



Figure 25. The southern end of the precinct (near Outram Street) is particularly forbidding at present due to the hoardings protecting the sandstone terraces at 46-48 Kensington Street and the industrial buildings on each side of the terrace.



Figure 26. The streetscape of Dwyer Street (at the northern end of the precinct) is industrial rather than residential in character. This view is now terminated by the towers of the Central Park development rising behind the former Administration Building and County Clare Hotel.



Figure 27. The Kensington Street Precinct is located within an area undergoing rapid and visually dramatic transformation, with the UTS building (L) now being challenged by the height of the buildings under construction within the Central Park redevelopment (R).

4.2 DETAILS OF THE PROPOSED DEVELOPMENT

The development of the Kensington Street Precinct will be generally in accordance with the earlier approvals granted for Blocks 6 (the buildings used by the Brewery, including the Rum Bond Store and the General Store and terrace between 16 and 20 Kensington Street); and Block 7, which includes the terraces and infill industrial development to the south, but does not include the former Brewery's Motor Garage at 50 Kensington Street, which is subject to a separate application.

It is proposed to adaptively re-use the former Brewery buildings at 2-10 and 12 Kensington Street as restaurants, bars and commercial space; and the remaining terraces as separate retail tenancies. The two non-contributory warehouses at 14 and 42-44 Kensington Street will be demolished and a smaller building (14) and pocket park with infill building at the rear of the site (42-44). This infill building is part of the proposed restaurant, café, bar and service building that will extend behind the row of terraces from 14 Kensington Street in the north to 48 Kensington Street in the south.

An important aspect of the proposed development is the high priority being given to conservation works. Many of the terraces have remained intact in their early-mid 20th Century state, with no significant alterations, additions or even maintenance found to have been carried out to some properties, and most require extensive repairs or replacement of elements to make them habitable.

A detailed schedule of conservation works has been prepared for each of the terraces and is included in this application. Each building will be conserved in accordance with the provisions of the Burra Charter, including the extensive necessary repairs required to original fabric, the reinstatement of lost or irreversibly damaged original fabric and the adaptations necessary to make each viable for adaptive re-use as small retail shops.

The proposed development is largely consistent with that approved in the Concept Plan (A-1262 REV 12; 29/06/212). Areas of departure include:

- the envelope of much of the new work proposed has been reduced;
- the envelope of the new levels above the Rum Bond Store has been increased; and
- a pair of fin awning structures is now proposed at each end of the terrace 22-28 Kensington Street.

The Kensington Street Precinct has been divided into two nominal Blocks, but it should be noted that the development as proposed will read as a single cohesive design.

BLOCK 6

Block 6 is located at the northern end of the Precinct. The earlier Concept Plan Approval did not include the terrace at 18-20 Kensington Street because it was not within the boundary of the site at the time. It has now been included in the project and forms part of Block 6.

The significant buildings within Block 6 include the Brewery's former Rum Bond Store and the adjacent General Store. These will be retained, conserved and adapted for re-use as a restaurants, bars and commercial spaces, including the addition of two new levels above the existing roof to 2-10 Kensington Street and a new roof to provide a level terraced area above 12 Kensington Street.

The adjacent infill warehouse at 14 Kensington Street will be demolished and a new infill building built to provide retail on the lower level and restaurant on the upper. The scale of the development above 12 and 14 Kensington Street has been reduced from that shown in the approved Concept Plan. Pedestrian access will be provided between this infill building and the adjacent terrace (16-16A Kensington Street). This will lead to a new and intimately scaled café/small retail/dining/bar precinct that will be established behind the existing terraces. The infill building will be set back from the existing street wall to ensure that it reads as a recessive element in the streetscape of the Kensington Street Precinct. The height of this infill building has been reduced by one level from that approved in the Concept Plan. This will help to further reduce its visual and environmental impacts on the views and spatial context of the terraces to the south.

The terraces will be retained and conserved in accordance with the principles of the Burra Charter and will be adapted for re-use as small retail tenancies. The fabric of each has been analysed and detailed schedules have been prepared identifying the conservation works required for each (see submitted drawings). The terrace at 16A Kensington Street is in particularly poor condition and requires extensive repair works. The earlier interventions to the terrace at 18-20 Kensington Street have consisted of unsympathetic adaptation for commercial uses, including the demolition of internal walls and fitting of suspended acoustic tile ceilings. These will be removed and the original form reconstructed using the evidence provided by the other terrace in the pair (in the case of 16-16A), fabric uncovered by the removal of accretions, or, where this is not available; a neutral reconstruction of the likely form. Minor changes will be made to the width of the nib walls in the rear room to Terrace 16 and its internal door on ground level will be made accessible.

The Concept Approval included the insertion of a narrow building to extend the length of the site to provide a mix of dining-related uses such as café, bar and restaurant; as well as the bathrooms and service areas required by the adaptive re-use of the terraces. The approved form of this structure at the northern end (within the area of Block 6) included two levels behind 16-16A and part of 18-20 Kensington Street, but this has now been reduced to one. This will help to minimise its visual and spatial impacts on the terraces, and in particular will help the form of the terraces to remain the visually dominant element in this very confined space.

The exterior form and detailing of the warehouse buildings will also be retained and a program of conservation works including essential repairs (such as stabilisation of the parapet which is currently leaning out over Kensington Street, repairs to deteriorating window timbers, rainwater drainage); the replacement of missing or damaged elements, such as the concrete lintels to the windows that are deteriorating due to concrete cancer, the insertion of new windows to the upper level on the northern elevation to match those to Kensington Street; and the general maintenance of all fabric. Details of the proposed works are included in the drawings. Minor alterations are also proposed to the exterior at street level, including the replacement of the existing roller shutters with glazing (the bays will remain intact); and the creation of a small loading dock at the north-eastern corner of the building to Dwyer Street.

The Concept Approval included the addition of two levels surrounded by a terrace above the existing roof line of 2-10 Kensington Street. This structure was to have a generally triangular footprint, the splay oriented to the north-west of the site. It is now proposed to align the external walls of these new levels to the existing building to have a more regular footprint. The additional floor space will still be set well back from the original parapet with a glazed balustrade behind the parapet. Although this will bring the addition closer to the edge of the building than was proposed previously, and potentially make it more visible in views to the site, the visual impacts of the upper levels will be minimal due to the narrowness of Kensington Street and Dwyer Street, which will ensure that views from street level will continue to form the view of the skyline. The earlier views to the Store from Broadway have been blocked already by the high-rise building currently under construction on the site immediately to the north of Dwyer Street.

The adaptation of the Rum Bond Store for the proposed new use will also require alterations to the interiors. The internal spaces of the building at present are characterized by the grid of steel structural columns throughout the otherwise open floor space of each level and the timber floors which are supported by open joists on steel bearers with timber herringbone bracing. The need to ensure stability of the structure for the adaptive re-use will require the insertion of a new structural core and supporting columns into the existing fabric with new concrete floor slabs laid above the timber that will allow the external walls to be stabilised in accordance with current Building Code and Australian Standards requirements. This new core will also support the additional roof levels and prevent damage to the external fabric of the building from the adaptation and conservation works.

