

Client: University of Sydney



Abercrombie Precinct Redevelopment
University of Sydney, Darlingtown,
Statement of Heritage Impact

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Introduction

1.0

1.1 Background

This Report has been prepared to accompany a Part 3A Major Project Application for proposed redevelopment of land within the Abercrombie Precinct at the University of Sydney Darlington Campus. The proposed development is to be administered under Part 3A of the *NSW Environmental Planning & Assessment Act 1979*. The project is referred to as MP 07-0158. The Report has been prepared to address requirement no. 5, Heritage, of Director General's Requirements (DGR) issued on 5 November 2009. The requirement states:

Prepare a Heritage Impact Statement in accordance with the Heritage Manual (NSW Heritage Office) addressing:

- *impacts on identified heritage items adjacent to and on the site, any other items of heritage significance and the Golden Grove Conservation Area. In particular, the impacts and proximity of the proposed building envelopes in the rear yards of the Darlington Road heritage items.*
- *The significance of the IXL factory and Carpentry Workshop to the future Darlington Campus and the impacts of the proposal on these buildings.*

An assessment of the site's archaeological significance is also required (note an Archaeological Impact Assessment is required where the site is a potential archaeological site).

The proposal, referred to as the Abercrombie Precinct Redevelopment Project, includes demolition of all buildings on the site and construction of a new 3-6 storey building for the University's Faculty of Economics and Business.

The architects for the project are Woods Bagot Architects.

This current proposal is a revision of a design scheme presented to the Department of Planning in December 2010. The new scheme is only a minor deviation from the earlier scheme in terms of its built characteristics such as height, scale, massing and planning. It is conceived as a staged development, with the existing buildings along Abercrombie Street, namely the Shepherd Centre, the Mandelbaum House and the Computing Centre (Building H08) proposed retention in the current stage. These will be subject to development at a later stage.

However, the impact assessment in this report includes the future stages of the project and considers the impact of the end outcome of the project.



Figure 1.1: Location map showing the area surrounding the subject site
Source: Google

1.2 Report Objectives

The main objective of this Statement of Heritage Impact is to analyse the overall heritage impact of the proposed development.

This has been done in relation to the provisions of the Environmental Planning Instruments specified in the DGR, the City of Sydney Council provisions and the NSW Department of Planning Heritage Branch guidelines.

1.3 Methodology and Structure

This Heritage Impact Statement has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as *The Burra Charter*, and the New South Wales Heritage Office publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 Site Identification

The subject site is part of the Abercrombie Precinct in the southeast corner of the University Grounds, and is bounded by Abercrombie Street to the south, Codrington Street to the east, Darlington Lane to the north, and Darlington Public School to the west (Figure 1.2). It includes a number of University owned buildings, some non-University owned buildings, vacant lots and Council owned streets-Boundary Lane and portion of Rose Street.

1.5 Heritage Management Framework

The Key Assessment Requirements of the DGRs, note the following relevant EPIs and guidelines to be addressed:

- *Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:*
 - SEPP (Building Sustainability Index: BASIX) 2004
 - SEPP (Infrastructure) 2007
 - SEPP 55- Remediation of Contaminated Sites
 - South Sydney LEP 1998
- *Nature and extent of any non-compliance with relevant environmental planning instruments, plans, guidelines and justification for any non-compliance.*

As per the *South Sydney LEP 1998* of the City of Sydney Council, the subject site is part of the Golden Grove Conservation Area and in the vicinity of a row of terraces along Darlington Road, listed as heritage items.

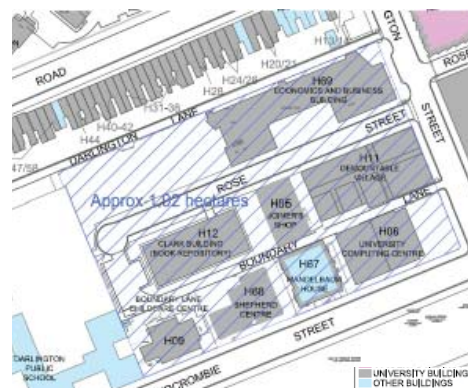


Figure 1.2: Plan showing subject site, and University and non-University buildings in the area along with their assigned building numbers
Source: WoodsBagot

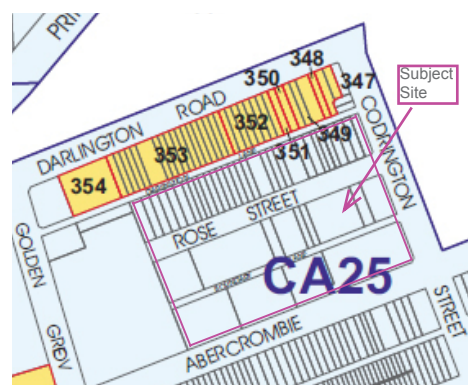


Figure 1.3: Extract from the 2009 South Sydney Heritage Map showing subject site being part of Golden Grove Conservation Area (CA 25) and the row of terraces being listed as heritage items
Source: City of Sydney Council

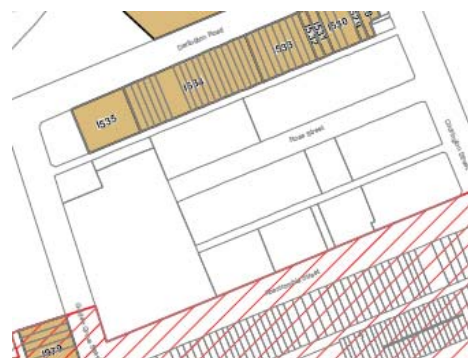


Figure 1.4: Extract from the Draft LEP 2011 Heritage Map showing subject site excluded from conservation area. The row of terraces continues to be listed as heritage items
Source: City of Sydney Council

As such the property is subject to the heritage provisions of the *South Sydney LEP* and the *City of Sydney Heritage Development Control Plan (DCP) 2006* under the Environmental Planning and Assessment (EP&A) Act 1979. The consent authority must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items.

The City of Sydney Council's *Draft Sydney LEP 2011* has recently been put on exhibition. As per draft LEP, the subject site is excluded from the conservation area. The relevant clauses of the draft LEP have also been addressed in this report.

A number of heritage reports have been prepared in the past for Abercrombie Precinct, of which the site is a part, and the proposed redevelopment, as listed in the Sources section below.

1.6 Authorship and Sources

This Report has been prepared by Graham Brooks and Associates Pty Ltd. Unless otherwise noted all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

The following reports were amongst those consulted for the preparation of this report:

- *University of Sydney Grounds Conservation Plan* report, October 2002, by Dr Michael Pearson (Heritage Management Consultants Pty Ltd), Duncan Marshall, Dr Donald Ellsmore, Dr Val Attenbrow, Sue Rosen, Rosemary Kerr and Chris Betteridge
- *Non-Indigenous Archaeological Assessment, Abercrombie Precinct, Darlington Campus, University of Sydney*, November 2007, by Casey and Lowe;
- *The University of Sydney Abercrombie Precinct Statement of Heritage Impact (SOHI)* (Prepared for the initial Concept Plan scheme), March 2009, by Clive Lucas Stapleton and Partners Pty Ltd;

1.7 Report Limitations

This Report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this Report.

2.0

The following is a brief history of the subject site and the surrounding Darlington suburb, collated primarily from the 2007 *Archaeological Assessment* report by Casey and Lowe and the 2002 University of Sydney *Grounds Conservation Plan* report, which may be referred for more detailed information.

