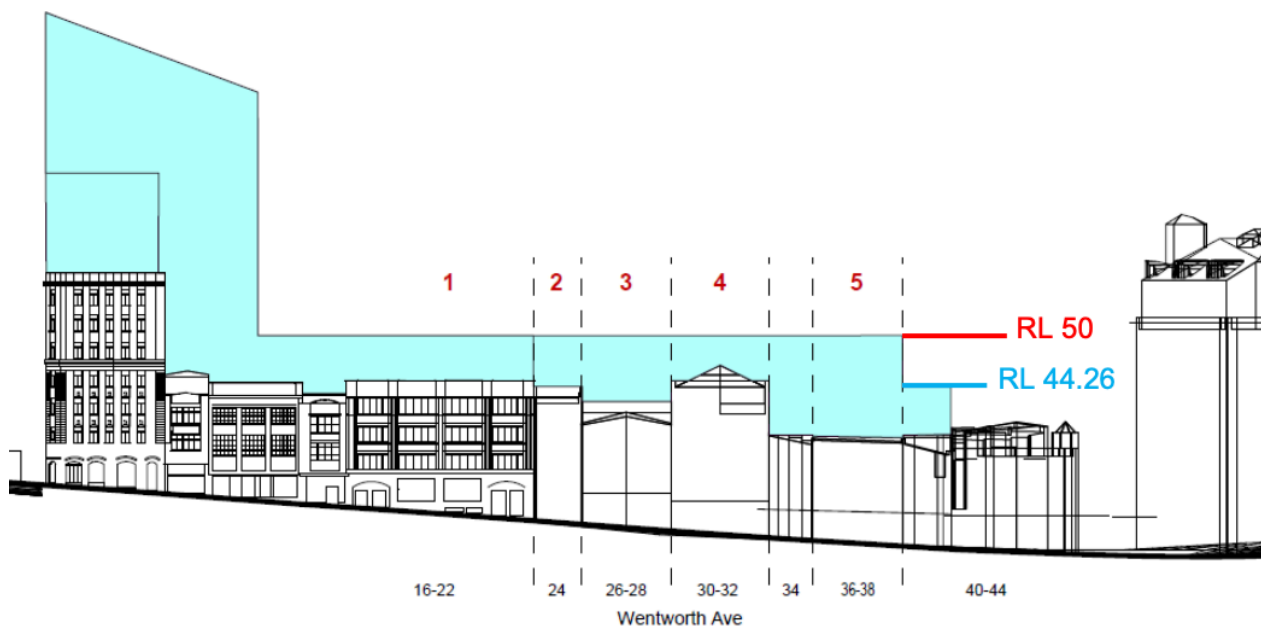


Addendum heritage impact statement: 24-44 Wentworth Avenue, Surry Hills



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Introduction

Addendum heritage impact statement

Subject sites

This heritage impact statement relates to the planning proposal for 24-44 Wentworth Avenue, Surry Hills. These include the following land parcels:

- Lot 52 DP 6534, known as 24 Wentworth Avenue
- Lot 53 DP 6534 and Lot 54 DP 6534, known as 26-28 Wentworth Avenue
- Lot 55 DP 6534 and Lot 56 DP 6534, known as 30-32 Wentworth Avenue
- Lot 57 DP 6534, known as 34 Wentworth Avenue
- Lot 58 DP 6534 and Lot 59 DP 6534, known as 36-38 Wentworth Avenue and
- Lot 1 DP 1031245, known as 40-44 Wentworth Avenue, Surry Hills.

Related documents

This statement relates to the planning proposal described in City of Sydney's "Planning Proposal – 4-44 Wentworth Avenue, Surry Hills, Amendment to Sydney Local Environmental Plan" dated December 2019.

This forms an addendum to the heritage impact statement for the planning proposal for 4-22 Wentworth Avenue, Surry Hills, prepared by Weir Phillips Heritage, dated June 2018. The earlier heritage report by the same firm dated October 2013 addresses the subject sites of 24-44 Wentworth Avenue. This is titled "Preliminary Report, No. 4-44 Wentworth Avenue and No. 9-19 Brisbane Street, Surry Hills".

Purpose

This statement is prepared to satisfy a condition of the Department of Planning Industry and Environment's gateway determination for the planning proposal issued on 22 June 2020. The Department's reference for this planning proposal is PP_2020_SYDNE_001_00.

Authorship

Claudine Loffi, Senior Specialist Planner (Heritage) in the Strategic Planning and Urban Design unit of City of Sydney Council prepared this statement.

Limitations

As an addendum to the Weir Phillips heritage impact statement of June 2018 and preliminary report of October 2013, this statement only addresses differences to the Weir Phillips assessment where they relate to the planning proposal for the sites of 24-44 Wentworth Avenue, Surry Hills.

This statement relies on historic research, descriptions and significance assessments by Weir Phillips Heritage as contained in these two reports, and City of Sydney's two heritage inventories for the buildings listed as heritage items.

Existing buildings

Heritage status

Subject buildings

The following subject buildings, including the building interiors, are listed as local heritage items on Sydney Local Environmental Plan 2012:

- 24-34 Wentworth Avenue, Surry Hills, as part of the former warehouse group from 4-34 Wentworth Avenue (item number I2271)
- Macquarie Hotel at 40-44 Wentworth Avenue, Surry Hills (item number I1647)

Only the subject buildings at 36-38 Wentworth Avenue are not listed as heritage items. These are flanked on either side by the above two heritage items.