The underside of the existing joists and bracing is currently exposed and contributes strongly to the traditional warehouse qualities of the building. These will be retained and will continue to be readable as the ceiling of each space.

One of the most important heritage elements of the existing Rum Bond Store is the early vehicular/heavy goods lift that sits against the eastern wall of the building. Although the

winching mechanism and motor is in place it is not known whether it is operational. Even if it does still operate, it will not be capable of meeting current safety requirements and cannot therefore be used as part of the new restaurant. After careful consideration it was decided to retain elements of the lift cage structure as an interpretative element on each level and infill the lift well.

The existing timber stair that connects the levels on the southern wall will be replaced by a new compliant stair that will provide access to all levels of the building. The lower level of the lightwell will also be infilled at ground and first floor level, but remain open above this.

The Rum Bond Store and the former General Store are currently linked through a narrow doorway which will be widened slightly to facilitate the functionality of the two spaces, and this connection will be retained and enlarged slightly to facilitate the new use whilst retaining the integrity of the two as separate buildings.

The former General Store warehouse has been gutted previously, and the main impact of the proposed development on its fabric will be to reinstate the previous upper level to provide additional dining area. The existing roof structure (also not original fabric) will be removed and a flat roof inserted to provide a plant room to the eastern side and a rooftop terrace to the western which will be set behind the line of the existing parapet. No new lifts or service core will be required since the space will be accessed at each level from the main Rum Bond Store. Changes to the ground level will be limited to adjustment of the floor levels, removal of the roller door and the glazing/new door to the opening.

Conservation works to the façade will be consistent to those proposed to the Rum Bond Store. All brickwork to both buildings will remain unpainted.

BLOCK 7

Block 7 extends from 22 to 48 Kensington Street and includes the majority of terraces in the Kensington Street Precinct.

These terraces will be retained and conserved in accordance with the principles of the Burra Charter and will be adapted for re-use as small retail tenancies. The fabric of each has been analysed and detailed schedules have been prepared identifying the conservation works required for each (see submitted drawings). Most of the terraces have had no active intervention, including repairs, for up to 80 years, and require substantial repair in order to ensure their ongoing structural stability and viability for future use. Although most are substantially intact, some evidence of later less sympathetic elements was found, and these will be removed and the original form reconstructed using the evidence provided by the other terrace in the pair, or, where this is not available; a neutral repair or reconstruction of the likely form made in such a way that will allow it to be clearly readable as such on careful inspection.

One of the characteristics of the terrace house form is a small service wing that extends into the yard area. In the case of the Kensington Street terraces most of these wings have either been demolished and rebuilt or have been extended over the years to incorporate facilities such as bathrooms and laundries. These extensions are generally of poor quality construction, are now in a seriously deteriorated state and will be removed to reveal the original form. The only original wings to be removed will be the joined wing behind 24 and 26 Kensington Street, the wing behind 18-20 and part of the wings behind 16 and 16A. Three are in very poor condition and will be difficult to recover without complete reconstruction. The proposed removal of these wings is to achieve a series of small courtyard spaces to activate the rear of the site. The decision to remove wings has been carefully considered to balance the retention of original and recoverable fabric and the creation of activated spaces in the new courtyard.

Alterations to the interiors of the terraces will be minimised, although some new openings will be created between pairs of terraces and to some external walls to provide more suitable retail spaces. These openings will be made in a way to allow the walls to be re-built in the future and the occupancies returned to their existing configuration if required. The rear door opening to 30 Kensington Street will be widened to allow access for people with disabilities. The original carriage tunnels through the terraces at 18-20 and 38 Kensington Street will be

retained, with the openings being glazed and the spaces being retained in form but used as dining/retail areas.

The new building to be constructed across the rear of the site will also contain most of the services for the terraces. This will prevent the need to insert many potentially intrusive services into the fabric of the terraces. A simple bathroom will be provided to each terrace. The approved Concept Plan shows this structure to extend over the whole of the rear yard area and link to the rear of each terrace, creating a fully enclosed space. This element has now been revised to retain the spatial integrity of the rear of the terraces

The infill industrial building at 42-44 Kensington Street will also be demolished and a pocket park formed to the Kensington Street frontage, with the new building along the rear boundary to extend slightly into this space and ensure continuity of active uses along the streetscape. This larger structure will also extend into the rear area of the southernmost of terrace in the group, the early sandstone pair at 46-48, and be linked to the roofline of the rear wings of these terraces, facilitating opportunities for the unique qualities of this terrace to be read and interpreted by users of the Precinct. The connection will be made lightly and in accordance with the principles of the Burra Charter, the link being contemporary in materials and detailing but consistent with the scale and form of the original. The approved Concept Plan included a substantially bulkier scale to the new building at this southern end of the Block, being of a considerable larger footprint and two levels higher, but this is no longer proposed.

Of particular note is that all buildings (with the exception of the two infill warehouses to be demolished) will be retained as whole buildings, and will continue to be able to be read and appreciated as such. This includes the retention of the diminutive scale of the many of the terraces and the variety of roof forms evident when the group is viewed from the rear yard area.

The development as proposed will also include the insertion of two glazed walkways to bracket the single storey terraces at 22-28 Kensington Street. These walls will be contemporary in form and design, being rectangular in profile and rising to a level above the ridgeline of 22-28 Kensington Street. This is a decisive new structure that uses the same design approach as the additions seen at 2-10 and 42-44 and will help to link the new elements of the project along the streetscape. The glazing sits above the terraces and is cut over the building parapet. Several new openings are proposed to activate these narrow walkways, with new windows cut into the side walls of 18-20 and 30-32 Kensington Streets to provide surveillance and display space. The walkways will be built within the narrow passages between the terrace and its neighbours and not have any physical impact on the fabric of the terraces, but will have the effect of highlighting the intimate scale and integrity of 22-28 as a group in views both along Kensington Street and from within the new rear yard area. They will also be fully reversible, i.e. will be able to be removed in the future without impact on the significant fabric should this be considered necessary.

It should also be noted that the proposed development will also over-write the existing physical evidence of the original subdivision pattern through the removal of the traditional long, narrow, fenced yard of the terrace houses and the addition of a long building set at 90 degrees to the alignment of the original yards. It should be noted however that the dividing fences have been demolished at some time in the past and the space reads already as a single parcel. They are also legally amalgamated, with most of the properties already part of larger lots (2-16A; 18-20 (Block 6) and 22-40 (Block 7)). This change in subdivision and built form patterns will not be evident from Kensington Street, where the impacts will be limited to sensitive conservation works and the revitalization of the Precinct. It should also be noted that the historic pattern of development in the Precinct included several properties that had a third dwelling at the rear within what is now yard space.

The proposal also includes grouping the terraces to create new property boundaries. This has been principally to minimise the impacts on heritage values as an aggregation of the properties will reduce the number of toilets, kitchens, meters and interventions required to each. Centrally located toilets and amenities means that they do not need to be inserted into the terraces and active uses can occupy the key locations. This has a major positive impact on the heritage values of the Precinct.

THE PUBLIC DOMAIN

The Kensington Street Precinct is defined at present through the public domain, with no public access currently available to the rear of the buildings. Although the height of the street wall varies, there is a consistency of built form and rhythm created by the narrow frontage and disciplined façade compositions, which imparts a high level of aesthetic integrity to the streetscape.