From the Colony's first years the locality, of which Darlington was a part, was earmarked for 'school' purposes (Fig 2.1). It was part of the 200 acres Governor Phillip set aside to provide maintenance for a schoolteacher. In 1801 it was granted to the trustees of the Female Orphan Institution who leased sections out as a source of income. By 1819 the land was divided and parts regranted. The Black Wattle Swamp Creek ran through the southern part of the study area and rose out of swampy ground in what are now the grounds of Darlington Public School and crossed through the southern part of the current study area.

William Hutchinson received 52 acres of land known as 'Golden Grove', including all of the current subject site (Fig 2.2) in 1819. The Golden Grove Estate was also known as the 'Bullock Paddock' as it was used to pasture cows destined for the Sydney meat market.

Thomas Shepherd who also received 28.5 acres in the area established a garden and nursery business in 1827, naming it the 'Darling Nursery' from which the suburb derived its name.

Present day Darlington Road, part of the subject site, was the original Newtown Road (known as Bulanaming Road until 1820s) until its course was changed to the present day City Road.

The 1850s saw the beginning of residential development in the area and the establishment of hotels and commercial buildings. The municipality of Darlington was established in 1864, its boundaries being Blackwattle Creek, Cleveland Street and Codrington Street.

At the time of its establishment, Darlington had a population of 700, with 169 houses and five miles of streets. The area grew steadily between 1864 and 1876. In 1872 the Deaf, Dumb and Blind Institute (immediately to the north of the study area) was opened. The site of Eveleigh railway yards was selected in 1875 with clearance and development continuing into the 1890s. Residential development in the surrounding area was stimulated by the need for accommodation generated by the establishment of the workshops. Eveleigh played a significant role in the evolution of the local area, not only through

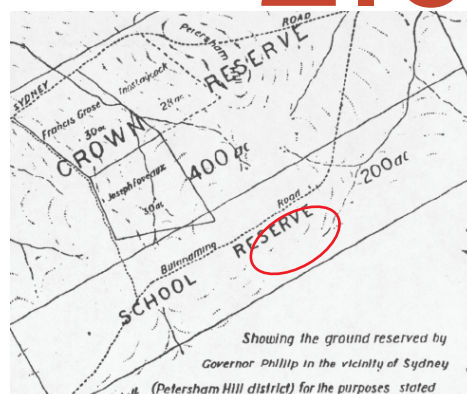


Figure 2.1 & 2.2: Early maps showing area surrounding subject site located within School Reserve (top) and early grants (above)

Source: *University of Sydney Grounds Conservation Plan October 2002*

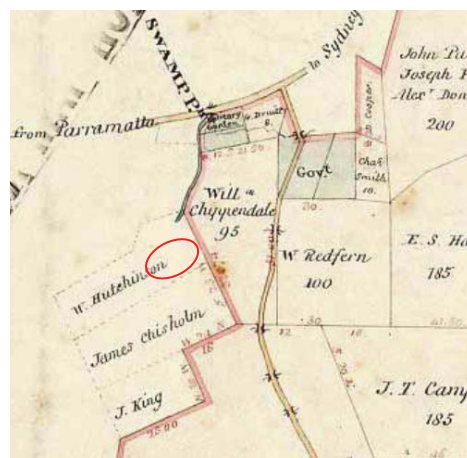


Figure 2.3: Early land grants in the area showing subject site being part of Hutchinsons 52 acres
source: LPMA Parish map collection

the physical presence of the workshops, but also by its provision of a wide range of employment, the site being one of the largest employers in Sydney at the turn of the century.

In 1879 the 'Golden Grove' Estate was subdivided into 36 sections for housing. The present day Rose Street, Darlington Lane and Boundary Lane were established. By 1890 industries operating in Darlington included a jam factory, iron foundry, a zinc and brass works, two cabinet factories, a cordial factory, a portmanteau factory and other small industries. The residential areas of Darlington expanded in response to the demand for workers in these industries and the population reached 3,020 with 725 houses in 1890. Such an environment also encouraged further sale of the 'Golden Grove' Estate. Additional employment opportunities were offered by the nearby jam factory of Henry Jones and Company. The tram route ran along Cleveland and Abercrombie Streets, stopping at Wells, Codrington, Shepherd and Golden Grove Streets and along Wilson Street to Newtown.

Major changes in the twentieth century resulted in the decline of the importance of the Eveleigh railway yards, with a resultant loss of the workforce during the 1920s. When steam propulsion was replaced by diesel engines, Eveleigh drifted into gradual obsolescence with a further reduction of the industrial workers.

During the 1920s, as the outer suburbs expanded with the growth and improvement of public transport, the area became less desirable for residential purposes. By the 1940s the houses were considered to be slums. Until the 1940s the University Reserve (now University of Sydney) did not encroach on the original Hutchinson grant.



Figure 2.7 (left): 1965 aerial showing major transformation having occurred within Abercrombie Precinct after the University's expansion into the area
Source: CLSAP SOHI report 2009

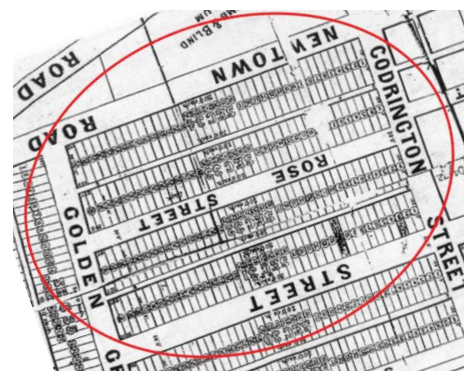


Figure 2.4: 1879 Golden Grove Estate subdivision plan. Note: Darlington Road was known as Newtown Road
Source: Clive Lucas Stapleton & Partners
Statement of Heritage Impact report



Figure 2.5: 1892 plan showing early development pattern.
Source: Metropolitan Detail Series Redfern
Sheet Section 26, City of Sydney Archives



Figure 2.6: 1943 aerial showing transformation in the urban pattern
Source: Department of Lands

2.4 Later development

In the 1940s the County of Cumberland Plan designated parts of the Darlington area as a 'special purpose' zone. The State Government re-zoned part of the Darlington area as a 'special uses' or University Extension Area, enabling the University of Sydney to extend its campus across City Road into Darlington. This expansion, which began in the late 1950s and continued throughout the next decades resulted, despite increasing community opposition and resentment, in the loss of about 650 dwellings as well as shops, factories, bank, post office, Town Hall and other amenities, which were demolished. Roads and lanes were progressively closed or removed and the population of Darlington decreased by about 2,000. The surviving parts of Darlington now comprise some terrace houses, the Institute Building and a section of the original Darlington Public School.

The University initiated the process for redevelopment of the Abercrombie Precinct in 2007 and has been considering the various constraints and opportunities. After an initial concept plan prepared in consultation with Cox Architects, the University has now engaged Woods Bagot to work on a fresh scheme to proceed straight to project application lodgement.



Site Description

3.0

3.1 Urban Context

The area forming the subject site mainly comprises University buildings from the late twentieth century, the only early building being the Joiner's Workshop on Rose Street. There are some early remnants in the vicinity, namely, a row of heritage-listed Victorian terraces along Darlington Road, row of terraces along Abercrombie Street and former Jam Factory Building on Golden Grove Street. The scale of buildings in the area varies from single-storey, utilitarian demountables and landscaping yard sheds to four storey Economics Building and the Darlington House apartments.



