Base Building Works, Metcalf Bond Stores

Lower Ground Floor and Mezzanine Level,
80 George Street, The Rocks

Statement of Heritage Impact

Prepared for
Place Management, Public Works Advisory
Department of Finance, Services and Innovation

June 2017 • Issue B
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1 INTRODUCTION

1.1 Background and purpose of the report

This Heritage Impact Statement has been prepared on behalf of Place Management. It has been prepared to accompany the Development Application for base building works on part of the lower ground floor and the mezzanine level of the Metcalfe Bond Stores, 80 George Street, The Rocks. The report is intended to assess the impact of the proposal on the cultural significance of the building, which is also known as the Metcalfe Bond Store. The parts of the building that are the subject of this report are occupied by “Pancakes on The Rocks” Restaurant, which is intending to vacate the premises. The fitout of the spaces to accommodate a new tenant will be the subject of a future application.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in The Conservation Plan, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J. S. Kerr and in the Australia ICOMOS Burra Charter, 1999 as described below. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance (refer Section 3).

J.S. Kerr’s The Conservation Plan considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS Burra Charter breaks the concept of significance into “historic”, “aesthetic”, “technical/scientific” and “social” categories.

1.3 Author identification

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist, and reviewed by Jocelyn Jackson, Practice Director, of Tanner Kibble Denton Architects.

1.4 Site location and description

The subject property is located at the northern end of George Street, The Rocks, in the building known as the Metcalfe Bond Stores. The building, which was constructed in two stages, is situated at 68-84 George Street; the proposed works are located within the southern section of the Stores at 78-84 George Street. The western facade of the building faces George Street and its eastern facade faces Hickson Road (Figure 1).

The site is identified as Lot 5 Deposited Plan 247644.
1.5 Documentation

Documents referred to in this report include:

- 16 0460 Drawing AR.TD.1001 Revision A Demolition Floor Plans;
- 16 0460 Drawing AR.TD.1002 Revision A Demolition Reflected Ceiling Plans;
- 16 0460 Drawing AR.TD.2001 Revision A Floor Plans;
- 16 0460 Drawing AR.TD.2101 Revision A Reflected Ceiling Plans;
- 16 0460 Drawing AR.TD.3101 Revision A Sections 1 to 4;
- 16 0460 Drawing AR.TD.3102 Revision A Sections 5 to 6;
- 16 0460 Drawing AR.TD.3103 Revision A Sections 7 to 8;
- 16 0460 Drawing AR.TD.3104 Revision A Section 9;
- 16 0460 Drawing AR.TD.4001 Revision A Construction Details Miscellaneous;
- 16 0460 Drawing AR.TD.4003 Revision A Construction Details Doors and Windows;
- 16 0460 Drawing AR.TD.4004 Revision A Construction Details (N) Access Walkway M.14;
- 16 0460 Drawing AR.TD.4006 Revision A Construction Details Wet Areas;
- 16 0460 Drawing AR.TD.4007 Revision A (E) Entry G.01;
- 16 0460 Drawing AR.TD.4008 Revision A (E) Entry LG.09;
- 16 0460 Drawing AR.TD.5101 Revision A Construction Details Area M.03 and Area M.04;
- 16 0460 Drawing AR.TD.7001 Revision A Door and Window Schedule.

1.6 Heritage management context

NSW State Heritage Register
Metcalfe Bond Stores, 68-84 George Street, is included in the NSW State Heritage Register.

Sydney Local Environmental Plan 2012
80 George Street is not included in Schedule 5 in the Sydney LEP 2012.
National Trust of Australia (NSW)
The Metcalfe Bond Stores is classified by the National Trust of Australia (NSW).

Section 170 Register
The Metcalfe Bond Stores is included in the Sydney Harbour Foreshore Authority’s Section 170 Heritage and Conservation Register.
2 HISTORICAL BACKGROUND

2.1 Historical overview

The following summary is based on historical information included in the Metcalfe Bond Stores Conservation Management Plan and SHFA’s heritage inventory for the building. It has been supplemented by a limited amount of historical research.