Note some supporting material for this planning proposal and previous assessments incorrectly identify that 40 Wentworth Avenue is not listed as a heritage item. This building address and property is identified as part of the Macquarie Hotel heritage item in schedule 5 of Sydney Local Environmental Plan. It is excluded from the shaded curtilage in the heritage map. The heritage map does not determine the extent of listing because the heritage item definition only refers to the entry in schedule 5 and does not refer to the map. The map shading is therefore an error because it is inconsistent with the entry in schedule 5 for this heritage item which determines the listing extent.

The location of these sites and listings are shown in the heritage map extract at Figure 1, noting an inaccuracy that omits 40 Wentworth Avenue.

Surrounding buildings

Heritage items in the vicinity of 24-44 Wentworth Avenue are located on the corner sites surrounding the corner Macquarie Hotel. These include:

- Former warehouse (142–148 Goulburn Street), 21 Brisbane Street (item number I1455)
- Former warehouse facades “Mark Foy’s”, 133 Goulburn Street (item number I1554)
- “Griffith’s Building”, 46–52 Wentworth Avenue (item number I1648)

The location of these sites and listings are shown in the heritage map extract at Figure 1.

Figure 1. Existing heritage items with the subject sites circled

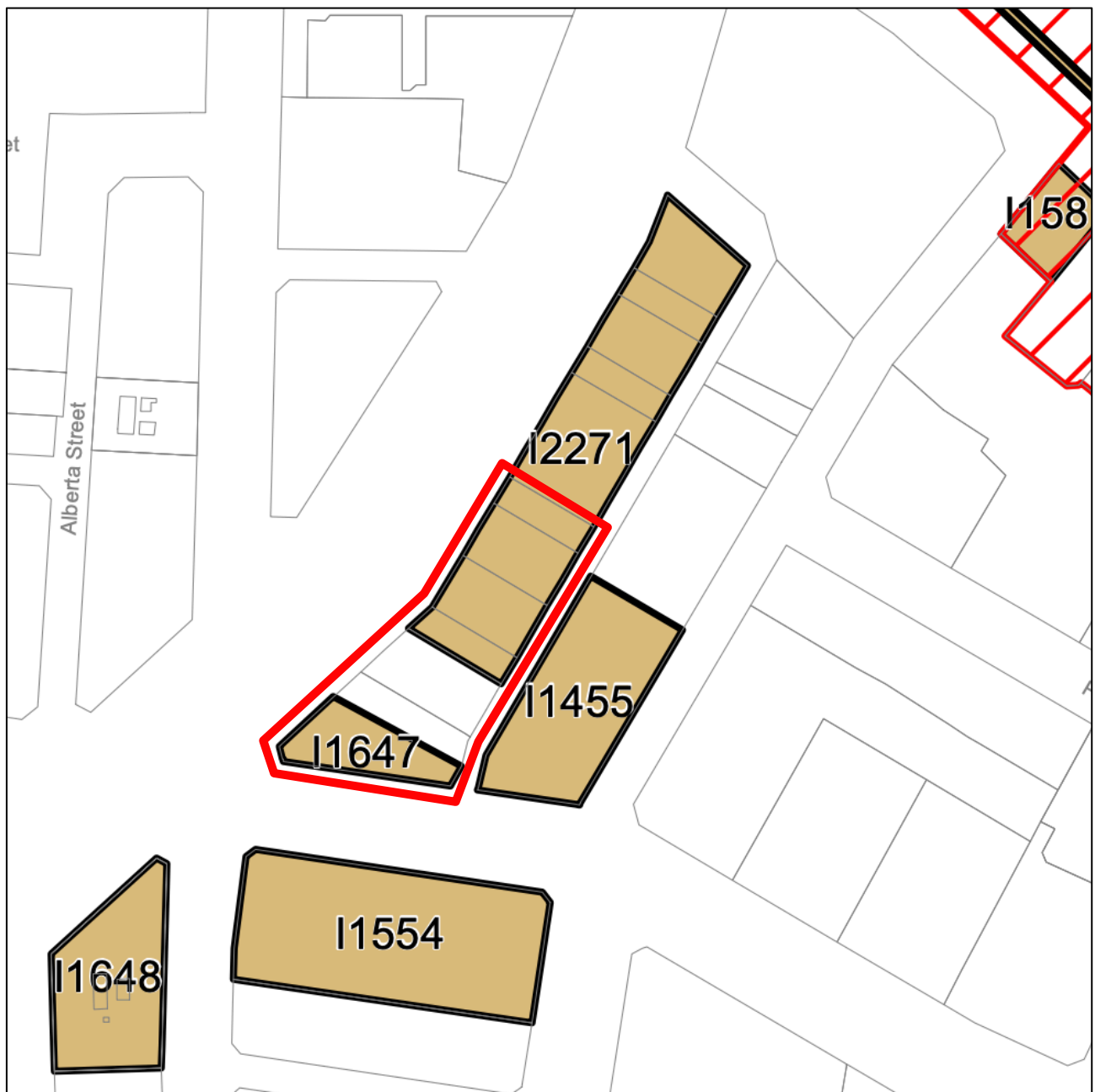


Figure 2: Subject Wentworth Avenue block and surrounds in 1930s (Source: City of Sydney archives, SRC21955)



Heritage significance of subject buildings

In the 2013 Weir Phillips heritage report, the significance of the buildings at 24-44 Wentworth Avenue are briefly assessed. These are not assessed in the 2018 report because they did not form part of the planning proposal when this was prepared.

Following this 2013 assessment, the buildings at 4-34 Wentworth Avenue were listed as a heritage item, including the building interiors, in 2016.

The summary statement of significance from the Weir Phillips reports and City of Sydney's heritage inventories for the subject buildings is extracted below.