Figure 3.3 (left): Recent aerial showing subject site and surrounding context
Source: NSW LPMA

On the eastern side across Codrington Street are the three-storey Services Building from early twentieth century and more recent Aquatics Building. On the northern side, across Darlington Lane is the two-storey heritage-listed row of terraces. On the southern side, across Abercrombie Street is a relatively intact row of early two-storey terraces, with some attic additions and three-storey development towards the eastern end. On the western side is the one to two-storey late twentieth century Darlington Public School buildings and the early IXL Jam Factory Building further.

Apart from the two rows of terraces, the subject site and surrounding area lack architectural harmony and uniformity of character. The overall character is quite eclectic, although dominated by face brick exteriors.



Figure 3.1: Surrounding context to the east of site, across Codrington Street showing Aquatic Centre (foreground) and Services Building



Figure 3.2: Row of terraces across Abercrombie Street, to the south of subject site, looking west



Figure 3.4: Row of terraces across Abercrombie Street, to the south of subject site, looking east



Figure 3.5: Darlington Public School looking from corner of Golden Grove & Abercrombie Street



Figure 3.6: Grounds of the Darlington Public School to the west

The streets retain vestiges of the Victorian-era street pattern although their configuration has been much altered. Darlington Road (originally Newtown Road) has been terminated at Codrington Street; Rose Street a little further east and also at the subject site's western boundary; and Boundary Lane also at its western end.

The early subdivision pattern comprising rows of small allotments interspersed with a few wider lots has been completely obscured by the area's gradual transformation, a majority of which occurred between 1958 and 1976 after the area was taken over by the University. Some remnants can be seen in the form of street alignments, kerbs, party walls, etc.



Figure 3.9 (left): Map showing buildings in the area (Non-University owned buildings in blue)

The site has a general downward slope north to south and west to east, as can be seen in many buildings having almost a one-storey height difference between their opposite elevations.

The following is the physical description for elements in the area according to the NSW Heritage Inventory for the Golden Grove Conservation Area:

Abercrombie Street: Mix of 2 storey Victorian terrace and factory, detracting large rear (South) contemporary infill, car park, early weatherboard cottage (325) Rating B

Darlington Road: 2 storey Victorian terrace group highly intact Rating A

Codrington Street: Mixed, side Victorian terraces, commercial development and large scale (3 storey) Post War University development. Several vacant sites. Low integrity. Rating C



Figure 3.7: Darlington Road terraces



Figure 3.8: Darlington Road terraces



Figure 3.10: Rear of terraces looking from corner of Codrington Street and Darlington Lane



Figure 3.11: Rear of terraces looking Darlington Lane

Rose Street: No original development surviving. Rating C.

The built elements of heritage significance in vicinity of the site are:

Row of terrace houses, 86-130 Darlington Road (H13-H58)

It is a fairly intact row of two-storey terraces mostly built in the 1880s with large rear yards facing Darlington Lane. The terraces are heritage listed in groups, some (no. 88, 94 & 95) listed individually. The rear yards have timber paling and corrugated galvanised iron fences. The yards are generally poorly kept thus lending the lane a 'service lane' character. There is a group of mature trees towards the middle of the row, along Darlington Lane.

The front facades of the terraces are largely unaltered although some have been modified to Federation period detailing. There are some unsympathetic recent verandah infills and single and double storey additions to the rear. All are in occupation and, generally, in good condition.

University Garage (Former IXL Jam Factory) 2-10 Golden Grove Street (H07)

It is a two-storey, face- brick industrial building built between 1911 and 1920 and acquired by the University for use as a garage in late twentieth century. The building has features typical of its class such as large windows, roller-shuttered openings, low-pitched gabled roof, subtle brick detailing and metal lettering bearing 'IXL H. Jones & Co Ltd Products' after its original owner. The building is relatively intact and in fair condition.

Row of terrace houses, Abercrombie Street

The row of two-storey Victorian terraces is largely intact, although some have undergone modifications, including attic level additions. There is a three-storey hotel building and an industrial building towards the eastern end.

Further to the southwest of the site are the heritage-listed St Michael's Church buildings. However, there is considerable physical distance and visual separation between these and the subject site therefore they are not considered as being part of the context.

Other built items in vicinity of the site are:

Darlington House Cnr Golden Grove St. & Darlington Rd. (H66)

It is a four-storey apartment block from the 1990s used as student accommodation with face brick exterior and ground level parking.

3.2 Site Physical Description

The main built elements within the site are:

Economics and Business Building 241-271 Rose Street (H69)



Figure 3.12: Former IXL Jam Factory



Figure 3.13: Darlington House to the northwest of the site



Figure 3.14: Economics building



Figure 3.15: Joiner's Workshop (proposed for demolition), main Rose Street facade

It is a five-storey building of contemporary design built in 2001 with a bold presentation due to the strong form and colour, and contrast of materials. It is the largest building within the site in terms of area and height and therefore quite dominant within its setting.

Joiner's Workshop 224 Rose Street (H05)

It is a single storey face brick industrial building from the inter-war period with gabled facades, decorative detailing in render, semi-circular louvered vent and a two-storey portion facing Boundary Lane. The building faces structural issues such as cracking and rotation of walls and was therefore approved for demolition by the City of Sydney Council on 5th March 2010.

Clark Building (Book Repository) 226-244 Rose Street (H12)

It is a large, two-storey building from the later half of the twentieth century with a flat gable roof, a wide span, pebbledash exterior and window-less end facades.

Demountable Village/Geology Buildings 192-220 Rose Street (H11)

These comprise a group of single-storey demountables built in 2006 as temporary facility for Geology and Geophysics departments.

University Computing Centre 357-383 Abercrombie Street (H08)

It is a plain, two-storey face brick building built in 1974 with a flat roof and narrow vertical windows.

Mandelbaum House 385-389 Abercrombie Street (H67)

It is a three to four storey face brick and render residential college building built in the 1990s.

Shepherd Centre 391-401 Abercrombie Street (H68)

It is a single storey building with rendered exterior built in 1988 as the head office of Shepherd Centre, a charity organization working for deaf and hearing impaired children.

Boundary Lane Childcare Centre 403-415 Abercrombie Street (H09)

It is a single-storey facebrick building built in the 1990s as a local community day care facility. The rear yard facing Boundary Lane is used as an open recreational area for children.

Other elements

Other elements include a Landscaping Yard between Darlington Land and Rose Street, early stone kerb remnants, foundations of demolished terraces in the green area at the corner of Codrington and Abercrombie Streets, and parking spaces.



Figure 3.16: Clark Building and Boundary Lane, looking east



Figure 3.17: Geology Department demountables, at the corner of Codrington Street and Boundary Lane



Figure 3.18: University Computing Centre and Boundary Lane, looking west



Figure 3.19: Mandelbaum House along Abercrombie Street



Figure 3.20: Shepherd Centre along Abercrombie Street



Figure 3.21: Childcare centre, Abercrombie St

Assessment of Cultural Significance

4.0

4.1 Introduction

Heritage, or “cultural” value is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 1999, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it.² The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item’s development and associations.

4.2 Analysis of Cultural Significance

The following assessment of significance takes that into account has been done specifically for the defined subject site which excludes the Darlington Road terraces and the former IXL Jam Factory Building. It takes into account the significance assessment for the overall Abercrombie Precinct which was included in the previous Clive Lucas Stapleton HIS report.

The site is located in the Golden Grove Conservation Area and the following is its established significance according to the NSW Heritage Inventory:

¹ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, (1999), p.2.