The site of the Metcalfe Bond Stores is part of the grant of land made to Robert Campbell on 29 June 1814. For much of the nineteenth century it was apparently used as a garden and was acquired by the Colonial Government in 1887. It was then used as a stone quarry.

At the beginning of 1912 a three-storey warehouse occupied by Upward & Co, Bonded and Free Stores, was demolished to make way for the formation of Hickson Road. As a consequence the company required new storage space to compensate for this loss. Upward & Co was founded by John Upward (1854-1918), who was born in London and arrived in NSW during 1862. After spending some time in Queensland, he returned to NSW in 1874 and found employment with the Australian Steam Navigation Company (ASN). He went back to Queensland in the capacity of manager of ASN’s Cairns branch, returning to NSW once more to take charge of its bonded stores. Upward approached ASN in 1880 and as a result took over its interests in the bond and ran it as his “private concern", Upward & Co. After his death the company was managed by his son Leonard.

In August 1912 John Upward signed a fifty year lease on a parcel of land with a frontage of 81 metres on the eastern side of George Street. One of the conditions of the lease was that “a building to the value of at least £10,000 was erected thereon.” However, seemingly in anticipation of the lease, Upward & Co lodged a building application for new bonded stores with the City Council on April 24 April 1912. The building was designed by the architectural firm of Eaton & Bates, and contract for its erection was signed the following July. The contractor was Charles Schultz:

The buildings will have a frontage to George-street North, also to Hickson Road, of 125 ft [38.1 metres] each, and a depth of 70 ft [21.33 metres] ... The building will be five storeys high, of brick, the frontages in both streets being finished with red O.Ks and blue-black brick bands, arches, strings, etc. There will be four loading docks – two from George-street and two from Hickson-road. The stores will be fitted with electric lifts, hoists, and travellers, and electric lighting will be installed. Everything will be of the most modern; every convenience will be had, also good lighting, ventilation, etc. The building will have commanding effect from the Circular Quay.\footnote{“City Bonded Stores”, \textit{Sydney Morning Herald}, 9 July 1912, p.6.}

The building was completed the following year. About five years later an addition to the warehouse was constructed to the immediate south. Upward & Co lodged another building application with the City Council on 21 March 1918. The contract for the addition’s construction was signed before John Upward died in May 1918.

Ownership of the building changed after The Sydney Cove Redevelopment Authority (SCRA) commenced operations on 12 January 1970. Most of the State-owned property in The Rocks was eventually vested in...
the Authority, the charter of which included restoration, renovation and redevelopment in the area, and an obligation to acquire the relatively small parcels of privately-owned land there. It was also given the power to grant leases but not to sell any of the land and was made responsible for raising its own funds by renting properties or by way of a borrowing program.

Upward & Co occupied the Metcalfe Bond Stores until 1972, some seven years after its lease had actually expired. Once the company had vacated the building, the SCRA commenced renovation and conservation. It was adapted for use as offices, galleries, shops and restaurants. Plans for these works to convert the building for a range of commercial uses were carried out by the architectural firm of Devine, Erby Mazlin (DEM), an architectural practice formed in 1969 but originating in 1962, which included architectural, landscape, interior design, urban design and industrial design in its range of services, and established offices in other parts of Australia, New Zealand and Malaysia. Amongst the various modifications to 80 George Street was the introduction of what was termed a mezzanine level between the Hickson Road and George Street levels of the building.
Portion of DEM drawing describing works to the lower ground floor level of 80 George Street dated May 1973 (not to scale).

Portion of DEM drawing describing the mezzanine level of 80 George Street dated May 1973 (not to scale). The mezzanine does not extend across the entire tenancy.

Longitudinal and cross sectional views of the works carried out at 80 George Street, extracted from DEM drawings dated May 1973 (not to scale).