2-42 Wentworth Avenue (full block) and 9-13 Brisbane Street

Weir Phillips:

Nos. 2-42 Wentworth Avenue and No. 9-13 Brisbane Street have some local historic significance as good examples of the type of development that was constructed on the lots of the Wexford Street Resumption Areas Nos. 1 and 2 during the Federation and early Interwar periods. The majority of the buildings were erected between c.1915 and c.1919. Textile manufacturing and motor industry uses dominated the use of these buildings until the mid 1960s, reflecting the dominance of these two industries in this part of Surry Hills until this time.

Architects of note have been identified as designing buildings...E. Lindsay Thompson (No. 42 Macquarie Hotel and No. 16-22 Wentworth Avenue) and D.T. Morrow (No. 26-28 Wentworth Avenue).

The buildings almost all demonstrate a high degree of integrity with regard to exterior building form. All have had some degree of alteration to detailing and finishes, most commonly changes to openings (particular at ground floor level) and the painting of once face brickwork.

The front elevations of Nos. 4-6; 16-22; 26-28; 30-32 and 34 Wentworth Avenue demonstrate a moderate degree of architectural merit...The front elevation of No. 36-38 Wentworth Avenue has been heavily modified...

The interiors examined have no apparent significance. Council records provide a long history of alteration for most buildings.

The significance of the buildings...lies... in the collective contribution that a substantial group of uninterrupted recognisably Federation and Interwar period commercial/warehouse elevations makes to the area. These elevations provide evidence of a significant phase in the re-development of this part of Surry Hills following Council's Wexford Street resumption projects. Similar groups of buildings can be found in other areas resumed and redeveloped by the Municipal Council of Sydney around this time, notably in Oxford and William Streets.

The front elevations of the Wentworth Avenue buildings within the Study Group should be retained to preserve the collective value of the group and what they reveal about the history of the area. There is considerable scope for enhancement through restoration. The less intact elevations in the group, such as No. 36-38 Wentworth Avenue, provide opportunities for a greater degree of alteration and new work.

Former warehouse group, 4-34 Wentworth Avenue

City of Sydney inventory:

The group of Federation and inter-war warehouses at 4-34 Wentworth Avenue is historically significant as physical evidence of the local council's early twentieth century street planning, slum clearances and land resumptions for improving Sydney city, during the period of the 1909 Royal Commission on the Improvement of Sydney. The buildings demonstrate the growth of industry in Surry Hills in the early twentieth century, and the dominance of the textiles and the motor industries on Wentworth Avenue at that time.

All constructed over a narrow period from 1915-1921, the uniform age of the buildings records the period when Wentworth Avenue was formed and the time of major government intervention to clear slums and improve city streets and buildings during the early twentieth century. It represents one of the first council land resumptions following the granting of these powers to the Sydney council in 1905. The quality construction and design of the buildings also demonstrates the City council requirements for post-resumption buildings to exceed a set value.

The buildings in this group demonstrates the work of prominent architects of the period including Ernest Lindsay Thompson (Swallow Building), Robertson and Marks (Roylt House and Hardwick House) and David Thomas Morrow (Belmont House).

Whilst each building within the group differs in terms of design intent and style, the uniform period of construction, design quality, industrial use and subdivision pattern has resulted in a cohesive group of warehouses stepped down the length of the street. This group makes

a positive contribution to the surrounding streetscapes and is visible from a number of near and distant vantage points.

As a group and individually, the buildings represent good examples of the Federation warehouse and inter-war Chicagoesque architectural styles. These buildings exhibit characteristic features of these styles including the solid masonry construction, grid-like composition of Chicagoesque facades, banks of timber-framed windows separated by brick piers, contrasting colours and textures, circular moulded accents, curved pediments, decorative cartouches, crenelated parapets and prominent moulded cornices.

The Wentworth Avenue warehouses have local heritage significance in terms of their historic, aesthetic and representative value.

Macquarie Hotel, 40-44 Wentworth Avenue

Note that the Weir Phillips and Graham Brooks and Associates extracts below incorrectly identify the item address as 42-44 Wentworth Avenue and incorrectly excludes 40 Wentworth Avenue from the listing.

City of Sydney inventory:

The Macquarie Hotel has historic significance as it provides evidence of the redevelopment of the area following the Wexford Street No 2 Resumptions by Council in the early years of the twentieth century. It is designed by prominent architect Ernest Lindsay Thomson. It has aesthetic significance as a largely intact external example of Federation Free Style corner hotel which makes a strong contribution to the character of the immediate area although the building has lost some of its original aesthetic significance with the painting of the face brickwork. The building makes a strong contribution to the character of the immediate area, and is significant as part of the network of small purpose built hotels providing a social / recreational venue and budget accommodation for the local community.

Weir Phillips:

The Macquarie Hotel, No. 42-44 Wentworth Avenue, has local heritage significance. The building has significant external and internal fabric. It must be retained, with any alterations and additions being carried out in accordance with Council's heritage controls. Council is also bound to consider the impact of any new work in its vicinity.

Graham Brooks and Associates, Macquarie Hotel CMP, October 2013:

40 Wentworth Avenue, circa 1913. The Planning Street Cards held in the City of Sydney Archives show an application was made by E C Donnelly in Decemebr [sic] 1913 to construct a factory on Lot 60 (40 Wentworth Avenue). The 1919 survey reproduced in Figure 2.12 shows the building used as a refreshment rooms, cycle enamellers and signwriters workshop at that time....

In April 2001 Council approval was obtained for the expansion of the hotel into the adjoining building at 40 Wentworth Avenue along with alterations to both buildings. These included:...