² ie “social”, or community, value

The Golden Grove Estate has historic significance as the earliest grant in the area and as a representative area of late nineteenth century residential subdivision and late nineteenth century housing. The area developed largely within the period 1880 - 1890, illustrating the influence of the Eveleigh Railway Workshops on the surrounding area. The terraces and streetscapes are substantially intact and have aesthetic value for their harmony and consistency and in their ability to represent working class and middle class housing and community in the late Victorian period.

However, the subject site has gradually lost the key elements contributing to the area's significance, such as all of the historic building stock (except from the Joiner's Workshop approved for demolition), the subdivision pattern and to an extent the Victorian street pattern. It now comprises buildings from the late twentieth century, a majority of which are unsympathetic and intrusive to the rest of the surrounding conservation area. This is substantiated in the Conservation area's Heritage Inventory which recommends that the subject site be excluded from it.

The following assessment discusses how each of the criterion established by the NSW Heritage Branch of the Department of Planning relate to the subject site.

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

The subject site has historical significance for being part of one of the earliest land grants in the area, the 52 acres to William Hutchinson in 1819. The site originally contained a portion of the historic Blackwattle swamp creek, evidenced in the sharply sloping topography in the southeast portion of the site. It was also part of the Golden Grove subdivision of 1879 of which little evidence survives today. The name Rose Street is part of a group of street names based on plants (Ivy, Pine, Myrtle, Vine) to commemorate Darlington Nursery run by Thomas Shepherd, a botanist and early land owner in early nineteenth century. The closely arranged street pattern and the narrow lanes are evidence of its dense urban fabric and its working class beginnings. The Joiner's Workshop building is representative of the area's early twentieth century diversification into industrial uses and the influence of the Eveleigh Railway Workshop in the vicinity. This significance has been much compromised by the loss of the historic building stock.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

The site has some associations with early land grantee William Hutchinson, being part of the Golden Grove Estate and Thomas Shepherd, botanist, early land grantee and founder of the 'Darling Nursery', although these associations cannot be regarded as being strong or special.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The only historic building of significance on site is the Joiner's Workshop. It is a good example of a Federation Industrial building within an early Victorian residential subdivision with some architectural features of note. However, its contribution to the significance of the site is negated by its approved (City of Sydney Council) demolition on account of poor structural condition.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

There are no such known associations.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The *Non-Indigenous Archaeological Assessment* report for Abercrombie Precinct in November 2007 by Casey & Lowe, found that some portions of the subject site have a low to medium level of research potential. The site also has some potential to contain above-surface early remnants such as stone kerbing, footings and other evidence of subdivision pattern.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Not applicable.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

The street pattern demonstrates the working class beginnings of the area. The Joiner's workshop is representative of early twentieth century industrial development within a Victorian residential suburb on account of the Eveleigh Railway Workshop in the vicinity.

4.3 Statement of Significance

The subject site has some historical significance for being part of one of the earliest land grants in the area and the Golden Grove subdivision of 1879. It is significant for being the site of a portion of the historic Blackwattle swamp creek evidenced in its topography. Rose Street is amongst a group of street names in the area (Ivy, Pine, Myrtle, Vine) commemorating Shepherd's 1820s 'Darling Nursery'. The closely arranged street pattern and the narrow lanes, typical of its class, are evidence of its dense urban fabric and its working class beginnings. The Joiner's Workshop is representative of its early twentieth century diversification into industrial uses and the influence of the Eveleigh Railway Workshop in the vicinity. The significance has been much compromised by the loss of the historic building stock and subdivision pattern.

The site has aesthetic significance due to the presence of the Joiner's Workshop, a good example of a Federation Industrial building within an early Victorian residential subdivision with architectural features of note. However, it is negated by its approved demolition on account of poor structural condition.

The site has some significance for its potential to contain archaeological relics and above surface remnants of early subdivision pattern such as stone kerbing and footings.

4.4 Grading of Significance

Significance is graded into five levels based on a number of factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

Exceptional Significance

Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

High Significance

Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction.

Moderate Significance

Includes building fabric and relationships which were originally of higher significance, but have been compromised by later, less significant modifications.

Little Significance

Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.

Intrusive

Recent fabric, which adversely affects the significance of the site.

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building and its various elements. In general, good conservation practice encourages the focussing on change, or upgrading of, an historical building/site to those areas or components, which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

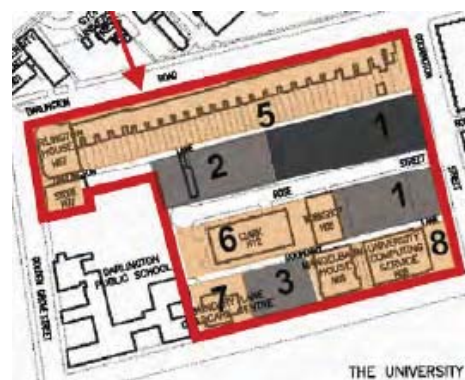


Figure 4.1: Map from Case & Lowe Archaeological Assessment report identifying the various zones

SITE ELEMENTS	GRADING OF SIGNIFICANCE
There are no elements considered to be of Exceptional significance	EXCEPTIONAL
Rose Street and Boundary Lane street alignments as well as any surviving vestiges of the Blackwattle swamp creek and early street and subdivision pattern such as fences, kerbs, gutters and footings.	HIGH
Joiners Shop, 224 Rose Street.	MODERATE
There are no elements considered to be of Little significance	LITTLE
All other remaining buildings on site	INTRUSIVE

4.5 Curtilage Analysis

The NSW Heritage Office publication *Heritage Curtilages*³ defines "heritage curtilage" as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. Heritage curtilage can be classified as one of four types:

- Lot Boundary Heritage Curtilage
- Reduced Heritage Curtilage
- Expanded Heritage Curtilage
- Composite Heritage Curtilage

Although the subject site is part of the Golden Grove Conservation Area, the previous *City of Sydney Heritage DCP* map recommended its exclusion due to its negligible contribution to the significance of the conservation area. The subject site has lost its heritage values, therefore there are no considerations in terms of curtilage.

³ Warwick Mayne-Wilson, *Heritage Curtilages*, NSW Heritage Office and the Department of Urban Affairs and Planning, NSW, 1996

4.6 Archaeological Potential

Subsequent to assessments done for in 1997 and 1999 for portions of the site, a detailed non-indigenous archaeological assessment was done by Casey and Lowe in November 2007 for the subject site in response to the redevelopment proposal.

The site was divided into 8 zones. **Note:** Zones 4 & 5 are not part of the subject site. The summary recommendations of this report are as follows:

1. Area 2 can be developed as recommended in 2001 and no further archaeological work is required although a

S140 or a exception to S139 needs to be made as any previous approvals are out of date.

2. Development details for Area 5 are as yet uncertain but the archaeological resource is not substantially any more significant than Areas 1 and 2. The standing remains of the yard structures, including sheds and standing outhouses, should be recorded prior to demolition.

Recording should include scale drawings as well as an archival photographic record. If this were done adequately there would be no need for associated archaeological work. A S140 approval of a S139(4) exception would still be required.

3. Area 6 has a limited archaeological resource surviving and based on the 1999 testing program it is recommended that no further archaeological work is required.

4. Area 7 has a limited archaeological resource surviving and based on the 1999 testing program it is recommended that no further archaeological work is required.

5. Areas 5, 6, and 7 have some limited potential to contain relics older than 50 years. They will require an exception application under S139(4) of the Heritage Act or a S140 application.