The retention of these qualities is a priority of the new development, and all existing buildings (with the exception of the two infill industrial buildings) will continue to be readable as separate built forms. The roof forms and ridgelines of the terraces and the parapet lines of the Rum Store and General Store will continue to define the skyline in views to the east along Kensington Street.

Kensington Street is to return to its original role as a primarily pedestrian precinct, with the formal separation of footpaths and road lost through the removal of kerbing and guttering. Dwyer Street will remain trafficable.

The streetscape at present is not vegetated, with planting limited to a tree set back from the building line between 28 and 30 Kensington Street. This tree will be removed. Future landscaping will also be simple and urban in its character.

5.0 HERITAGE IMPACTS OF THE PROPOSED WORKS

(See also Section 4.2 of this HIS for a summary of the proposed works)

This section identifies in further detail the heritage impacts of the proposed development on the significant fabric and the Kensington Street Precinct. It focuses on the conservation works proposed to the terraces and the new work proposed as part of the adaptive re-use of Blocks 6 and 7 in accordance with the Concept Approval and the variations proposed by this Application. It describes the area of work, likely impact on the heritage values of the building or space and any alternatives considered as part of the design development process.

It should be read in conjunction with the following drawings for Blocks 6 and 7, Central Park: Commercial and Retail Adaptive Re-use, all dated November 2012 and prepared by Tonkin Zulaikha Greer Architects:

Layout No.	Layout Name	Drawing Scale
A-000	Cover Page	NTS
A-001	Site Analysis and Location Plan	1:500
A-002	Site Plan	1:500
A-200	1:200 Plans	1:200
A-201	1:200 Plans	1:200
A-202	Ground Floor Plan 1/2	1:100
A-203	Ground Floor Plan 2/2	1:100
A-204	Level 1 Floor Plan 1/2	1:100
A-205	Level 1 Floor Plan 2/2	1:100
A-206	Level 2 Floor Plan 1/2	1:100
A-207	Level 2 Floor Plan 1/2	1:100
A-208	Level 3 Floor Plan	1:100
A-209	Level 4 & Roof Plan	1:100
A-300	North Elevation	1:100
A-301	West Elevation 1/2	1:100
A-302	West Elevation 2/2	1:100
A-401	Section 2 + South Elevation	1:100
A-402	Section 3 Lantern	1:100
A-403	Section 4 No.42-44	1:100
A-404	Section 5 - No.48	1:100
A-405	Section 1 No.2-10 (1/2)	1:100
A-406	Section 1 No.2-10 (2/2)	1:100
A-407	Section 5 No.12	1:100
A-501	Masterplan Analysis-3D	various

A-502	Masterplan Analysis-Elevations	1:200
A-503	Existing and New Work Analysis	1:200
A-505	Material Schedule	various
A-3000	GFA Diagrams	1:200
A-3001	GFA Diagrams	1:200
A-3002	GFA Diagrams	1:200

It should also be read in conjunction with the following drawings titled *Blocks 6&7, Central Park; Commercial and Retail Adaptive Reuse of Kensington Lane – Heritage Documentation* (dated October 2012) and the accompanying schedules describing the details of the proposed conservation works to the terraces; including:

Drawing no.	Title	Drawing scale
KL-C01 issue B	Terrace 16/16A proposed	1:100
KL-C02 issue B	Terrace 18-20 proposed	1:100
KL-C03 issue B	Terrace 22/24 proposed	1:100
KL-C04 issue B	Terrace 26/28 proposed	1:100
KL-C05 issue B	Terrace 30/32 proposed	1:100
KL-C06 issue B	Terrace 34/36 proposed	1:100
KL-C07 issue B	Terrace 38 proposed	1:100
KL-C08 issue B	Terrace 40 proposed	1:100
KL-C09 issue B	Terrace 46-48 proposed	1:100

5.1 IMPACTS OF THE PROPOSED DEVELOPMENT ON THE HERITAGE SIGNIFICANCE OF THE KENSINGTON STREET PRECINCT AND ACTIONS TO MINIMISE THIS IMPACT

The deteriorated condition of most of the terraces will necessitate extensive conservation works. These works will have a positive impact on the heritage significance of the property and the Kensington Street Precinct. All work will be done in accordance with the principles of the Burra Charter and will focus on the retention, cleaning and repair of original and contributory fabric as described in the detailed drawings. Many of the later layers are unsympathetic in their nature and impact on the heritage values of the terraces and these will also be removed and the evidence repaired as part of the conservation works. Sympathetic layering will be retained and included.

The aim of these conservation works will be to stabilise the fabric and provide a neutral framework for the individual occupation of each terrace for the future use as retail space. It is also to ensure that the terraces will be capable of providing the focus for the proposed activation of the precinct and facilitates engagement with the place by the community.

The earlier studies identified that the precinct has moderate archaeological potential, and if any excavation is required as part of the conservation works it is recommended that this part of the site works be monitored. It is also possible that relics will be found above ground in the hidden parts of the fabric, and it is recommended that an archaeological watching brief be implemented over this part of the project as well.

Table 1: Summary of the identified heritage impacts of the proposed development and the options considered to minimise or prevent this impact.

Abbreviations used in this table:

KS	Kensington Street
KSP	Kensington Street Precinct
Number	Individual terraces
Rum	Rum Bond Store
Store	Former Brewery General Store

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
General	Compliance with terms of Concept Approval	The existing Concept Approval allows the proposed uses of each building, establishes the envelopes for new works and requires the conservation of the significant buildings within the KSP.	Positive: The proposed development will have a positive impact on the heritage significance of the precinct. A major outcome of the project will be the repair and restoration of the significant buildings and the removal of earlier unsympathetic alterations and infill buildings. The new elements to be introduced have been designed and located in such a way as to minimise their impacts on the historic values of the buildings and the streetscape	The impacts of the proposed development will be in accordance with the provisions of the issued Concept Approval, which includes the development and adaptive re-use of Block 6 for restaurant, commercial and retail uses and the adaptive re-use of Block 7 for retail, with a new infill building to be located to the east of the terraces.	N/A

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
General	Use	Introduction of new uses:	qualities of KS. Positive: The introduction of new uses will help to provide the security and surveillance necessary to protect fabric from damage by vandalism. The proposed new uses will also help to revitalise the precinct and facilitate community interaction and engagement.		
General	Services	All services need to be upgraded to each building.	Positive: The impacts of new services will be minimised by providing major service infrastructure below KS, and linking each property, particularly the terraces, via underground conduits.	This will need to be done with minimal intervention in the original fabric, particularly of the terraces. Existing service provision is very basic and has deteriorated due to lack of maintenance. The full replacement of all services is required.	New services such as electricity and telephone could be provided above ground, but this would have an adverse aesthetic impact and would not be a sustainable solution within the precinct.
Terraces	Loss of original use	Adaptive re-use of the residential terraces for retail uses	Positive: The terraces are currently vacant, with no active residential use. Their built form will remain readily able to be interpreted as residential, with the new shops adapting to the residential form and fabric. Existing detailing associated with the historic residential uses (such as fireplaces, domestic joinery and the narrow staircases) will be retained and assist in this interpretation. The introduction of an active use will facilitate the ongoing care of the fabric and will therefore have a positive impact on the heritage significance of the terraces. Positive: The introduction of an active new use will help to ensure the ongoing viability of the terraces as small buildings and their conservation and appropriate management in future years. Positive: The adaptation of the terraces for retail uses will facilitate community engagement with the fabric and setting of the	The residential use has ceased and the terraces are currently vacant. Although the terraces could be restored to residential occupation, this would require extensive intervention in the fabric. It should also be noted that the needs of contemporary residents generally demand services and facilities that are not provided in the terraces at present and which could not be incorporated in the existing fabric without additional significant adverse physical impacts. The terraces are currently vacant and require security to ensure that they are not subjected to vandalism or unauthorised occupation. The buildings have not been accessible in the past, and the proposed adaptive re-use for retail	