On 17 August 1975 “Pancakes on The Rocks” opened for business at 80 George Street. It was contained in a new space documented by DEM in 1973. The restaurant was the latest in a chain that started with the “Pancake Kitchen” restaurant, which opened in Adelaide in May 1965. It was established by Roger Meadmore, who was first inspired after he drove from New York to Miami in 1959, in association with Allen and Helen Trachsel. The Trachsels moved to Melbourne where they opened “The Pancake Parlour” in 1969. Roger Meadmore moved to Sydney and on 17 August 1975 opened “Pancakes on The Rocks”. In 1994 the restaurant diversified its menu. In 2006 another restaurant was opened at Northmead, followed by restaurants in other parts of Sydney and on Queensland’s Gold Coast.2

Minor changes were initiated not long after the restaurant opened. DEM were responsible for works associated with a new rubbish room and an office on the mezzanine level. Drawings for these works are dated February 1976. Two years later DEM prepared drawings for a new stair within the restaurant. This was followed in the mid 1980s by a major refurbishment documented by interior architects Inscan Design, which was associated with DEM, during the second half of 1984 and approved in January 1985. The refurbishment included new toilets, additional mezzanine space formed by infilling the void on the Hickson Road side of the tenancy and a new kitchen. According to the CMP it was located in space occupied by the kitchen of the adjoining Old Spaghetti Factory.


Part of DEM’s documentation for the rubbish room and mezzanine level office, 1976.

7 Sectional drawing by Devine Erby Mazlin dated February 1978 showing the stair and new flooring at the rear of “Pancakes on The Rocks”.
Source: SHFA – DEM drawing 793-3.

8 Refurbishment of the mezzanine level, 1984-85.
Source: SHFA – Inscan Design drawing 84205-01.
9 Refurbishment of the lower ground floor level, 1984-85.
Source: SHFA - Inscan Design drawing 84205-02.
Photograph dated 27 May 1986 looking north along Hickson Road, showing the canopy and signage associated with “Pancakes on The Rocks”

Source: City of Sydney Archives CRS 422/3/27.
3 HERITAGE SIGNIFICANCE

3.1 Statement of significance

The following statement of heritage significance is extracted from the NSW State Heritage Register database entry for the Metcalfe Bond Stores:

Metcalfe Bond Stores and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right.

The building known as the Metcalfe Bond Stores has simple unobtrusive lines with pleasing rhythm and texture. (Croker 1976) The building has landmark significance as part of a group of early 20th century buildings in George Street North complementing in scale, materials, façade treatment and fenestration the ASN Co Building, No 88 George Street, and the Harrington’s Buildings, and being visible as a backdrop to Campbell’s Stores from Campbell’s Cove, Sydney Cove and Harbour, and Circular Quay East. Its conversion to shops and offices in 1973 also demonstrates attitudes to conservation philosophy and practice of the period as the first such conversion by the SCRA.

The following Summary Statement of Significance has been extracted from Part 2.2 of the Metcalfe Bond Stores Conservation Management Plan (Government Architect’s Office, revised March 2012). It is similar to SHFA inventory:

The Metcalfe Bond Stores are of State heritage significance for their historical, social, aesthetic and scientific values. The site and buildings are also significant for their contribution to The Rocks, which is a precinct of State heritage significance in its own right.

As part of the early land grants to the merchant Robert Campbell, the Metcalfe Bond Stores site was part of the area in The Rocks that was resumed in 1901 by the NSW Government. Constructed in the 1910s, the Metcalfe Bond Stores demonstrate Sydney’s early twentieth century mercantile character and are typical of bond stores built in The Rocks at that time.

As good representative examples of the Federation and late Federation style applied to warehouses, the Metcalfe Bond Stores possess landmark qualities both from the Harbour and from other sites within The Rocks. The buildings are also significant as part of a group of nineteenth and early twentieth century buildings in George Street North and Hickson Road which have survived largely intact. The unique form of the site, characteristic of early quarrying and road excavation works in The Rocks, is also of significance.

The Metcalfe Bond Stores are important for their ability to contribute to the technical history of warehousing and building construction in the early twentieth century in NSW. The first adaptive reuse of the warehouses to shops, offices and restaurants by the Sydney Cove Redevelopment Authority from 1972 contributes to our understanding of conservation philosophy and practice of the period. Although the potential for archaeological relics is limited by later quarrying and excavation works, sections of quarried rockface and a rough faced ashlar retaining wall remain in the basements of the buildings along the George Street frontage and sections of these elements may date to the 1880s or earlier.
As part of a precinct that attracts a large number of national and international visitors, the Metcalfe Bond Stores have strong connections with The Rocks Markets and other commercial outlets which have special and long-standing associations with visitors and Sydney-siders. The listing of the Metcalfe Bond Stores on the National Trust Register and the Register of National Estate, demonstrate the esteem that the buildings are held in by the wider community.