Consultation with the NSW Heritage Office should be undertaken to clarify the type of permits/exceptions they require for the management of the archaeological resource at this site.

6. The eastern corner, in the small park, in Area 8 probably has a better surviving archaeological resource. It should contain the remains of a shop which may have a different model of potential to all the surrounding houses. Therefore it is suggested that some limited archaeological testing be done on the shop and the adjacent house in the park. The aim of this testing is to examine the potential for remains associated with the corner shop and to determine if features or deposits relating to the commercial operations of the shop are present. In addition we will test the model of potential on an adjacent house. The later was decided on in consultation with the client as a means of adequately managing their risk on the site. If substantial remains are found at the shop site there may be a need for further detailed archaeological excavation.

Heritage Considerations and Analysis

5.0

5.1 Introduction

The following are the main considerations, including opportunities and constraints from a heritage point of view, arising from the proposal. They also include an analysis of aspects such as urban design, street pattern, historic subdivision pattern, views, scale and form from a heritage perspective. Their aim is to provide a better understanding of potential heritage impacts and address the DGRs.

5.2 Main Considerations

Surrounding context

The area to the east of the subject site comprises recent, four-storey high and relatively large scaled development, the Aquatic Building and the heavily modified early Services Building. Codrington Street is a wide street acting as a physical and visual buffer. Therefore, there are no significant considerations to be taken into account.

The surrounding context to the west comprises recent developments—recent one to two storey Darlington Public School buildings and the four-storey Darlington House apartment block further. Further southwest are the heritage-listed St Michael's Church buildings which do not have any visual relationship with the site due to the extensive physical separation, lack of any through views and presence of later development in between.

The area to the south, across Abercrombie Street, comprises a row of two-storey Victorian terraces. Although it retains no relationship with the Darlington Road terraces, it provides a strong context for the proposed development due to its close proximity and well defined character. Aspects of its character such as the fine grain, the rhythm created by repetition of buildings elements, stepped configuration resulting from ground slope and street facing roofs may be addressed in the new design. The uniformity is interrupted towards the eastern end due to the double-fronted industrial building and the three storey corner hotel. The street width provides moderate physical and visual buffer.

A significant parameter for consideration is the context provided by the Darlington Road terraces. The rear of the row directly facing the proposed new development is typical of such terraces and retains much of its original character, although there are some later additions and alterations. The rear elevation and yards therefore need to be addressed in terms of scale and form, architectural character or setback in the proposed development. The terraces are only exposed to half of the proposed development, the four-storey Economics Building occupying the other half, thereby limiting any potential impact.

The fencing, predominantly timber paling, is an integral part of the historic character that defines the lots, breaks down the scale and generates a finer texture. The overall rear presentation facing the proposed development

comprises repetition of paired additions with sloping roofs and chimneys. Although, Darlington Lane is quite narrow, the deep yards provide a considerable visual and physical buffer.

There is an opportunity to partially 'open up' fencing along the lane alignment which can visually and/or physically link the terraces with the redeveloped site whilst improving their appreciation. It will also provide the means to control the current 'visual blight' resulting from the lack of upkeep of the yards. However, this will require a careful approach, considering any potential implications for the 'service lane character' of Darlington Lane.

Scale and form

The main considerations are the uniform two and a half storey scale of Abercrombie Street and Darlington Road terraces which should be addressed by means such as stepping down the height or setting back upper floors away from these interfaces. The unpunctuated form of the terraces and repetition of elements allows for similar forms for the proposed development.

Views and visual impact

There are no strong view lines or vistas in the area. However, an opportunity exists to visually link the Darlington Road and Abercrombie Street terraces. The steep viewing angle of views from Darlington Road and area northeast of the subject site due to the two-storey terraces and the four-storey Economics Building allows for much taller building mass towards the centre of the site. The relatively large scale of buildings across Codrington Street and the large open space within the Darlington Public School allows for higher scaled new buildings.

Street pattern/linkages

The early street pattern within the subject site has been much altered, in particular due to the termination of Rose Street and Boundary Lane towards the west. Nevertheless, consideration should be given not necessarily through retention of alignments but through subtle interpretation of the streets, including the street names being incorporated into the new development.

On the eastern side, Codrington Street leads towards the Eveleigh Precinct which has been partly redeveloped and is awaiting major revitalization. On the western side, it continues to the main entrance to the Camperdown Campus across City Road. It has the potential to be developed as a major through spine in the future and would therefore be suitable for providing access to the new precinct.

Remnant non-built heritage elements

Elements such as any evidences of the historic Blackwattle swamp creek and street alignments and subdivision pattern such as stone kerbs, foundation walls, fences, etc. contribute to the significance of the area and should be considered for interpretation.

Future of former IXL Factory Building- Reuse options

The building, identified as a contributory item within the Golden Grove Conservation Area, provides an opportunity to conserve and reuse one of the few intact industrial buildings of its period in the area as part of the overall redevelopment of the area. Due to its corner location, easy accessibility, open-plan configuration, access to natural light, etc. the building has the ability to lend itself to a range of new uses. A detailed assessment of the building, including exploring various adaptive reuse options, should be carried out separate to this proposal.

The DGRs states that the 'significance of the building to the future Darlington campus' should be addressed. The building does not have any particular relationship to the subject site or to the future precinct. It is not part of the subject site and therefore there are no opportunities for its reuse or conservation as part of the current application. However, these should be taken into consideration in the future when an opportunity arises.

Description of the Proposal

6.0

The proposal, designed by WoodsBagot architects, is a staged development, the current stage 1 includes:

- Retention of the existing building on site along Abercrombie Street, namely, Shepherd Centre, Mandelbaum House and Computing Centre (Building H08) along Abercrombie Street
- Demolition of all remaining buildings on site
- Construction of a new facility conceived as two three-storey blocks with an additional narrow, three-storey block on top, running east-west along the centre of the site. The two blocks roughly occupy the northwestern and southeastern portions of the site and incorporate 'interstitial' circulation spaces and open landscaped courts.
 - The premises has a number of entry points from Darlington Lane, Codrington Street and Abercrombie Street.
 - A linear court runs eastwest in roughly the alignment of the existing Rose Street and forms the formal entry point. There are two internal courts and one linear court separating Mandelbaum House and the new building.
 - The buildings are planned on a grid and comprise slender box forms, often cantilevered.
 - The elevations comprise full height glazing on all levels with characteristic diagonal bracings.

For details, refer to attached proposed drawings.

Assessment of Heritage Impact

7.0

7.1 Introduction

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: *South Sydney Local Environmental Plan (LEP) 1998*, *Draft Sydney LEP 2011*, recommendations contained in the NSW Heritage Inventory sheet for the *Golden Grove Conservation Area*, *City of Sydney Heritage Development Control Plan (DCP) 2006* and the New South Wales Heritage Office Guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

7.2 South Sydney LEP 1998

The site is part of the Golden Grove Conservation Area (CA25) but is understood to be proposed for removal from the conservation area, as indicated in the Heritage Branch Inventory, due its nil contribution to the conservation area. Though still in effect, it does affect the rigour with which conservation area controls both within City of Sydney Council provisions as well as Heritage Branch may be applied to the proposal.