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
			terraces.	will provide increased opportunities for appreciation of the historic fabric.	
Rum and Store	Loss of original use	Change in use from warehouse to restaurant/bar/commercial.	Positive: The existing use ceased when the Brewery vacated the site; and the proposed new use will help to ensure the ongoing care and conservation of the significant fabric.	Adaptation of a historic building for restaurant or similar use generates particular requirements for the fabric and creates new and often specific needs for the configuration of spaces. These have the potential to affect sensitive fabric and the significant qualities of the building. Given that the earlier uses of the building have ceased and are unlikely to ever be viable in the future, it is considered that the proposed adaptive re-use of the buildings in the precinct for purposes such as restaurants and bars will be able to be interpreted as a land use that is generally consistent with the historic pattern of use by the Brewery.	Seeking a new warehouse use was not considered viable given the now obsolete form of the building for industrial warehousing.
	Envelopes	Envelopes for new work: The existing Concept Approval has nominated envelopes for the additions and new buildings proposed in the Precinct. The Project Application complies generally with the envelopes identified in this approval; but certain variations have been made. Most of these are building envelopes that are smaller than those approved, with the following exceptions:	Minor-moderate: The new building work will affect the existing setting of the historic buildings by introducing new and clearly contemporary elements into the viewlines. Most of these new elements will have minimal visual impact since they will be set above the existing building and hidden behind the existing parapet line; (e.g. the Rum Bond Store) or in the rear yard area behind the terraces (the new infill at the rear); but other works, such as the pocket parks; the end returns of the infill buildings; and the new awning walls bracketing 22-28 KS, will be distinctive new elements. The existing terraces are generally in poor condition and require intervention and conservation works as a matter of urgency. This will be a priority of the proposed development.	The impacts of development in accordance with these envelopes has already been assessed and has been determined to be acceptable through the earlier Approval of the Concept Plan. Their small relative volume and setbacks from the street alignment will however ensure that they do not overwhelm or contradict the traditional streetscape qualities, but instead will allow the new work to interlock with the old in accordance with the principles of the Burra Charter and the NSW Heritage Council's publication "Design in Context".	
Rum	Envelope	Increasing the footprint of the additional levels above the Rum Bond Store existing building to a rectangular form.	Minor: The change in footprint (and subsequent increase in building volume) will have minimal impact on the heritage significance of the RBS and on the streetscape values of	The new levels will be set well back from the parapet line of the existing building, and the narrowness of KS and the scale and proximity of	Developing the site using the envelope described in the Concept Plan. This would still result in significant development of the

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
			KS. Given the scale of surrounding development and the difficulty of seeing either the approved or currently proposed development from the public domain, the impacts of the rectangular footprint on the ability to appreciate and understand the original form and skyline qualities of the parapet to the RBS will be minimal.	the surrounding development mean that there will be few opportunities to see the new levels other than from within other high-rise buildings that look over the site. The opportunities to see the RBS from Broadway that existed until recently have now been lost due to the new high-rise under construction immediately to the north of the site. This solution will also reduce the overall impact of the development on the heritage significance of KS because the redistribution of floor space to the roof space has allowed the scale of other buildings proposed in the Block 6 (and the adjacent Block 7) to be reduced significantly.	air space above the roof. Limiting the area of the new levels would also be likely to lead to development of the envelopes on the lower level to a higher and/or more bulky form, which given its greater proximity to the viewer at street level (or within the rear yard area) would lead to a nett increase in the scale of the development.
KSP	Awning structure	New passages between 22-28 KS to be protected by a feature awning/ passage that will rise above the ridgeline of these terraces.	Moderate: These new structures will have minimal impact on the existing fabric of the terraces, but will introduce a clearly contemporary element into the row that will be prominent in close views over the streetscape. They will be fully glazed, which will help to minimise their visual impacts whilst still allowing elements of the contemporary layer of the Central Park development to help integrate the contemporary and historic phases of development. The new passage will also be trafficable, allowing additional access between KS and the active precinct at the rear.	The new awning structures will be visually lightweight and will also be fully reversible (able to be removed without harm to the original fabric) if desired in the future.	Leaving the passage open to the elements but accessible to foot traffic. Maintaining the existing passage between the buildings would have no impact on the fabric, but the space may read as uninviting. It would also potentially lead to security concerns. The other option considered was the blocking of each end of the passage. This would also have minimal impact on the fabric but would reduce opportunities for access from KS to the café area at the rear.
Terraces	Interventions required as part of the conservation works			See the drawings of conservation works proposed to each individual terrace for details.	
Terraces	Conservation	Conservation of significant buildings and elements	Positive: The proposed conservation works will have a positive impact on the heritage significance of the terraces by stabilising, repairing and conserving the intact but very fragile fabric of the terraces as described below:	These works are essential prior to any occupation of the terraces being possible given the parlous state of the fabric of most of the terraces.	If these works are not undertaken they will continue to deteriorate and will eventually require drastic intervention or even demolition.
Terraces	Roofs	Replacement of current roofing with new galvanised iron roofing	Positive: The proposed repairs and replacement of roofs is	It is critical to the future of the group that the roof	

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
		with lead and galvanised iron flashings to all terraces.	essential to weatherproofing the buildings.	and rainwater systems are sound, consistent, working and compatible with the significance of the buildings. All the terraces have had various roof claddings over their lives, most starting with shingle or slate and all being replaced with galvanised iron quite early in their lives. The buildings are also quite fragile and have suffered considerable roof damage making replacement with heavy materials such as slate difficult. It has been determined to replace all of the roofs and flashings (existing lead flashings may be retained if still sound) using galvanised iron and to retain lead parapet and chimney flashings. Sheets will be laid in short lengths to replicate early patterns of use of the material. The roofs will be unpainted. Rainwater systems will match and be installed traditionally. Most parapets are covered over and cannot be inspected, they will be repaired and reinstated as required to achieve a complete roofing installation across all buildings. Shaped verandah roofs will be reinstated where evidence is extant. The use of metal will also unify the otherwise disparate group of terraces.	
Terraces	Joinery	Replacement of non-original external joinery with matching joinery to the known earlier detail.	Positive: This will recover the external form and detail of the buildings and enhance their streetscape and historic value.	On every terrace or terrace group original joinery remains that provides evidence of the early form. All early joinery will be retained and repaired and only replaced if repair is not feasible. Missing or replaced external joinery will all be replaced to match the existing original form and materials.	
Terraces	Joinery	Replacement of external non-original joinery with conjectural joinery to the style of the building.	Positive: Generally the intent of external joinery work is to recover the built form of the buildings in terms of detailing.	In a few locations (e.g. upper windows of no 38), early joinery is missing, details will be developed	