- *Insertion of new rear fire stair exiting to Wemyss Lane*
- *Ground floor - replacement of shop front and conversion to hotel Lounge and Gaming room, new stairs and amenities and rear loading dock*

- *First floor - internal reconfiguration and fit out as two bedrooms, offices and amenities*
 - *Second floor - internal reconfiguration and fit out as six bedrooms with private bathrooms*
- The expansion of the premises has taken some of the pressure for adaptation off the original hotel building, providing additional spaces to support the viability of the business operation.*

...

It is evident that there have been extensive changes to the building at 40 Wentworth Avenue, including the ground floor facades to both Wentworth Avenue and Wemyss Lane, and reconfiguration of the building interiors. The development history of this building has not been investigated and documented as the listed building on the site is the Macquarie Hotel building at 42-44 Wentworth Avenue.

Heritage significance of buildings in the vicinity

Former warehouse, 21 Brisbane Street

City of Sydney inventory:

The substantial building at 142-148 Goulburn Street characterises the development of this part of Sydney in the early 20th century for warehouse and commercial use following the creation of Wentworth Avenue. It typifies the work of two well-known firms of architects Morrow & DePutron and H White as well as the structural system of loadbearing exterior walls and internal heavy post-and-girder construction. The 1926 extension illustrates the structural improvement brought about when steel girders superseded heavy timber members. It also illustrates some of the decorative endeavours of the 1930s. The building is an important component in the streetscape.

Former warehouse facades “Mark Foy’s”, 133 Goulburn Street (item number I1554)

City of Sydney inventory:

The former Mark Foy's warehouse, 52-68 Commonwealth Street, is historically significant for its associations with the Mark Foy's retailing empire as a representative example of the commercial development and warehouse character of this area in the years of World War 1. It is also representative of the work of a respected firm of early 20th-century Sydney architects Spain Cosh & Dods. Although now compromised by the loss of its upper storey and most of its internal structure, it has aesthetic value by virtue of its dominant scale in the streetscape of Wentworth Avenue and a form that evokes the character and use of the area

“Griffith’s Building”, 46–52 Wentworth Avenue (item number I1648)

City of Sydney inventory:

The Griffith's Building has historical significance as a representative example of the development of the eastern fringe of the central business district with large-scale warehousing in the early twentieth century, and a reminder of a firm which was once a household word. It has aesthetic significance as a well detailed late Federation warehouse and factory building occupying a prominent corner site with a strong visual relationship to the former Mark Foy's warehouse at 52-68 Commonwealth Street. It retains much original detailing to upper floors including the name "Griffith's Teas" in the tile-work to the parapet, plus remnants of advertising panels referring to the company's products.

Proposal

Council resolution

At the December 2019 meetings, Council and Central Sydney Planning Committee resolved to extend the planning proposal of 4-22 Wentworth Avenue to include 24-44 Wentworth Avenue as follows:

(G) authority be delegated to the Chief Executive Officer to amend the planning proposal at Attachments C1-C4 of the subject report to incorporate the following changes:

(i) amend the objectives and intended outcomes to refer to supporting strategic employment and enterprises uses in the District Plan's Harbour CBD strategic centre;

(ii) amend the 'Explanation of Provisions' to:

(a) incorporate a maximum building height control of RL50 across 24, 26- 28, 30-32, 34 and 36-38 Wentworth Avenue

(b) incorporate a maximum building height control of RL44.26 at 40 Wentworth Avenue

(c) require that the maximum height for 24-44 Wentworth Avenue under the clause may only be achieved if the development is for commercial premises, health services facilities, educational establishments, hotel accommodation, entertainment premises, light industry or information and education facilities; and

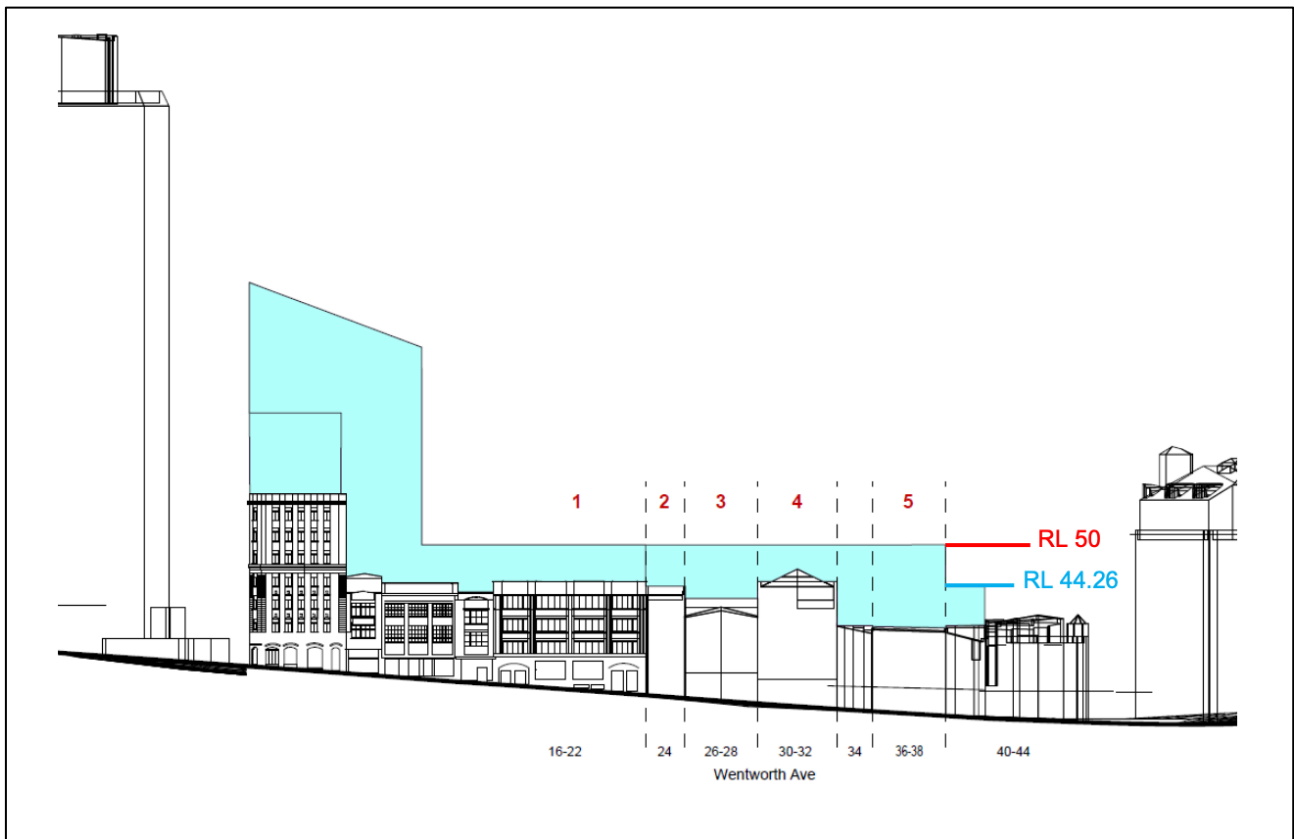
(iii) amend other sections to incorporate the proposed controls for 24-44 Wentworth Avenue including their justification in accordance with the subject report.