The site is in vicinity of the heritage listed Darlington Road terraces:

- 86-87 Darlington Rd (Roma and Frelin)
- 88 Darlington Rd
- 90-93 Darlington Rd
- 94 Darlington Rd
- 95 Darlington Rd
- 96-103 Darlington Rd (Golden Grove Terrace)
- 104-123 Darlington Rd
- 124-131 Darlington Rd (University Terrace)

There are other heritage items located within the area surrounding the subject site, namely, Institute Building & Grounds and Superintendent's Residence to the north of Darlington Road; and St Michael's Church Group to the southwest of the subject site. However, these have little relationship with the subject site due to the large physical and visual separation in between and are not regarded as being 'in the vicinity'. Therefore, these have only briefly been addressed.

The following are the LEP heritage provisions applicable to the proposal:

23A Protection of heritage conservation areas and heritage streetscapes (1) A person must not: (a) demolish or alter a building or work within a heritage conservation area or heritage streetscape area, or (b) damage a relic within any such area, or (c) excavate land for the purpose of discovering, exposing or moving a relic within any such area, or (d) damage or despoil a place within any such area, or (e) erect a building or subdivide (otherwise than by a strata plan) within any such area, or (f) damage any tree or land within any such area, or (g) make structural changes to the interior of a building or work within any such area, except with the consent of the consent authority. (2) The consent authority must not grant consent to a development application required by subclause (1), being an application to erect a new building or to alter an existing building, unless it has made an assessment of: (a) the pitch and form of the roof, and (b) the style, size, proportion and position of the openings for windows and doors, and (c) whether the colour, texture, style, size and type of finish of materials to be used on the exterior of the building are compatible with the materials used in the existing buildings in the heritage conservation area or heritage streetscape area in which the building is situated, and (d) the impact on the landscape. (3) The consent authority may decline to grant a development application required by this clause until it has considered a statement of heritage impact or a conservation management plan, so as to enable it to fully consider the heritage significance of the heritage conservation area or streetscape within the heritage streetscape area and the impact of the proposed development on the significance of the heritage conservation area or streetscape.	Comment Consent will be sought from the relevant consent authority (Department of Planning).
24 Development in the vicinity of heritage items, heritage conservation areas, heritage streetscape areas, archaeological sites or potential archaeological sites <i>The consent authority must not grant consent to development on land in the vicinity of a heritage item, a heritage conservation area, a heritage streetscape area, an archaeological site or a potential archaeological site unless it has considered an assessment of the impact the proposed development will have on the heritage significance, curtilage and setting of the heritage item, on the heritage significance of buildings within the heritage conservation area, or on the heritage significance of the streetscape within the heritage streetscape area or of the actual or potential archaeological site, as well as the impact of the development on any significant views to or from the heritage item, heritage conservation area or streetscape.</i>	Comment This Statement of Heritage Impact will assist the consent authority in its assessment of these matters.

7.3 Draft Sydney LEP 2011

As shown in Figure 1.4 of this Report no part of the subject site is listed as an item of heritage under this Draft LEP, nor is it located within a conservation area. As such the only heritage controls applicable under Section 5.10 of this Draft LEP are those relating to development in the vicinity of a heritage item. These are addressed in the table below.

(4) Effect on heritage significance <i>The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i>	Comment Consent will be sought from the relevant consent authority (Department of Planning).
(5) Heritage impact assessment <i>The consent authority may, before granting consent to any development on land:</i> <i>(a) on which a heritage item is situated, or</i> <i>(b) within a heritage conservation area, or</i> <i>(c) within the vicinity of land referred to in paragraph (a) or (b), require a heritage impact statement 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>	Comment This Statement of Heritage Impact will assist the consent authority in its assessment of these matters.

7.4 Consideration of the Recommendations Noted on the NSW Heritage Inventory Sheet: Golden Grove Conservation Area

The Golden Grove Conservation Area, identified on the South Sydney Heritage Map, is within the boundaries of the City of Sydney Local Government Area. The recently revised City of Sydney Heritage Map for the Conservation Area does not identify levels of contribution or significance of buildings. Therefore for the purpose of application of the Heritage Inventory recommended management provisions and Heritage DCP provisions, the following previous version of the map has been used:

Within the subject site, only the Joiners Workshop is identified as contributory, the remaining buildings are either neutral or detracting.

The adjacent Darlington Road row of terraces and the former IXL Factory are listed as contributory. The Abercrombie Street terraces, are mainly contributory, with some neutral ones and one detracting item (no. 380).



The terms are defined as follows:

Contributory

- Significant historical period layer, highly or substantially intact
- Significant historical period layer, altered, yet recognisable and reversible

Neutral

- Significant historical period layer, altered in form, unlikely to be reversed
- New sympathetic layer or representative of a new layer
- Non significant historical period layer

Detracting (in either scale or materials / details)

- New detracting development
- Other detracting development

The following recommendations for the conservation management of the Golden Grove Conservation Area listed noted on the NSW Heritage Inventory sheet for this conservation area:

Golden Grove Conservation Area Inventory- Recommended management	Constraints/Comments
<i>1. Protection of Significance</i> <i>(a) Subdivision-</i> - Retain Victorian subdivision - Do not allow amalgamation of sites <i>(b) Key Period Significant (Contributory) Development:</i> - Retain 1-2 Storey Victorian / Federation terraces and cottages - Retain Scale - Maintain building alignment - Retain form - Retain finishes and details - Reinstate verandahs, front fences, lost detail - Protect intact rear lane - Single storey only to rear lanes. - Additions to rear not to exceed ridge height and retain original roof form - Discourage front dormers - Promote public buildings <i>(c) Other Significant Development:</i> - Retain Federation terraces - Do not exceed scale - Retain intact industrial development - Limit redevelopment to existing volume	a) The original subdivision pattern (figure 2.4) as per the 1879 Golden Grove Estate subdivision had begun eroding at an early stage, mainly due to the gradual process of amalgamation, and later 1950s onwards, by the University's expansion into the area. It is now significantly and irreversibly obscured within the subject area. It is still intact within the Darlington Road terraces which will not be affected by the proposal. The historical street pattern has also been partly lost due to the termination of Rose Street and Boundary Lane to the west. Due consideration will be given to subdivision and street pattern although the proposed redevelopment provides very limited opportunities for their protection or enhancement. b) The only contributory building within the site is the former Joiners Workshop which is approved for demolition due to structural issues. c) There is no other significant development within the site.
<i>2. Redevelopment of Non Contributing Sites</i> - Encourage reinterpretation of Victorian Subdivision - Respect scale and form of significant development (Victorian) - Respect building line of significant development - Encourage rendered and painted finishes - Encourage contemporary detail	The proposal will give due consideration to the scale, form and building lines of adjacent significant development (row of terraces and former IXL Factory), as well as architectural detailing, finishes and car parking. This has been discussed in section 7.5 of the report.
<i>3. Enhance Significance of Area</i> - Retain street layout - Establish/maintain and enhance street planting to unify streetscape - Encourage render/paint finishes to detracting developments - Remove / Discourage reproduction of Victorian detail in contemporary development - Avenue planting to Wilson Street, Abercrombie Street, consider central planting to Wilson Street.	Due consideration will be given to these aspects.