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
				from the ground floor windows to replace these items.	
Terraces	Balconies	Reinstatement of damaged verandahs and balconies. 18-20 46-48	Positive: The repair of damaged balconies will help to recover the original form of the terraces and reinforce the aesthetic qualities of the streetscape.	Where verandahs exist they are in various conditions and some require considerable recovery work. The intent is to reinstate verandahs to their designed form within the streetscape to interpret the early forms of the buildings.	
Terraces	Balconies	Reinstatement of missing verandah and balconies. 22 and 24 38 (front and rear)	Positive: The reinstatement of known earlier balconies will help to recover the original form of the terraces and reinforce the aesthetic qualities of the streetscape.	Where evidence of earlier verandahs exist they are to be reinstated using both details from the building and to some extent conjectural detailing. Reinstatement of these forms will recover the planned form of the buildings, present those buildings in their intended form and make a significant contribution to the streetscape value and understanding of the precinct. The addition of fine scale detail such as verandas assists in articulating and activating the street and creating light and shade that is characteristic of early street forms.	
Terraces	Dormer windows	Reinstatement of missing dormer windows to 38 KS	Positive: The reconstruction of the dormer windows will return the facades of this interesting building to its original composition.	Early aerial photographs show original dormer windows to the front and rear roof planes of this property. These have been used as the basis for the reconstruction.	
Terraces	Rear wings	Demolition of later miscellaneous additions to rear wings.	Positive: Their removal will assist in the recovery of the earlier and significant aspects of the buildings.	Most of the miscellaneous accretions and additions to the rear of the buildings have been removed as part of clean up works undertaken to provide access to investigate the buildings. However sections of additions remain to provide security. None of these additions have heritage value or	

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
				have any potential for use.	
Terraces	Rear wings	Removal of original or early rear wings either in part or completely: 16 – part removal 18 – removal 24/26 – complete removal 38 - removal	Neutral: The proposal involves the removal of several rear wings to create new rear courtyard spaces. The proposal has been carefully developed with regard to heritage value and the need to create activated rear areas that allow the precinct to function.	There is a clear 'trade-off' between heritage and use in this process. The decision to remove several small wings was based on consideration of their condition, the level of work required to recover them and the way the rear areas would be understood and interpreted. Four rear structures are to be removed and one is to be partially removed. The wing to 16 is collapsing and will require complete reconstruction. It is of moderate significance. Removing it and using the remaining section as a display will allow some interpretation and understanding the wing. Its opposite wing remains in its current configuration. Its removal is seen as having only minimal impact. The rear wing to 18 is a typical late 19th century wing. Its removal is to create a viable courtyard area. It is one of the least significant wings in the group. The pair of joined wings at 24 and 26 are significant but very altered and in very poor condition. They are 2 of 4, the other two wings being in largely intact and better condition. Retention of these wings will require reconstruction and recreation of all the joinery elements. Removing the wings will provide a central courtyard that is usable and will provide good access to the terraces and rear area. The removal has a modest impact on significance but retention of the other two wings allows a high level of interpretation with relatively modest loss of significant fabric.	

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
Terraces	Carriage-ways	Infilling of carriageways to create new commercial uses 18-20 38	Minor: The lightweight enclosure has very minimal heritage impacts and is detailed as a modern clean insertion into the space.	The wing at 38 has largely collapsed, is unstable and cannot be recovered. It is a later addition and its removal will allow the early rear form of this very significant terrace to be recovered. The carriageways at 18-20 and 38 are a significant aspect of the history of the precinct. One is presently enclosed with garage doors; the other is panelled to the street. The proposal glazes the openings, front and back (providing equitable access from the rear courtyard) and links them to the adjoining terrace so that they form part of the activated lease area of the building to which they are attached. They are glazed to provide through site connections and to indicate clearly that they are recent infills of a former accessway. The walls and ceiling of each are to be retained and interpreted as the new finishes, particularly for no 38 this clearly illustrates use and material.	
Terraces	Exterior finishes	Paint colours will be subtle and selected from a limited palette The existing paint will be removed from the single storey terraces 22-28 Kensington Street.	Minor. The existing unpainted brick terraces will remain unpainted, and previously painted surfaces will be re-painted after appropriate preparation of the surface. Minor: The current finishes (render to 22 and 24; paint on brickwork to 26-28) are not original. These will be investigated further and if it is possible to do so without damage to the original fabric, will be removed and the original brickwork exposed.	Should further testing reveal that the paint/render cannot be removed without damage to the underlying brickwork, no further investigations will be undertaken and the bricks re-rendered in lime mortar/painted to preserve their integrity. Note also that the facade of 22-24 will be protected by the reinstated verandah awning.	
Terraces	New openings	Creation of external openings in external side walls of some terraces:	Medium: There is some impact from this work as the openings are in walls that were once blank and not seen, in fact	One of the strategies to activate the rear area of the terraces and the new building that is located	

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
		16 18 30 40 – to provide equitable access 46	providing fire separation between properties. This is however no longer the case and these closed off night cart lanes are to become significant public entry points to the precinct with a change of use and character.	along the rear of the site is to draw people into the area through the five narrow laneway entries along the street. Providing some activation of these slots is desirable from a use perspective but also in opening up in a limited way the small terrace buildings to allow glimpses and views into the new uses. These glimpses are not available from the street due to the nature and traditional form of the openings to KS. The proposed inserts are carefully located to provide spill light into the walkways, to create points of interest and to be designed to be modest and interesting but not overwhelming. The openings are cut cleanly with a new steel and glazed insert that is clearly modern. There is some impact from this work as the openings are in walls that were once blank and not seen, in fact providing fire separation between properties. This is however no longer the case and these closed off night cart lanes are to become significant public entry points to the precinct with a change of use and character.	
Terraces	New doors	Creating new complying door openings into rear of terraces: 24 (currently a window opening) 26 (currently a window opening) 30 (Currently a door opening, new door and hinge) 46 (currently a wall)	Medium: The reconciliation of significant fabric and the requirements for accessible building can be a challenging process. Considerable effort has gone into trying to get a level of access that goes as far as possible, without destroying the buildings and their heritage value, in achieving equitable access. To do this two actions are proposed, one is linking terraces (see below) the other is creating some new openings that either comply or are close to complying with the codes to access at least some of the heritage buildings in a complying manner. Several windows are cut down to create new doors that open directly into internal spaces rather than narrow	There is a significant and almost unsolvable conflict between heritage values and the strict requirements of the BCA in the provision of equitable access. While equitable access is highly desirable and understood for new buildings, it is completely at odds with the fundamental character and nature of the terrace buildings. The terraces are so modest and diminutive, that to make them comply would change their fundamental character to the point where they no longer had heritage value. Achieving access for people with disabilities into a small domestic space such as a terrace is a major challenge.	Full compliance with the access requirements of the BCA is not possible without the extensive destruction of significant fabric. It is recognised however that access should be provided wherever this can be achieved without unacceptable impact on significant fabric and spaces.