The buildings are also of social significance for their association with the private bond storage company, Upward & Co, who commissioned the construction of the buildings and tenanted the buildings for over 60 years. Although not uncommon, the Metcalfe Bond Stores are a good example of the larger form of early 20th century warehouse in the inner city areas which have minimal alteration and adaptation.

3.2 Significant fabric and spaces

The Metcalfe Bond Stores Conservation Management Plan (CMP) evaluates the relative heritage significance of building fabric at 80 George Street. The following levels of heritage significance apply to fabric in the parts of the building affected by this development application.

<table>
<thead>
<tr>
<th>Element</th>
<th>Grading of relative significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal early structural system</td>
<td>EXCEPTIONAL</td>
</tr>
</tbody>
</table>
| Basement service area including stone retaining walls | Quarried bedrock and older stone retaining walls (possibly 1880s or earlier): EXCEPTIONAL  
1917 fabric: EXCEPTIONAL  
Plant room structure: LITTLE  
Plant equipment: LITTLE  
Spatial character of service area: LITTLE |
| Loading dock, plant and stores | 1912/1925 fabric (external walls, columns, ceilings): EXCEPTIONAL  
Spatial character: MODERATE/LITTLE  
Partitioning (brick/metal): LITTLE  
Concrete floors: LITTLE/NEUTRAL  
Exposed services: LITTLE/NEUTRAL |
| Staircase connecting Hickson Road and George Street | 1916 fabric (external wall): EXCEPTIONAL  
Spatial character: HIGH  
Timber stair structure and wall linings: MODERATE  
Later changes: LITTLE |
| Pancakes kitchen and landing/stores | 1917 fabric: EXCEPTIONAL  
Spatial character/use: LITTLE  
Kitchen fitout: LITTLE  
Mezzanine floor: LITTLE |
| Pancakes Restaurant | 1917 fabric: EXCEPTIONAL  
Spatial character/use: MODERATE  
Restaurant fitout: LITTLE  
Mezzanine floor: LITTLE  
Current top layer floor boards/finishes: LITTLE |
Relative significance of spaces on the lower ground floor and mezzanine levels. The portions of the building that are the subject of this application are outlined in red.

Source: Metcalf Bond Stores CMP with Tanner Kibble Denton Architects overlay.
4 DESCRIPTION OF THE PROPOSAL

The proposed development consists of the base building works in the lower ground floor, mezzanine floor and ground floor levels of 80 George Street. Works on the lower ground floor level will include:

- Removal of toilets, including sanitary fitments and fixtures, partitions and walls, floor finishes and capping off services. The toilets are identified as having low heritage significance in the CMP;
- Removal of glazing enclosing the stair linking George Street and Hickson Road;
- Removal of floor toppings and ceiling linings in the area occupied by the “Pancakes” tenancy on the ground floor (Hickson Road) level;
- Removal of the two stairs linking the lower ground floor and mezzanine within the “Pancakes” tenancy;
- Removal of false ceilings associated with the “Pancakes” tenancy;
- Removal of grease trap and installation of concrete slab over resulting void;
- New folded steel stair with timber treads in the southern section of the tenancy linking the lower ground floor and mezzanine level;
- Removal of a brick wall to the south of the Hickson Road entrance.
- Making good of surfaces and finishes as required.
- Installation of a sliding glass door and fixed sidelight in the entrance from Hickson Road. The existing timber doors are to be retained and conserved.