<i>4. FSR and Height Controls</i> <i>Controls to reflect desired future character of area.</i> - <i>FSR and Height Limit on Darlington Road should reflect existing development heritage status.</i> - <i>FSR on Abercrombie Street west of Shepherd Lane should reflect significant (terrace) development ie 1 : 1.</i> - <i>Encourage sympathetic redevelopment of detracting sites by appropriate FSR and Height Controls of 1 : 1 and 6m.</i>	Proposed heights of buildings address the scale of terraces along Darlington Road and Abercrombie Street. The proposal will result in replacement of some detracting development with more sympathetic one.
<i>5. Boundary Adjustment</i> - <i>That north west corner of the area (north of Abercrombie Street and west of Codrington) be excluded from the Conservation Area. Darlington Road be identified as a heritage streetscape and its significance be interpreted by University. University prepare a master plan acknowledging the significance of Darlington Road and interpreting the former Civic Centre.</i>	This report recommends that a Masterplan for Darlington Road be considered by the University.
<i>6. Other Recommendations</i> - <i>Contributory buildings should be retained and conserved. A Heritage Assessment and Heritage Impact Statement should be prepared for contributory buildings prior to any major works being undertaken. There shall be no vertical additions to such buildings and no alterations to the façade of the building other than to reinstate original features. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.</i> - <i>Neutral and detracting buildings should where possible be enhanced. Replacement of such buildings should be in accordance with the infill provisions of the relevant planning controls.</i>	There are no contributory buildings within the site, apart from the Joiners Workshop which is already approved for demolition. Generally, no vertical additions or alterations are proposed to existing facades. There are no opportunities to enhance the neutral and detracting buildings on site other than through their removal and replacement with more sympathetic buildings, as proposed. Compliance with the Heritage DCP infill provisions has been discussed in the following section.

7.5 City of Sydney Heritage DCP 2006

The table below evaluates the proposed development against the relevant requirements of the *City of Sydney Heritage Development Control Plan (DCP) 2006*.

Heritage DCP Requirement	Comment
2.2 Vicinity control- Provisions (1) Alterations and additions to buildings and structures, and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the: (a) building envelope; (b) proportions; (c) materials, colours and finishes; and (d) building and street alignment. (2) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by: (a) providing an adequate area around the building to allow interpretation of the heritage item; (b) retaining original or significant landscaping (including plantings with direct links or association with the heritage item); (c) protecting (where possible) and allowing the interpretation of archaeological features; and (d) retaining and respecting significant views to and from the heritage item.	The heritage items in the vicinity of the subject site are the Darlington Road terraces. Due consideration has been given to the proposed building envelope. However, the terraces are a well defined, separate group as opposed to being spread out or interspersed with proposed new development. Therefore it is considered that the new materials and finishes, whilst they should be respectful of the terraces, do not need to be similar or complementary. The rear yards and Darlington Lane street width which are being maintained provide the necessary buffer for interpretation of the terraces. It is understood that interpretation of any significant archaeological features will be included in the proposal. There are no significant views to and from the row of terraces affected by the proposal.

<i>4.2 Heritage conservation areas and streetscapes- Provisions</i> <i>(1) Development within a heritage conservation area or heritage streetscape is to be compatible with the surrounding built form and pattern of development by responding sympathetically to:</i> <i>(a) existing form, massing, setbacks, scale and architectural style;</i> <i>(b) site topography and landscape;</i> <i>(c) views to and from the area;</i> <i>(d) surrounding neighbourhood character and streetscape, including buildings; and</i> <i>(e) existing subdivision patterns.</i> <i>(2) Development should not project in front of the established building line towards the street.</i> <i>(3) Alterations and additions are not to dominate or detract from the original building.</i> <i>(4) Large expanses of solid walls are to be broken up by recesses, bays and modulations, vertical elements and/or the use of appropriate materials.</i> <i>(5) Alterations and additions are to respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.</i> <i>(6) Development is to respect and minimise the impact on any significant public domain features.</i> <i>(7) Any applications for development within heritage conservation areas or heritage streetscapes are to demonstrate consistency with the area's Heritage Inventory Assessment Report, in particular the Recommended Management provisions.</i>	The proposed development successfully addresses existing form, massing, scale, site topography and landscape. These have been discussed in detail later in section 7.6 of the report. The development does not project in front of the street alignments. The scale of the development is stepped down along the northern side to avoid visual dominance of the Darlington Road terraces. The proposed design provides a break towards the middle of the site along the northern boundary. Assessment against the Heritage Inventory management provisions has been discussed above.
<i>4.3 Contributory buildings</i> <i>(1) Contributory buildings are to be retained.</i>	The only contributory building within the subject site is the Joiner' Workshop. This has already been approved for demolition by the City of Sydney Council due to structural issues.
<i>4.4 Neutral buildings</i> <i>(1) Demolition of neutral buildings will only be considered where it can be demonstrated that:</i> <i>(a) restoration of the building is not reasonable; and</i> <i>(b) the replacement building will not compromise the heritage significance of the heritage conservation area or heritage streetscape.</i> <i>(2) Where demolition is allowed, a photographic record of the building must be made and submitted to Council.</i>	The only neutral buildings within the subject site are the demountables in the eastern section of Rose Street. These are not strictly buildings as they are temporary in construction and their removal is hence acceptable. The replacement building will not compromise the significance of the conservation area, as discussed in section 7.6 later in the report. The recommendations of this report include undertaking a Photographic Archival Recording of all removed buildings.
<i>4.5 Detracting buildings</i> <i>(1) Development on sites containing detracting buildings is to improve the contextual design and visual impact of the site within the heritage conservation area or heritage streetscape.</i>	The proposed development replaces a number of detracting buildings and will result in an improvement of the conservation area.

7.2 Infill provisions <i>1) Infill development is to be designed and detailed to complement the character of buildings within the vicinity of the site, particularly in terms of height, massing, form, bulk, setbacks and scale.</i> <i>(2) Infill development is to be compatible with the proportions of neighbouring buildings, including in terms of bulk and scale, and detailing.</i> <i>(3) The materials and finishes of infill development are to be compatible with the materials and finishes of adjoining significant or contributory buildings.</i> <i>(4) Infill development is to use colour schemes that have a hue and tonal relationship with traditional colour schemes.</i> <i>(5) Development is to respond to the established development patterns of the area as displayed by the subdivision layout, and front and side setbacks.</i> <i>(6) Infill development is not to obscure existing significant views to and from heritage items.</i> <i>(7) Infill development is not to include garages and car access to the front elevation of the development where these are not characteristic of the area.</i>	The main considerations are the row of terraces along Darlington road and Abercrombie Street. Due to the considerable visual and physical buffer provided by the large street width of Abercrombie Street and the large backyards to the Darlington Road terraces, aspects such as material, finishes and colour schemes are not of much relevance. The important aspects are height, scale, bulk and setback which have been given due consideration in the design process and have been discussed later in this report. There are no significant views in the area. Car access is not regarded as being uncharacteristic within the existing context.
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7.6 Evaluation Against the Guidelines of the NSW Heritage Office

The NSW Heritage Council has published the following series of criteria for the assessment of heritage impact of new development in conservation areas and in the vicinity of heritage items. These are answered below in relation to the impact on the Darlington Road terraces and the Golden Grove Conservation Area.

Although, the subject site is technically located within a conservation area (Golden Grove), for the purpose of impact assessment this aspect loses its importance due to the site's nil contribution to the conservation area and its recommended exclusion as per the NSW Heritage Inventory. Thus, for impact analysis purposes, the subject site should be treated as being 'in vicinity of' and not 'part of' the conservation area. The focus of the following assessment is essentially on any heritage impact arising from the proposed development on the heritage items (Darlington Road terraces) and the Golden Grove Conservation Area in vicinity.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The higher (six-storey) portion is confined to the core of the site. The portions facing Abercrombie Street and Darlington Lane are scaled down to three storey height.
- The development is built to the boundaries/street edges thus maintaining the original configuration.