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
			corridors and a new door is provided to the rear of no 46 to access the main front area. These changes do have an impact on significance but are suggested as a moderate way to achieve a level of equitable access while making minimal heritage changes.		
Terraces	New internal openings	Creation of internal openings in former party walls between terraces: 16 and 16A 18-20 22 and 24 26 and 28 38 46 and 48	Medium: Openings have been located in minor rooms of more significant buildings or in less significant terraces. Not all terraces are linked so that there is variety and a retention of original form and spaces. This has been developed in preference to widening existing internal doorways and the like to create complying spaces. It is also noted that some terraces have level changes within them that make access unachievable, this is recognised in the layouts.	The second strategy to assist in providing equitable access is to link a number of the pairs of terraces internally to provide greater access within otherwise very difficult spaces. This is not an absolute or fully complying solution but goes some way to address access issues. It also assists in providing more viable tenancy sizes in some of the smaller terraces that are very difficult spaces to use.	
Terraces	Rear area of 46-48	New fabric adjoining existing terraces: 46 and 48	None: The rear additions to 46 and 48 adjoin the roof of the terrace to create an atrium styled space. The connection is lightweight and minimal. The design allows the whole of the rear of the existing building to be seen within the new space.	This is a sensitive and positive approach to the treatment of the rear of this pair of buildings. It will also be fully reversible in the future if required.	
Terraces	New toilet facilities	Installation of toilets into rear service wings: 34 36	Minor: The impact from the installation of toilets has been mitigated by locating the new doors in the narrow access way to the rear so they do not read from the courtyard areas and the form and detail of the wings is retained externally. The proposed toilet facilities will be located in the traditional position behind the main terrace form.	Only two toilets are being installed within the existing terraces. These are in small wings that have effectively little other use in relation to the development. The use of the wings for service areas is appropriate. The work involves adding a new internal lining over the existing walls and floor and blocking two internal doorways. The doors will be left in situ from the terrace. Two new door openings are created at the rear for access so that the existing windows and doors are retained externally (and window internally).	

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
Terraces	Kitchens	Installation of small kitchen areas into terraces: 18-20 40	Minor: The small café kitchen areas are modest and their installation will have little impact on historic fabric.	The work to 18 can be carried out under the existing timber floor within a space that is already heavily modified. The extant fireplace will be retained as part of the café fitout. The addition of a small kitchen to no 40 in the rear wing is commensurate with adding a small domestic kitchen into an area that was a kitchen and has no impact.	
Terraces	Stairs	Prohibition of public access and use of upper floors.	Minor: Limiting access to the upper floor will allow the retention and conservation of significant fabric, although it will unfortunately lead to limitations on the use of the upper levels.	A difficult area is the non-complying nature of all of the stairs within the group and the limitation on use of upper floors due to this. Most are original fabric, and are very steep and narrow. There is no space to provide an additional complying access stair. A decision has been made to retain all stairs in their significant form and to limit upper floor use to staff and storage with no public access.	
Terraces	Sub-division patterns	Over-writing of traditional patterns of subdivision and development	Minor: Although the new building will over-write the earlier linearity of the individual rear yard areas (the physical evidence of which has already been lost), it will have significant benefits for the conservation of the precinct by providing a modestly scaled, contemporary detailed structure that will revitalise the terrace group. Encouraging visitors to enter the rear of the site will also facilitate engagement with the terraces as three-dimensional structures, not simply a flat façade to KS. The impact on the legal lot boundaries will be negligible since the sites of the terraces have already been amalgamated into larger lots.	The regular rhythm of the yard areas behind each terrace will be lost due to the demolition of dividing wings and fences and the creation of a single space to provide an activated zone. The physical evidence of this, eg. side fences, night lanes, outbuildings etc. has already been erased from the site and nothing of this phase of use remains.	
Infill behind terraces					
Infill	New building	Construction of new building along	Positive:		

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
behind terraces		rear alignment of site and behind terraces.	The proposed rear building is carefully and sensitively designed as a single level articulated form with a green roof. It does not compete with the complex and varied form of the terraces and provides a neutral, and well designed, backdrop that allows the terraces to dominate the setting. The contribution of the building itself is positive and enhances the values of the area. It will also allow most of the services to be accommodated within it removing significant impacts on the terraces. This is a very positive outcome given the scale and fragility of the terraces. The construction of a new building behind the terraces can be considered a reinterpretation of this historical precedent. Its contemporary form will respond to the modulation of the rear of the terraces, but will be of contemporary form, materials and detailing to allow it to read clearly as new work in accordance with the guidelines of both the Burra Charter and the NSW Heritage Branch.	The broader impact is that the creation of the rear public realm removes the traditional pattern of fences, yard and outbuildings that characterise these small inner city residential precincts. While this is a heritage loss, It can be further argued that to recover these forms would not allow the use and activation that is proposed and the impacts on the terraces as a result – with the need to provide access and services – would effectively destroy the fragile fabric of the buildings. The use and pattern of development is already determined by previous approvals, but it is important to acknowledge that the proposed design while affecting some values, allows a range of other significant and positive heritage impacts to be achieved. The historical records reveal that there is a historic precedent of active use of these rear yard areas throughout the 19thC; with stables, workshops and additional dwellings commonly located in what is now the rear yard area.	
Rum Store					
Rum	Proposed additional levels	Potential impact of the new levels on views to the parapet line and detailing from street level.	Minor: The new levels will be set well back from the existing parapet and, due to the height of the parapet, the narrow street widths and obstructions to the sightlines from surrounding buildings, they will have minimal (if any) impact on views to the building, even when viewed from more distant viewing points. In particular, it will not have any impact upon views from Kensington Street to the distinctive and significant skyline created by the profile of the Arts and Crafts parapet line.	The proposed new levels will cover a larger proportion of the current roof area than was included in the Concept Approval.	
Rum	Proposed additional levels	Impact on roof fabric	Medium: The existing roof fabric and structure will be removed and	The change in roof profile in this area from	

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
			a slab laid to provide a trafficable roof.	inclined to level will not be visible from the public domain. Providing that the roof drainage is designed and maintained to a high level of quality it will have no adverse visual impacts. The edge of the terrace will be protected by a compliant railing to help prevent persons falling from the building.	
Rum	Stability of parapet	The parapet is leaning out over KS	Positive: This will be stabilised as part of the conservation works.	The existing parapet leans out of alignment to the west (over the KS footpath) and needs to be stabilised/repared as part of the works. The pouring of a new slab and other structural works will create the opportunity to tie the masonry walls to the roof terrace, helping to ensure the long-term conservation of the significant fabric.	
Rum	BCA compliance	New works are required to comply with the Building Codes; including the construction of a new structural core and the laying of new concrete floors over the existing timber in order to achieve the required levels of fire separation, access for people with disabilities and stability in case of an earthquake event. The building also needs to be capable of supporting the proposed additional levels. The existing building is of steel and timber construction with a masonry exterior. The new core will be placed against the eastern wall in the area between the current lift car and the lightwell. The existing Dorman and Long steel columns and bearers will be	Positive: The proposed structural changes will have no impact on the exterior of the building and its presentation to the streetscape of Kensington Street. They will be clearly readable from the interior of the space, with the extent of open plan area on each level reduced to accommodate the new core and services required. The additional columns will add to the pattern of the existing internal space and will have negligible impact on the heritage values of each level.	The introduction of a significant new use into a historic building is always likely to require upgrading and alterations to fabric in order to ensure that the new work satisfies the requirements of the Building Code of Australia and the Australian Standards. In the case of an early multi-storey building such as the RBS, the need to protect the integrity of the masonry walls and ensure that the additional levels are supported adequately can require substantial alterations to the existing fabric. The solution proposed includes the insertion of a stabilizing core into the Rum Bond Store building with new concrete slab floors to be laid over the existing timber floors to which the existing exterior walls (the historic fabric) will be tied. This solution will allow the underside of the existing floors, including the structural details such as timber cross-bracing, to still be appreciated whilst providing the necessary stability to the brick building. It will also provide support for the	Alternative solutions were considered but the proposed was considered the most appropriate option that would have minimal impact on the significant fabric of the building and the quality of its internal spaces.