Works on the mezzanine level will include:

- Removal of all floor finishes and ceiling linings associated with the “Pancakes” tenancy;
- Removal of two internal stairs associated with the “Pancakes” tenancy and installation of new timber framed flooring in voids to match existing floor fabric and structure;
- Removal of the flooring and floor structure that was installed on the eastern side of the space as part of the 1980s works;
- Removal of the kitchen areas and beverage store, including all associated services;
- Demolition of cool rooms and services, and a store room on the western side of the mezzanine level. New male and female toilets along with a plant room will be installed in this part of the building;
- Installation of frameless glass walls and glass doors to enclose the void around the stair linking George Street and Hickson Road at the mezzanine and lower ground floor levels;
The proposed works are to be carried out in preparation for refurbishment of the two levels, which will be potentially available for a self-contained commercial office tenancy or similar usage.

Works on the ground floor will include:

- Removal of glazing on either side of the stair void and installation of new glazing.
- Replacement of glass door and sidelight in the George Street entrance with a sliding glass door.
5 ASSESSMENT OF HERITAGE IMPACT

5.1 NSW Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office’s publication Statements of Heritage Impact.

Demolition of a building or structure  
Minor partial demolition ✓
Major partial demolition  
Change of use  
Minor additions ✓
Major additions  
New development adjacent to a heritage item  
Subdivision  
Repainting  
Re-roofing/re-cladding  
New services  
Fire upgrading  
New landscape works and features  
Tree removal or replacement  
New signage  

Minor partial demolition

Question: Is the demolition essential for the heritage item to function?

The base building works relate to the “Pancakes on The Rocks” tenancy, which has occupied space that was formed during the first half of the 1970s and subsequently fitted out and modified to suit the needs of the restaurant. The tenant is intending to vacate the building. The works need to be undertaken to enable this area to be occupied by a new tenant with different needs and requirements.

Question: Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?

The building fabric that is being removed was constructed or installed from the first half of the 1970s onwards and has been identified as having little heritage significance in the CMP. All fabric and spaces assessed as having Exceptional or High are to be retained.

Question: Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?

The demolition will provide the potential to regain some of the early spatial qualities of this part of the building. Demolition of part of the mezzanine will remove an intrusive element that blocks original window openings. The spaces occupied by the restaurant’s dining areas have been identified as having Moderate heritage significance. The proposed works will maintain this level of significance and provide potential to enhance the spaces and thus their relative significance. The proposed demolition will not involve removal of original significant building fabric but will remove fabric that is identified as being intrusive or of little heritage significance.
Question: If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

The demolition is not related to the condition of existing fabric.

Minor additions

Question: How is the impact of the addition on the heritage significance of the item to be minimised?

Impacts of the proposed works will be minimised through careful and simple detailing that is consistent with the architectural character of the existing building. The interiors on the lower ground floor and mezzanine levels (including removal of a section of the mezzanine floor) will be opened up for natural light penetration into the deep floor plate, allowing a greater understanding of the original character and quality of these sections of the building. Repairs and reinstatement of fabric such as flooring will be undertaken in materials to match the existing building fabric.

The proposed glass doors to the George Street and Hickson Road entrances will not affect the building negatively. The George Street entrance is presently secured by glass doors, while the introduction of new glass door and sidelight in the Hickson Road opening is detailed so that there is no damage to early fabric. The works are required to provide disabled access to the lift. The door and sidelight will not obscure the opening or prevent views into the stair space; existing timber doors associated with this opening are to be retained.

Question: Can the additional area be located within an existing structure? If no, why not?

The whole of the works are contained within the envelope of the building.

Question: Will the additions visually dominate the heritage item?

No. The spatial quality of the affected levels will be enhanced, thus providing better understanding and interpretation of the building’s heritage significance.

Question: Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

80 George Street was assessed as having low archaeological potential in the CMP. It is unlikely that any potential archaeological deposits would be disturbed during the course of undertaking the works.

Question: Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?

The proposed works are sympathetic to the building because of the materials that have been selected and the detailing of various elements. They are also sympathetic because they enhance the spatial character of the place, which contributes to its heritage significance.
5.2 Conservation Management Plan

The following section assesses the proposed works against relevant conservation policies contained in Part 3 of the CMP.