The following extracts of the "information relevant to" of 5 December 2019 describes these changes:

This option preserves solar access to the neighbouring residential apartment buildings at 148 Goulburn Street whilst allowing for an increase in height for most properties in the southern half of the street block, better aligning potential building heights with the site's existing FSR control of 5:1...

Should Council and CSPC wish to pursue the solar compliant form, the envelope for the southern half of the street block will need to be refined in the draft development control plan to precisely identify the full extent of development potential above 24-44 Wentworth Avenue. It is unlikely that additional development will extend across the full site area of any of the sites except for 40 Wentworth.

Figure 3. Proposed building heights – in elevation



Planning proposal

The following description and justification for the proposal is extracted from the “Planning Proposal – 4-44 Wentworth Avenue, Surry Hills.”

Objectives: 24-44 Wentworth Avenue

The Planning Proposal is to incentivise the redevelopment of 24-44 Wentworth Avenue, Surry Hills, for strategic land uses including commercial premises, health services facilities, educational establishments, hotel accommodation, entertainment premises, light industry and information and education facilities development that:

- contributes to the diversity of uses in, provides a mixture of compatible land uses and supports the viability of centres in the City fringe area, consistent with zoning objectives and the Eastern City District Plan’s objectives related to strengthening the competitiveness of the harbour CBD, providing health and education services, and growing investment, business opportunities and jobs.

Objectives: whole street block

The Planning Proposal is to incentivise the redevelopment of 4-44 Wentworth Avenue, Surry Hills, for development described above that:

- is in an area with good access to public transport, the Sydney CBD and its attractions and its nearby villages

- achieves design excellence and improves the site's amenity and contribution to the surrounding area
- is sympathetic to the surrounding built form context, including height and bulk and scale, resulting in a building that is compatible with both the group heritage item and individual heritage item on site whilst limiting impacts on surrounding development
- activates and revitalises the street block through a holistic approach
- appropriately conserves and enhances the significance of the heritage fabric on site, and
- preserves adequate solar access to existing neighbouring properties.

Proposed building heights

To achieve the intended outcomes this Planning Proposal seeks to amend Sydney Local Environmental Plan 2012 as follows:

- Introduce a new clause under Division 5 Site Specific Provisions to enable additional height up to:
 - RL 50 at 24, 26-28, 30-32, 34 and 36-38 Wentworth Avenue and
 - RL 44.26 at 40 Wentworth Avenue (but not 42-44 Wentworth Avenue, which are part of the same site);
- if the sites are developed for commercial premises, health services facilities, educational establishments, hotel accommodation, entertainment premises, light industry and information and education facilities.
- Amend clause 4.6(8) so that the maximum building height for the site cannot be varied beyond that considered in this planning proposal.

The Planning Proposal will facilitate around 1,600sqm of additional commercial development above 24-44 Wentworth Avenue through changes to the maximum building height.

The increased maximum building height across the southern half of the street block will allow for additional commercial floor space that is largely in line with existing FSR permissible on site to be achieved, whilst enabling the structures to be retained and conserved.