- The planning is based around an orthogonal grid, reflecting the original urban pattern.
- A portion of Rose Street is retained as an 'internal street' providing access to the new premises from Codrington Street.
- The new development incorporates entry points/lanes which present as narrow gaps in the otherwise continuous built form, similar to the existing/ original urban pattern.
- A visual link has been created between the Darlington Road terraces and Abercrombie terraces providing glimpses to the terraces from within.
- The street elevations are setback on the ground level creating a 'balcony-like' profile, similar to the terraces.
- The uninterrupted built form along street elevations insinuates the contiguous character of surrounding terraces.
- The street elevations, in particular Abercrombie Street, incorporate an architectural 'rhythm', similar to the terraces, created by repetition of vertical elements.
- The sharply sloping topography in a portion of the site, probably evidence to the Blackwattle swamp creek, will be interpreted as a depressed landscaped courtyard.

The following aspects of the proposal could detrimentally impact on the heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The key aspects of the surrounding conservation area such as the Victorian subdivision pattern and the historic building stock have already been lost within the subject site. The heritage significance of the site is mainly embodied in the remnant street pattern, which is much compromised, and in the Joiner's Workshop which is approved for demolition. Remnant vestiges of the Blackwattle swamp creek, the subdivision pattern and street alignments in the form of archaeological relics and above-ground elements make a limited contribution to the significance.

This implies that the potential of the proposal to adversely impact on the significance of the site is low and limited to the loss of remnant street pattern. This has been mitigated by retaining a portion of Rose Street as an 'internal street' and by alluding to the original urban pattern through various design and planning means, as discussed further in this section.

- Analysis of any detrimental impact is thus more applicable to the surrounding heritage items and conservation area- namely, the two rows of terraces on either side of the site. The visual impact on these has been mitigated by scaling down the development to three storeys along Darlington Lane and Abercrombie Street, and locating the higher six-storey portion away from the terraces, confined to the middle of the

site. The impact in terms of urban character is mitigated by insinuating aspects of the existing terraces and historic built character of the area in the new design, as discussed further in this section.

7.6.1 Major demolitions to an item (Golden Grove Conservation Area)

All buildings on site, apart from buildings along Abercrombie Street, namely, Shepherd Centre, Mandelbaum House, and the Computing Centre (Building H08) are proposed for demolition. Of these, only the Joiner's Workshop is of heritage significance. It is already approved for demolition (City of Sydney Council) and therefore its demolition is not part of the current Part 3A application. The demolition of the remaining buildings from the later part of twentieth century is addressed below.

The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to demolition of a building or structure are:

- *Have all options for retention and adaptive re-use been explored?*

Comment: The buildings have no heritage significance and therefore options for their retention and reuse have not been explored.

- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*

Comment: There are no significant elements to be retained.

- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

Comment: Graham Brooks and Associates have been involved in the design process from an early stage in the project and have provided heritage advice which has been implemented by the project team.

7.6.2 Major additions to or adjacent to heritage items (Golden Grove Conservation Area and Darlington Road row of terraces)

The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item are:

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

Comment: The impact has been minimised through the following means:

- responding to the scale of the terraces. This has been achieved by scaling down the portions along Darlington Lane and Abercrombie Street to three-storey height comparable to the two and a half storey height of the terraces.

- respecting the existing street pattern. This has been achieved by retaining a portion of Rose Street as an 'internal street', and incorporating 'lane-like' spaces within the development.

- respecting the subdivision pattern. This has been through

building to the boundary street alignments and orthogonal planning.

- creating a visual link between the two row of terraces

- responding to the character of the conservation area and terraces by subtly incorporating its architectural aspects within the new design.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Comment: The rear of Darlington row of terraces facing the proposed development have large yards providing physical and visual buffer in between. The Darlington Lane serves as curtilage providing a sense of segregation as well as additional buffer. The large street width of Abercrombie Street serves as curtilage and buffer on the southern side.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Comment: There are no significant views to and from the terraces or the surrounding conservation area that may be affected by the development. The two row of terraces are not visible from the surrounding areas except in views along the streets. The proposed development replaces later constructions which made no positive contribution to the street views. A visual link has been created running north-south through the site and the development scaled down along the row of terraces thus minimising impact on any incidental views and providing views from within the new development.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Comment: Some portions of the site, in particular, in the southeast corner which is currently unbuilt, have been identified as having potential to contain archaeological deposits. It is understood that appropriate measures to address this issue will be included in the overall planning process for the development.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

Comment: The development is sympathetic to the row of terraces on either side and the surrounding conservation area for the following reasons:

- Scale: The development confines the taller six-storey portion along the middle of the site and

scales down towards the row of terraces to a comparable three storey height.

- Form/proportions: The linear and uninterrupted built form of the new development is resonant of the contiguous nature of the row of terraces

- The 'balcony-like' profile along street edges is similar to the terraces

- The roof line instead of being flat, incorporates a play of elements similar to that seen in the terraces, produced by chimney stacks and roof parapets

- Character: The architectural rhythm of the terrace elevations is subtly reflected in the repetitive pattern of the facades, in particular, in the Abercrombie elevation.

- Siting: The development loosely follows an orthogonal configuration and is built to the boundary street edges, similar to the original urban pattern.

- A portion of Rose street is retained as an 'internal street' and other 'lane-like' spaces incorporated into the development alluding to the close street pattern.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

Comment: The additions will not visually dominate the heritage items, the two rows of terraces, for the following reasons:

- The proposed development along the north and south boundaries facing the terraces is three-storey in height, comparable to the two and a half storey height of the terraces.

- Only a portion of the Darlington Road terraces on the western side is visually affected by the new development, the eastern side being screened by the existing Economics building.

- Any visual impact is further minimised by the buffer provided by the large yards to the rear of Darlington Road terraces and the large street widths of Darlington Lane and Abercrombie Street.

- The bulkier portion of the development is located away from the surrounding heritage, along Codrington Street which has a relatively larger street width and comprises four-storey development immediately opposite the site, the five-storey Economics Building adjacent and other taller buildings further north along the street.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment: The front of the Darlington terraces, which is the principle elevation along Darlington Road,

Conclusions and Recommendations

8.0

8.1 Conclusions

- The subject site is part of the Golden Grove Conservation Area and in the vicinity of a row of heritage-listed terraces. However, the heritage significance of the site has been compromised due to the loss of its historic building stock and Victorian subdivision/ street pattern. The site makes little contribution to the Conservation Area and is recommended for exclusion in the area's Heritage Inventory.
- The Joiner's Workshop Building on site is approved for demolition by the City of Sydney Council due to structural issues.
- The proposed design scheme addresses the heritage considerations arising from its context. It is sympathetic to the heritage-listed Darlington terraces in the vicinity and the Golden Grove Conservation area, including Abercrombie Street terraces in terms of planning, form, scale and character.
- As a result, the proposal will have no unacceptable adverse heritage impact on the established heritage significance of the site, the Darlington Road terraces, and the Golden Grove Conservation Area, including Abercrombie Street terraces.

8.2 Recommendations

- The consent authority should have no hesitation in approving the current proposal, from a heritage point of view.
- The subject site should be excluded from the Golden Grove Conservation Area of the City of Sydney.
- Consideration should be given to the preparation of a Master plan for Darlington terraces.
- Consideration should be given to reuse of the IXL Jam Factory Building.
- Consideration should be given to implementation of an Interpretation Plan.
- An Photographic Archival Recording should be carried out for the site prior to demolition.
- A copy of this report should be submitted to the City of Sydney Council Archives.

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