<table>
<thead>
<tr>
<th>Conservation Policy</th>
<th>Compliance Comments</th>
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</thead>
<tbody>
<tr>
<td><strong>Policy: Treatment of Fabric of Different Significance gradings</strong></td>
<td></td>
</tr>
<tr>
<td>Elements identified as being of <strong>Exceptional</strong> significance should be retained and conserved in situ. Any work, which affects the fabric or external appearance of these elements, should be confined to Preservation, Restoration and Reconstruction as defined by The Burra Charter.</td>
<td>Original building and structural fabric identified as having Exceptional significance in the CMP is to be retained and conserved.</td>
</tr>
<tr>
<td>Elements identified as being of <strong>High</strong> significance should also generally be retained and conserved in situ subject however to other relevant factors including technological feasibility of proposed works. Minor intervention into fabric including</td>
<td>The proposed works do not affect the space in this section of the building (the foyer and void forming the link between Hickson Road and George Street) identified as having High heritage significance in the CMP.</td>
</tr>
<tr>
<td>Where the fabric is of <strong>Moderate</strong> significance a greater level of intervention is permissible. Adaptation and relocation of components of these elements and spaces is acceptable provided that it protects the overall cultural significance of the item.</td>
<td>The spaces identified as having Moderate significance - the restaurant dining areas on the lower ground floor and mezzanine level – are to be retained. The stair linking Hickson Road and George Street along with wall linings around the void space, which are also identified as having Moderate significance, are to be retained. The landing to the stair at mezzanine level, which was part of the “Pancakes” tenancy, is also to be removed; this will have no impact on the heritage significance of the place.</td>
</tr>
<tr>
<td>Elements assessed as of <strong>Little</strong> significance are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role and/or are in poor condition. Both retention and removal are acceptable options, depending on the element. Any major interventions to the item should be confined to areas where the fabric is of little significance.</td>
<td>The proposed works include the removal of fabric identified as having Little significance.</td>
</tr>
<tr>
<td>Elements identified as <strong>Intrusive</strong> can reduce or obscure the overall significance of the place, despite their role as illustrators of the site’s progressive development. The preferred option is for their removal, conversion to a more compatible form, or replacement in a way which helps to retain the overall significance of the item.</td>
<td>There is no fabric identified as being Intrusive in this section of the building.</td>
</tr>
</tbody>
</table>
**Conservation Policy**

**Policy: Current and Future Use**

The Metcalfe Bond Stores should retain uses which are compatible to their significance including business, warehousing and low impact commercial/retail uses.

Uses for the Metcalfe Bond Stores should also be those which do not result in any further covering over or loss of significant fabric.

Uses should be a ‘loose-fit’ into the former warehouse spaces and allow for future removal or change without damage to the significant fabric.

Uses that have a synergy with the history of the Metcalfe Bond Stores are preferable.

**Policy: Exemptions under the NSW Heritage Act**

Before doing work to any part of the Metcalfe Bond Stores at 68-84 George Street the proponent should liaise with the Authority’s Planning Assessment Team who will consider whether any exemptions may apply under Section 57 of the NSW Heritage Act 1977. Where appropriate The Authority will ensure the required notifications are made.

The proposed works are considered to comply with the following Standard Exemptions:

- **Standard Exemption 7:** Minor activities with little or no adverse impact on heritage significance.
  - The proposed strip out involves the removal of fabric that has little heritage significance and will have no adverse impact on the heritage significance of the place.

- **Standard Exemption 8:** Non-significant fabric
  - The removal of the building fabric will not adversely affect the heritage significance of the item.

- **Standard Exemption 9:** Change of use
  - The proposed new use will be the subject of a separate application.

Refer also to other parts of this section of the Statement of Heritage Impact.

**Policy: Conserving Significant Fabric and Elements**

Significant building fabric, both internally and externally should be retained and conserved, in accordance with the levels of significance identified in Section 2.4 Significance Gradings for Individual Elements.

Surviving segments of the historic built fabric and other site elements shall generally be retained and conserved in accordance with the Policies and Recommendations in Part 5 Physical Evidence and Analysis in this CMP and the levels of

All original fabric, including structural systems, will be retained. The strip out involves removal of later building fabric identified in the CMP as having little heritage significance.