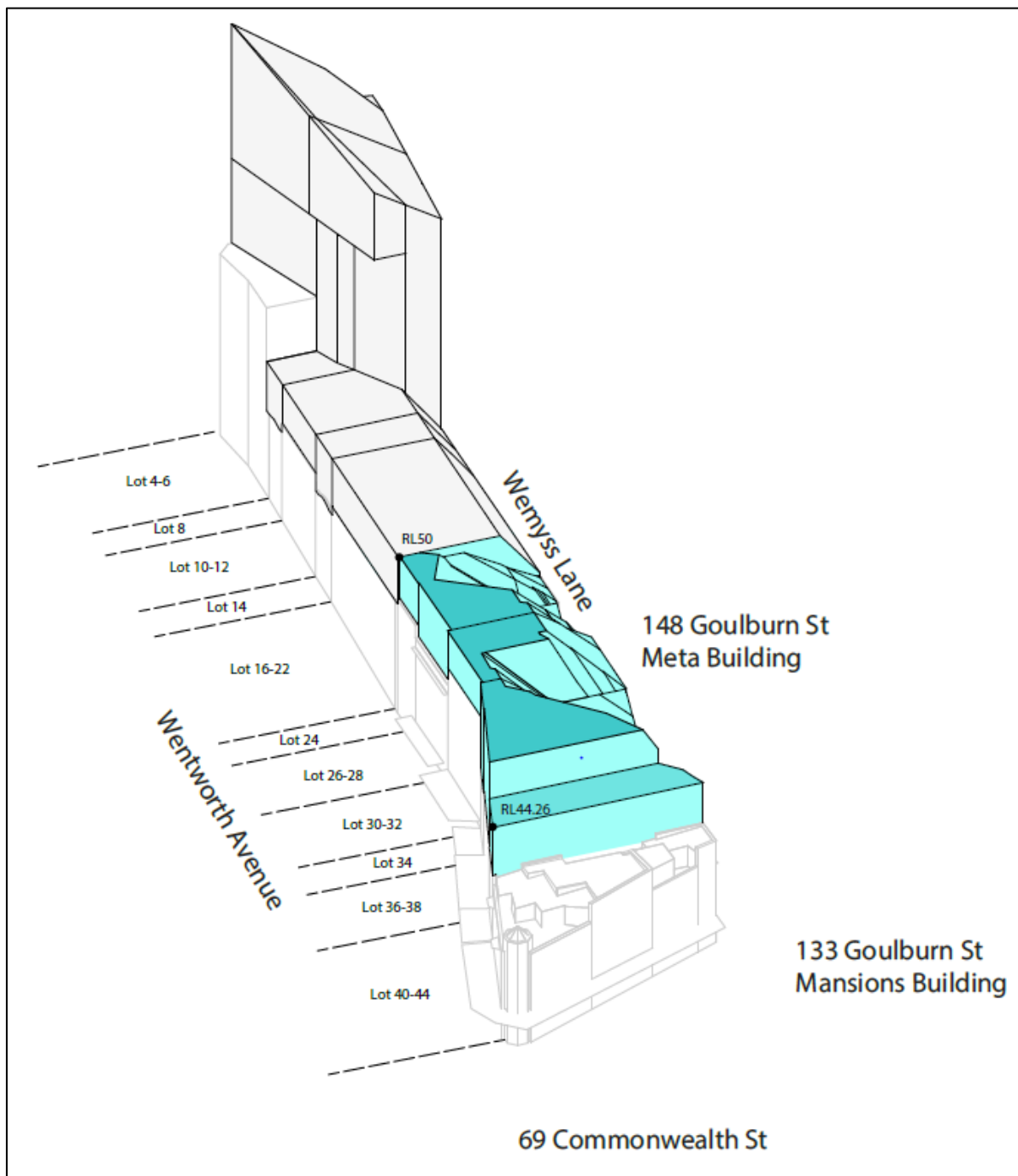
The maximum height of the envelope varies between 26.5m and 21.5m due to the slope of the site. This represents an increase to the height control at 24-44 Wentworth Avenue of between 3.5m and 8.5m. The maximum building height has been determined by overshadowing requirements. The rear portion the maximum building envelope for each site has been sculpted due to solar access constraints. The roof plane of the additions slopes from west to east based on the angle of the sun on 21 June (winter solstice). This results in a chamfered rear to 24-40 Wentworth Avenue, with 24 Wentworth Avenue being most affected.

No setback to Wentworth Avenue is proposed for sites in the southern half of the street block, as a setback would inhibit development above the sites as envisioned by this planning proposal. A zero setback also provides consistency with changes proposed to 4-22 Wentworth Avenue, and allows flexibility in responding to heritage items within the southern half of the street block.

Figure 4. Proposed built form – in plan



Figure 5. Proposed built form – axonometric drawing



Proposed development control provisions

The Development Control Plan contains provisions to conserve the significance of the heritage items and their setting. These extend the provisions for the heritage items of 4-22 Wentworth Avenue to also apply to the subject heritage items at the south end of the block as follows:

Heritage objectives

- Conserve the group heritage item of former warehouses at 4-34 Wentworth Avenue, and the individual heritage item known as the former Macquarie Hotel at 40-44 Wentworth Avenue, Surry Hills.
- Ensure that the quality of design and setbacks are appropriate to and respect the architectural integrity and heritage character of the group heritage item in its setting;
- Ensure new development and additions are compatible with the heritage items and positively contribute to the site and surrounding streetscape.

Heritage provisions

1. Development of the site must maintain the structural and architectural integrity of the group heritage item at 4-34 Wentworth Avenue and the individual heritage item at 40-44 Wentworth Avenue, Surry Hills.
2. New uses and new works to the group heritage item shall retain the industrial character of the buildings. New uses and works to all heritage items shall maximise retention and exposure of significant building fabric and spaces, internally and externally.
3. Development of the site shall include conservation works to the heritage items, such as the repair and making good of any damage to existing original fabric, reinstatement of original features including original timber windows, laneway basement windows, finishes, removal of air conditioning units from the facades, removal and replacement of later aluminium windows with timber windows and removal of all existing façade mounted plumbing and services. Exposed brick finish of the facade of no. 14 Wentworth Avenue (which is currently painted) shall be reinstated.
4. For heritage items, investigate and adopt alternative solutions to the Building Code of Australia performance requirements, with the aim of retaining and exposing the existing timber beams and columns and other historic features.
5. Locate building services for new uses, such as loading, plant rooms, fire egress and lifts, within modern fabric, new spaces or fabric of lower significance where possible, to minimise impacts on the significant fabric of the buildings.
6. The podium addition at 4-22 Wentworth Avenue and any addition above 24-44 Wentworth Avenue shall be designed to present as a discrete, light-weight addition with an articulated southern side wall, to minimise the visual bulk of additions and presentation of a blank side wall to the public domain to sites to the south.
7. A heritage interpretation strategy shall be prepared and implemented for this site as part of any development.
8. Development must maintain the individuality and distinction of each building, internally and externally, within the group of this heritage item, including retention of significant

floors and floor levels, interpretation of significant spaces, separate existing entries to the buildings and the party walls of the buildings. Single openings may be created within the party wall for flow of space provided they are set away from street frontages and are not highly visible from the streets.