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
		retained throughout the building as structural and interpretative features, and two additional concrete columns will be added into the space to help support the new floors.		additional levels to be added above the existing building. The existing Dorman and Long steel columns and girders are structurally sound and will be retained as exposed elements and will help to retain the early 20 th Century warehouse character of the interior levels.	
Rum	BCA	The need to achieve fire and acoustic separation requires also that concrete floors be provided between each level. These will be poured over the existing timber floors, with the undersides remaining exposed to allow interpretation of the original industrial character of the building. The underside of the existing floors will remain in situ.	Medium: The creation of a new slab over the existing floor structure of the RSB will not have an adverse impact on the significance of its internal spaces. The new floors will be above the existing, but the spatial characteristics of the existing building are generous and the reduction in floor-ceiling heights will be comparatively minimal in the context. Similarly, the floor-sill heights are sufficient to prevent any mis-alignment that may be visible from beyond the building. The new floors will however overlay the existing ironbark floors and will mean that the painted markings associated with the earlier Rum Store use will be obscured. The existing floorboards will no longer be visible from above. The underside of the original floors will however be retained as the ceilings of the level below, adding to the casual interpretation and appreciation of the detailing of early 20th Century industrial buildings. Similarly the addition of two concrete columns in the main dining area will provide evidence of the most recent layer of development.	The existing walls to 2-10 KS are load-bearing; and the floors and interiors supported by the steel girder structural frame that was installed when the building was reinforced to carry the loads of full casks. The existing structural frame will be retained, with a new core built to support the new levels above and provide additional stability to the lower levels and masonry walls.	
Rum	Lift motor room	The lift motor room will be retained as a shell only. The existing motor and winching gear will be removed.	Moderate: The walls to the lift motor/winch room for the lift will be retained and used as an interpretative element in the bar area.	The Concept Approval did not include the retention of the exterior of the motor room; so the amended form will help to ensure that at least part of the original fabric remains able to be read.	
Rum	Ground (exterior)	Changes to openings Roller shutters will be replaced by	Minor:		

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
		glazing and doors	The existing roller shutters are not original to the first phase of the building's development.	Roller shutters are characteristic of traditional warehouse forms, but are not viable in the context of the proposed adaptive re-use because they will affect the ambiance of a 'revitalised' area.	
		Removal of one window to Dwyer Street and creation of a loading area.	Minor: This corner of the building is the least intrusive of the building's openings to the street and will be difficult to see from KS.	Although the new dock will be visible from Dwyer Street, the alteration will read as a sympathetic one and appropriate to the original form and purpose of the building.	N/A The development requires a dedicated place to unload the supplies for the new restaurant.
	Facades (exterior)	All facades will be cleaned and repaired as necessary. Windows to the upper (existing) level to Dwyer Street will be replaced. New windows will be made to match the windows to the KS elevation (which have survived)	Positive: The reinstatement of missing elements based on known matching detailing will have a positive impact on the presentation and street views of the façade. It will also help to make the interior safe for new occupants.	The existing openings are infilled with fibreglass panels. These need to be removed and permanent windows installed.	
	Use	Loss of evidence of earlier uses of the building.	Medium: Evidence of security measures associated with the Bonded Store phase of occupation will be lost, including the gated stair system.	The building is currently vacant/used by short-term tenants as studio space – it has no current use – although there is extensive evidence of earlier use – both generic and specific	
	Use- impact on spatial qualities	Need to insert new facilities and spaces required for the new use.	Minor: The original use as a warehouse required large floor areas. The new use as restaurants and bars will have some impact on this spatial quality due to the need to insert ancillary elements such as kitchens and bars within the space. In order to minimise this impact, these activities have been positioned to the eastern side of the building, away from the significant floor areas.	Uses such as restaurants are likely to be appropriate for former industrial buildings since they can capitalise on the industrial scale and detailing, and these can then provide natural interpretation opportunities of the original fabric.	
Rum and Store	Links	The existing link between the Rum Store and the former General Store will be enlarged	Minimal: The link between the buildings was created approximately 50 years ago to facilitate use by the Brewery as a store. The proposed enlargement of this opening will have		Retention of the existing smaller openings would not be viable given the operational needs of the new uses.

Building	Issue	Detail	Impact on the significance of the building and the KSP	Comment	Alternatives considered (if applicable)
			minimal impact on the fabric of the buildings and will facilitate the proposed new use of the buildings as restaurant/bars. The exteriors of the buildings will continue to read as two separate buildings.		
Store					
Store	New work	Addition of roof terrace and new levels	Positive: The reinstatement of the upper floor will replace an important element of the building that was lost in the 1960s.		

5.2 COMPLIANCE WITH STATUTORY CONTROLS

The only building within the Kensington Street Precinct that is listed as a heritage item on the Sydney Local Environment Plan (LEP) 2005 is the terrace at 46-48 Kensington Street. The Consent Authority is required to consider the impacts of the proposed development on the heritage significance of this item using the following provisions in the LEP:

Table 2. Sydney LEP Controls

Clause No./Provision	Compliance/Comment
67. Objectives	
The objectives of the heritage provisions are:	<i>The proposed development will help to conserve the environmental heritage of Central Sydney by conserving the heritage significance of the terrace houses at 46-48 Kensington Street.</i>
(a) to conserve the heritage of Central Sydney, and	
(b) to integrate heritage conservation into the planning and development control processes, and	<i>In particular, the heritage significance of the pair of houses has underpinned the decisions made about the proposed adaptive re-use of the building as part of the Kensington Street Precinct, and careful attention has been given to ensuring the conservation of both buildings through their sympathetic adaptive re-use as a small retail space.</i>
(c) to provide for public involvement in heritage conservation, and	
(d) to ensure that any development does not adversely affect the heritage significance of heritage items, and	<i>This Heritage Impact Statement has been prepared to assist the consent authority in its consideration of the impacts of the proposed development.</i>
(e) to provide greater certainty in the management of the heritage of Central Sydney, and	
(f) to encourage high quality design and the continued use or adaptive re-use of heritage items.	
68 Consent required for certain development	
(1) The following development may be carried out only with development consent:	<i>Development consent is required under this clause. The proposed development includes the demolition of a small amount of fabric to create an internal connection between the halves of the building and a new accessible opening in the rear wall of 46.</i>
(a) demolition of a heritage item or building in a heritage streetscape,	
(b) structural or non-structural alterations to the exterior or interior of a heritage item,	
(c) structural or non-structural alterations to the exterior of a building in a heritage streetscape that is not a heritage item,	
(d) erection of a sign or advertising structure on a heritage item,	
(e) erection of a building on the site of a heritage item or building in a heritage streetscape,	
(f) subdivision of a site of a heritage item.	
(2) (not applicable)	
69 Consent authority must have regard to heritage conservation	
The consent authority must not grant consent to a development application involving a heritage item unless it has taken into consideration:	<i>Department of Planning and Infrastructure as the consent authority is required to consider the impact that the proposed development will have on the heritage significance of the stone terrace as an early stone terrace built by stonemasons as their private residence; and also likely impacts on the heritage significance of the streetscape of the Kensington Street Precinct.</i>
(a) the heritage significance of the heritage item concerned, and	<i>These impacts have been described in detail in this HIS. They include the creation of modestly-scaled openings in both internal and external walls to facilitate the adaptive re-use of the building, and the insertion of a contemporary, lightweight structure in the yard area to link the rear of the building to the new building located along the rear (eastern) boundary of the Precinct.</i>
(b) the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item and any historic subdivision pattern in the locality, and	<i>Almost all significant fabric is to be retained and actively conserved; and non-contributory fabric is to be partially retained and partially removed.</i>
(c) the heritage inventory assessment report prepared in relation to the heritage item, and	
(d) any conservation management plan or heritage	

impact statement required by the consent authority, and

(e) any plan of management required by the consent authority, and

(f) the provisions of any relevant development control plan or policy adopted by the Council, and

(g) the heritage significance of the interiors of any heritage item concerned.

Although in generally sound condition, conservation works are required urgently to ensure that the long-term structural stability of the buildings will be facilitated.

The detailed design of the proposed adaptive re-use was developed through a close understanding and appreciation of the 1991 CMP, the endorsed 2005 CMP and the 2012 CMP (each of which builds upon the earlier) and their findings and recommendations have underpinned the final development proposal.

The detailed design has also been developed within the parameters of the Minister's Concept Approval for this part of the Central Park site.

A very high priority has been placed on the conservation of the interior fabric and spatial qualities of the building. Fabric will be repaired with like wherever possible and the internal rooms will be substantially retained. The two halves of the terrace will be connected lightly through the removal of part of the interconnecting wall. Stone removed will be used in repair works elsewhere or as part of the site interpretation.

70 Definition of "materially affects" for the purposes of clauses 71–73

(1) For the purposes of clauses 71–73, development on land that comprises or includes the site of a heritage item materially affects the item only if:

Not applicable

(a) it will reduce or increase the building envelope occupied by the item, or

(b) it will be carried out within the airspace above the building envelope occupied by the item.

(2) However, development does not materially affect a heritage item if, in the opinion of the consent authority, the proposed development will not adversely affect the heritage significance of the heritage item concerned.

71 Floor space ratio of heritage items

Not applicable. The site is subject to a Ministerial Concept Approval.

72 Development that would materially affect a heritage item

The consent authority must not grant consent for development that will materially affect a heritage item unless it is satisfied that:

The proposed development will materially affect the two heritage items through the extent of the alterations and additions proposed to both conserve their significant fabric and to allow them to be re-used for a new purpose.

(a) the item, or the part of the item, affected is not of such heritage significance or landmark value that the proposed development would diminish the heritage of the City of Sydney, and

Although the terrace is a significant local heritage item and that plays an important role in the streetscape of the KPS, the exterior impacts of the proposed alterations are relatively modest in terms of both their impact on fabric and their impact on significant views to the site. They consist mostly of repairs to deteriorated fabric, removal of hoardings, and conservation works to ensure ongoing structural stability. A new opening is also to be created in the rear wall of 46 to provide access to the interior for people with disabilities.

(b) the proposed development exhibits design excellence and is superior in quality to the existing heritage item, and

With regard to the latter, the alterations and additions to this building have been designed in accordance with the principles of the Burra Charter and will be of a high quality contemporary form and design that will add to the cumulative heritage significance of the buildings, rather than detract from them. The new work will be located in the rear yard area and will allow the original stone walls to still be appreciated by visitors to the site.

(c) the proposed development would make a contribution to the quality of the public domain of the City of Sydney superior to that made by the existing heritage item, and

(d) in the case of partial demolition, the proposed development would conserve the heritage significance (and would not prejudice the continued heritage item status) of the item, would facilitate its continued use or adaptive reuse, and

The extent of demolition has been minimised (limited to linking walls) to

would contribute to the ongoing conservation of the heritage item, or the affected part of the item that will be retained, and

(e) in the case of complete demolition, the retention of the heritage item would render the site on which it is located incapable of viable continued use or adaptive reuse.

ensure that the visual integrity of the terrace and its prominence in the Kensington Street streetscape is retained.

73 Process for major changes to heritage items

Not applicable.

74 Development within the vicinity of a heritage item

The consent authority, when considering an application for development within the vicinity of a heritage item, must take into account the impact of the proposed development on the heritage significance of the heritage item.

The proposed development will have minimal impact on the heritage significance of the AB and CCH – they are located 50-100m to the north. No changes other than conservation works are proposed to the street elevation of the property.

75 Development of potential archaeological sites

The consent authority may grant a consent required by this Part for the carrying out of development on a potential archaeological site only if it has considered an archaeological assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site.

The property is not a known significant archaeological site, but has been identified as having moderate archaeological potential and ongoing monitoring of any excavation is recommended in accordance with the recommendations of this HIS.

5.3 CURRENT CONTROLS: DEVELOPMENT CONTROL PLANS

The Development Control Plan relevant to the proposed development is the Sydney Heritage Development Control Plan 2006, which contains provisions relating to development affecting heritage items and places in the LGA. It is noted that under Part 3A of the Environmental Planning and Assessment Act that this DPC is not a matter for consideration. The general objectives of this DCP have been satisfied because the proposed development will facilitate the conservation, restoration and future adaptive reuse of the terrace at 46-48 Kensington Street.

6.0 CONCLUSION

The proposed development of the buildings and spaces of the Kensington Street Precinct will help to ensure the long-term protection of the significant buildings within the Precinct through the carrying out of extensive conservation works. The amount of new work is relatively modest, and is necessary in order to ensure the long-term survival of the structure and fabric of the buildings.

The design development process for the project has placed a high priority on the conservation and protection of not only the identified elements of significant fabric, but also the spatial qualities of the historic patterns of interaction with the buildings and the surrounding precinct.

All significant buildings in the Precinct will be retained and the work associated with the proposed adaptive reuses will be undertaken in accordance with the parameters set by the earlier approvals.

The proposed adaptive re-use of the former Rum Bond and General Stores as a restaurant and the terraces for retail uses will be complemented by the addition of a modestly scaled building in the former yard area of the terraces which will help to activate the Precinct and will facilitate opportunities for visitors to the site to engage with not only the street facades of the terraces, but also their significantly more complex and interesting rear elevations.