Fabric identified as having Exceptional heritage significance is to be retained and conserved.
Conservation Policy

The significant spatial qualities of Metcalfe Bond Stores (communicating its original warehouse use) contribute strongly to significance and interpretation and therefore should be conserved as part of: the on-going use; on-going management; and any future development or adaptation strategy. Spatial qualities shall generally be retained and conserved in accordance with the Policies and Recommendations in Part 5 Physical Evidence and Analysis in this CMP.

Policy: Conserving Significant Spatial Qualities

The proposed strip out will remove fabric of little significance, thus enhancing the building’s spatial qualities. This will provide the opportunity for future tenancies to retain and conserve the spatial qualities of the building.

The following table summarises the impacts of the proposed works against significant elements and fabric.

<table>
<thead>
<tr>
<th>Element</th>
<th>Significance</th>
<th>Impact</th>
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<tbody>
<tr>
<td>Internal early structural system</td>
<td>EXCEPTIONAL</td>
<td>No impact. There are no changes proposed to the internal early structural system</td>
</tr>
<tr>
<td>Basement service area including stone retaining walls</td>
<td>Quarried bedrock and older stone retaining walls (possibly 1880s or earlier): EXCEPTIONAL</td>
<td>No impact. There are no changes proposed to these sections of the building.</td>
</tr>
<tr>
<td></td>
<td>1917 fabric: EXCEPTIONAL</td>
<td>No impact. No changes are proposed to 1917 fabric.</td>
</tr>
<tr>
<td></td>
<td>Plant room structure: LITTLE</td>
<td>No impact. Outside of the contract works area.</td>
</tr>
<tr>
<td></td>
<td>Plant equipment: LITTLE</td>
<td>No impact. Outside of the contract works area.</td>
</tr>
<tr>
<td></td>
<td>Spatial character of service area: LITTLE</td>
<td>No impact. Outside of the contract works area.</td>
</tr>
<tr>
<td></td>
<td>Spatial character: MODERATE/LITTLE</td>
<td>No impact. Outside of the contract works area.</td>
</tr>
<tr>
<td></td>
<td>Partitioning (brick/metal): LITTLE</td>
<td>No impact. Outside of the contract works area.</td>
</tr>
<tr>
<td>Element</td>
<td>Significance</td>
<td>Impact</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>--------</td>
</tr>
<tr>
<td>Concrete floors: LITTLE/NEUTRAL</td>
<td>No impact. Outside of the contract works area.</td>
<td></td>
</tr>
<tr>
<td>Exposed services: LITTLE/NEUTRAL</td>
<td>No impact. Outside of the contract works area.</td>
<td></td>
</tr>
<tr>
<td>Staircase connecting Hickson Road and George Street</td>
<td>1916 fabric (external wall): EXCEPTIONAL</td>
<td>No impact. There are no changes proposed to this fabric.</td>
</tr>
<tr>
<td>Spatial character: HIGH</td>
<td>No impact. The spatial character is being retained</td>
<td></td>
</tr>
<tr>
<td>Timber stair structure and wall linings: MODERATE</td>
<td>Positive impact. The stair is being retained and no modifications to it are proposed other than at the landing. The stair is not an original component of the building. Existing glazed walls are to be replaced with new walls, the detailing of which will enhance the spatial character and quality of the stair and spaces adjoining it.</td>
<td></td>
</tr>
<tr>
<td>Later changes: LITTLE</td>
<td>Positive impact. The detailing of the proposed works will enhance the stair.</td>
<td></td>
</tr>
<tr>
<td>Pancakes kitchen and landing/stores</td>
<td>1917 fabric: EXCEPTIONAL</td>
<td>Positive impact resulting from removal of kitchen, which will assist in regaining early spatial character. Neutral impact from works associated with stores. The space occupied by the stores will be adapted for use as toilets. Impact mitigated by demolition of existing toilets on the lower ground floor level.</td>
</tr>
<tr>
<td>Spatial character/use: LITTLE</td>
<td>Positive impact. The current fitout is to be removed and the space opened up, assisting with regaining its early character.</td>
<td></td>
</tr>
<tr>
<td>Kitchen fitout: LITTLE</td>
<td>Positive impact. Kitchen is to be removed, opening up the space to its earlier form.</td>
<td></td>
</tr>
<tr>
<td>Mezzanine floor: LITTLE</td>
<td>Positive impact. A section of the mezzanine is to be removed, partially regaining the early space.</td>
<td></td>
</tr>
<tr>
<td>Pancakes Restaurant</td>
<td>1917 fabric: EXCEPTIONAL</td>
<td>No impact. There are no changes proposed for this fabric.</td>
</tr>
<tr>
<td>Spatial character/use: MODERATE</td>
<td>No impact. The proposed works are</td>
<td></td>
</tr>
<tr>
<td>Element</td>
<td>Significance</td>
<td>Impact</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>--------</td>
</tr>
<tr>
<td>Restaurant fitout: LITTLE</td>
<td>Positive impact. The current fitout is to be removed and the space opened up, assisting with regaining its early character.</td>
<td></td>
</tr>
<tr>
<td>Mezzanine floor: LITTLE</td>
<td>Positive impact. A section of the mezzanine is to be removed, partially regaining the early space.</td>
<td></td>
</tr>
<tr>
<td>Current top layer floor boards/finishes: LITTLE</td>
<td>Positive impact. Earlier floor surface to be regained.</td>
<td></td>
</tr>
</tbody>
</table>