9. Development must not detract from the group's distinctive streetscape presentation.
10. Development must be architecturally designed to respond to the individual buildings within the group heritage item and the separately listed heritage item at 40-44 Wentworth Avenue.
11. Vertical additions above the group heritage item must respond to and reflect the varying heights of buildings.
12. Alterations to building facades should be limited to maintenance, reinstating original features or removing non-significant features.
13. Any existing openings to the basement on the laneway shall be retained and where possible, not be amalgamated or extended.
14. Later non-original awnings may be removed or replaced with a sympathetic awning characteristic of the period of the building.
15. Significant internal and external architectural features of the original buildings should be retained, including, but not limited to, original/significant facade detailing, timber framed windows, timber joinery and internal timber structure.
16. Any existing exposed brickwork and stonework must not be rendered or painted.
17. The opening of the original loading dock of 10-12 Wentworth Avenue at the rear lane must be retained.
18. Existing floor levels within each building must be maintained.
19. New internal walls, floors and ceilings shall not be built across existing windows.

Impact assessment

Weir Phillips: 4-22 Wentworth Avenue

Weir Phillips assesses the impact on the subject heritage items as follows:

The proposed hotel will have an acceptable impact on the Former Warehouse Group as it will retain the most significant components of the part heritage item from No. 4-22 Wentworth Avenue. The proposal will also facilitate the restoration of the significant elevations fronting Wentworth Avenue.

The proposed tower had been designed to retain the form an understanding of the Former Warehouse Group when viewed from the public domain. The impact of the tower the site has been mitigated by increasing the setbacks between the tower and the Former Warehouse Group in plan and elevation.

The proposal utilises the existing street wall height formed by the Former Warehouse Group as a podium for the proposed tower. The podium height establishes and reinforces the existing lower height of the Former Warehouse Group and heritage items in the immediate vicinity. Along Wentworth Avenue there is a streetscape context of podiums with larger towers, the proposal retains and reinforces existing street wall height. This allows for visual consistency and limits the dominance of the tower. The setback ensures the original historic form of the warehouses is understood, thus retaining an understanding of the original industrial area of Surry Hills.

The proposed form of the addition above No. 8-22 Wentworth Avenue reflects the detailing of the original warehouse bays. For example, the proposed panelling of the addition has been designed to fit two panels per bay on the Wentworth Avenue elevation. A contemporary interpretation of the existing form allows for a visual relationship between the proposed and existing buildings. This ensures the proposal compliments the form of the significant building but does not seek mimic the existing item, which can detract from its significance.

As demonstrated by the assessment of integrity within the CMP, the majority of the Former Warehouse Group has high amounts of original fabric remaining. The majority of the original fabric pertains to original timber ceilings and columns. Other elements, such as hoists are no longer present. The proposal utilises the existing timber ceilings and columns as features within the hotel rooms. Floating floors will be installed above the original timber to allow for the passage of services without significant intervention into the original fabric.

The buildings from No. 10-14 Wentworth Avenue are proposed to conserve the original significant elevations, reconstruct floor levels to connect to adjacent floors and setback from front façade so as not to conflict with windows. This will impact on the significance of the building some original fabric is proposed to be removed. The removal of the fabric is necessary to facilitate equitable access across the floors of the proposed hotel as the floorplate of No. 14 Wentworth Avenue is set higher than the adjacent buildings. The impact is acceptable, as the proposed works will facilitate the adaptive reuse of the other

former warehouses, and conservation of their significant elevations. As it has been carefully designed to impact only one of the group thus minimising the impact overall.

Elevations fronting Wemyss Lane will also be retained under the proposal. This will ensure the former light industrial character of the laneway retain its and thus part of the settings of the items. Minor modifications are proposed at ground level to facilitate a new Foyer entry on at No. 8 and a new entry to the proposed car-stacker garage at No. 16-22. These modifications occur in areas of low integrity where the entrances have been previously modified. Other extant elements associated with rear elevations, such as remnant of fire stairs, will be retained under the proposal.

The largest building of the Former Warehouse Group, the Ross & Rowe designed No. 4-6 Wentworth Avenue, will be integrated into the proposed tower. The proposed tower will be set back from the chamfered corner with a heavy cornice to preserve its corner streetscape prominence. The changes made to the building over time resulted in a building that does not present as an intact example of Federation Warehouse Style building, furthermore, there are also much finer examples of Ross and Rowe's architecture to be found in Sydney. The CMP 2013 identifies that the floors within No. 4-6 Wentworth Avenue have been fire separated, it is likely the original flooring remains intact underneath however, it cannot be exposed. Generally, the proposal will conserve the main internal layouts, dividing walls and stairs to the upper levels of No. 4-6 Wentworth Avenue. This will retain an understanding the form and the principal room layout of the interior.

Due to the scale of the building to the immediate north of the site (No. 1 Oxford Street) there will be no additional overshadowing of the heritage items. To reduce any additional overshadowing, the height of the proposed development steps downward to the south towards the Macquarie Hotel.

The overall development of the site and conservation works to the existing heritage listed buildings will have a beneficial impact to the building as it will ensure viability of the spaces for long term leasing and generate funds for long term management and maintenance.