### 5.3 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

80 George Street is included in The Rocks Strategic Foreshores Site – City Foreshores Area. Clause 15 of the SREP contains heritage provisions, as follows:

The planning principles for heritage conservation are as follows:

(a) Sydney Harbour and its islands and foreshores should be recognised and protected as places of exceptional heritage significance;

(b) the heritage significance of particular heritage items in and around Sydney Harbour should be recognised and conserved;

(c) an appreciation of the role of Sydney Harbour in the history of Aboriginal and European settlement should be encouraged;

(d) the natural, scenic, environmental and cultural qualities of the Foreshores and Waterways Area should be protected;

(e) significant fabric, settings, relics and views associated with the heritage significance of heritage items should be conserved;

(f) archaeological sites and places of Aboriginal heritage significance should be conserved.

80 George Street is not included in Schedule 4 Part 2 – Heritage Items identified in Sydney and Middle Harbour Areas of the SREP.

There are no impacts arising from the proposed works and change of use that relate to the planning principles 15(a) to 15(f).
6 CONCLUSIONS

The proposed works are considered to have positive heritage benefits for 80 George Street:

- The proposed base building works associated with the lower ground floor and mezzanine spaces for future tenant use is considered appropriate. The works, which apply to fabric and spaces of Moderate and Little heritage significance, will have no impact on the heritage significance of the building;

- Fabric and spaces identified as having Exceptional and High significance is not impacted by the proposed works and will be retained;

- The removal of a section of the mezzanine will remove an intrusive element that blocks part of the original window openings in this section of the building. This will enhance the significance of the space and the amenity of future users because of improved natural light levels.

- The proposed works allow future tenancies the potential to enhance the heritage significance of 80 George Street and enhance interpretation of the place.
APPENDIX A PHOTOGRAPHS

12  Hickson Road foyer – “Pancakes on The Rocks” at right.

13  Junction of glazing and building structure at the mezzanine level of “Pancakes at the Rocks.” The glass has been placed directly on the floor without any framing.
14 Passage to lifts and toilets on lower ground floor – the wall to the left is to be removed (left); landing providing access to Pancakes at the Rocks (right).

15 Stair linking Hickson Road and George Street - landing at entrance to “Pancakes on The Rocks”.
16  Dining area on the mezzanine level.

17  Mezzanine dining area looking towards the kitchen servery on the western side of the space.
18  Secondary kitchen area/bar adjacent to the beverage store.

19  Beverage store.
20 Office.

21 The restaurant kitchen.
22  Stairs linking the kitchen to the lower ground floor (left) and the dining areas on both levels (right).
Two views of the dining area on the lower ground floor. The floor tiles are to be removed.
24 Lower ground floor dining area looking towards the entry to the space from the foyer.

25 One of the restaurant patrons’ toilets, lower ground floor.
26 Service spaces and void on the western side of the lower ground floor.

27 Existing conditions at the entries to George Street (left) and Hickson Road (right)