For impacts on the heritage items in the vicinity, Weir Phillips concludes:

The proposed works will have a minor and acceptable impact on heritage items in the vicinity of the subject site. There are four heritage items directly opposite the site to the south. The proposal is acceptable for the following reasons:

- Stepping the proposed tower to the south preserves much of the setting of the items as the scale of the buildings in the immediate vicinity of the heritage items remains essentially the same.*
- There will be no additional overshadowing of the items due to the existing bulk of No. 1 Oxford Street which is to the immediate north of the proposed tower.*
- The proposed works will have no impact on the ability to understand historic significance the items.*
- The proposal will conserve much of the rear elevations fronting Wemyss Lane which will preserve former light industrial character of the laneway. The laneway also forms part of the historic setting of the items in the vicinity.*
- The proposed works will not block significant views to or from the items in the vicinity.*
- The proposed conservation works will have a positive impact on the streetscape of Wentworth Avenue and therefore the enhancement of the setting of the heritage items.*

Heritage impact of proposal for 24-40 Wentworth Avenue

The proposed building heights continue the relative level of 16-22 Wentworth Avenue to the adjoining buildings at 24-38 Wentworth Avenue, stepped down by approximately 5.5 metres at 40 Wentworth Avenue.

The heritage provisions for conserving the building exteriors, interiors and sympathetic additions are the same for the listed buildings in 24-40 Wentworth Avenue as for 4-22 Wentworth Avenue, assessed above by Weir Phillips.

Impact on former warehouse group: 4-34 Wentworth Avenue

The proposed increased in height for 24-40 Wentworth Avenue is consistent with the assessed height increase for the remainder of this mid-block warehouse group at 8-22 Wentworth Avenue, with the exception of the three buildings at No. 34, 36 and 38. Note that only No. 34 is part of the listed warehouse group. No. 36 and 38 form part of the setting to the listed warehouse group and the corner hotel at 4-44 Wentworth Avenue. The height over these three buildings increases to approximately 8.5 metres because it does not step down to follow the sloping topography and decreased building heights at the south end of this block from 34-44. A further difference of the proposal for 24-40 Wentworth Avenue is that no building setback is proposed for the additional height.

The additional height above 34-38 Wentworth Avenue, without setback, will have more visual impact on the item at No. 34 and the streetscape presentation of this block, than the proposed increased heights above the other mid-block buildings. This is still considerably less than the increased height proposed for the corner building at 4-6 Wentworth Avenue and assessed by Weir Phillips as acceptable.

This impact of the increased street wall height and zero setback above 34-38 Wentworth Avenue may be mitigated through a sensitive compatible design. A compatible design will vertically articulate rooftop additions to reflect existing building widths and variation of street wall heights stepping down the street. This will modulate the mass, uniformity and visual dominance of rooftop additions to reflect the existing division of buildings and stepped streetscape form. The proposed site specific objective for compatibility with items and proposed development control provisions for the design to respond to individual buildings and varying heights will assist with this outcome.

Impact on Macquarie Hotel: 40-44 Wentworth Avenue

The impact on the Macquarie Hotel item, comprised of two buildings at No. 40 and 42-44 Wentworth Avenue, is consistent with the impact on other listed former warehouse buildings in this block. Additional height is only proposed over the former warehouse building at No.40. This forms part of the listed hotel, however, is not as architecturally distinct or intact as other listed warehouse building in this block. No additional height is proposed above the more intact building with a different roof form at 42-44 Wentworth Avenue. The stepped down building height above No. 40 is consistent with the pattern of development in this block, following the slope of the street. This reduced height abutting the corner hotel with minimise the visual impact on the setting of the prominent corner building and other heritage items in the vicinity.

Impact on items in the vicinity

The proposed building heights over 24-44 Wentworth Avenue are less than or consistent with surrounding heritage items in the vicinity on the opposite corner sites, of 7-8 storeys,

and therefore will not dominate or degrade the setting to these former industrial buildings. These include:

- Former warehouse (142–148 Goulburn Street), 21 Brisbane Street (item number I1455)
- Former warehouse facades “Mark Foy’s”, 133 Goulburn Street (item number I1554)
- “Griffith’s Building”, 46–52 Wentworth Avenue (item number I1648)

Conclusions

With an appropriately compatible design to be determined through the design excellence and/or development application process, the proposed additional height for 24-40 Wentworth Avenue will have an acceptable impact on the significance of the subject heritage items located at 24-34 and 40-44 Wentworth Avenue and the setting of other heritage items in the vicinity.

A compatible design will vertically articulate rooftop additions to reflect existing building widths and variation of street wall heights stepping down the street. This will modulate the mass, uniformity and visual dominance of rooftop additions to reflect the existing division of buildings and stepped streetscape form. The proposed site specific objective for compatibility with items and proposed development control provisions for the design to respond to individual buildings and varying heights will assist with this outcome.

References to 40 Wentworth Avenue in the planning proposal should be updated to note this building is listed as part of the existing heritage item for the Macquarie Hotel at 40-44 Wentworth Avenue, as identified in schedule 5 of Sydney Local Environmental Plan 2012. A future planning proposal could correct the heritage map to match the schedule 5 entry, or alternatively propose to remove No. 40 from the item entry if appropriately justified. This statement has not sought to re-evaluate the significance or listing merit of this building.

Attachments

Heritage inventories

1. Former warehouse group, 4-34 Wentworth Avenue
 2. Macquarie Hotel, 40-44 Wentworth Avenue, Surry Hills
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Weir Phillips report

3. Weir Phillips Heritage Preliminary Report, No. 4-44 Wentworth Avenue and No. 9-19 Brisbane Street, Surry Hills, October 2013

