

STATEMENT OF HERITAGE IMPACT

175-177 Cleveland Street and 1-5 Woodburn Street, Redfern

February 2021 Issue B



175-177 CLEVELAND ST & 1-5 WOODBURN ST, REDFERN

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	09/02/21	DS
B	Final for submission	22/02/21	DS

GBA Heritage Pty Ltd
Level 1, 71 York Street
Sydney NSW 2000, Australia
T: (61) 2 9299 8600
F: (61) 2 9299 8711
E: gba@gbaheritage.com
W: www.gbaheritage.com
ABN: 56 073 802 730
ACN: 073 802 730
Nominated Architect: Graham Leslie Brooks - NSW Architects Registration 3836

EXECUTIVE SUMMARY

This report has been prepared as part of the Environmental Impact Statement (EIS) for State Significant Development (SSD) application number SSD 10720865, for the redevelopment of 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern, proposing the demolition of existing buildings and erection of a 6-storey boarding house with ground floor retail.

175-177 Cleveland Street and 1-5 Woodburn Street are not listed as heritage items in any statutory instrument, nor are they located in a heritage conservation area. A Heritage Assessment of the site was previously prepared by Graham Brooks and Associates (now GBA Heritage). The Heritage Assessments, 175-177 Cleveland Street, Redfern Heritage Assessment (June 2014), and 1-5 Woodburn Street, Redfern Heritage Assessment (July 2015), conclude that the existing buildings have no significance in heritage terms.

In 2015 the previous owners submitted a proposal for the redevelopment of the site (SSD 7064). Graham Brooks and Associates (now GBA Heritage) prepared a Statement of Heritage Impact to the SEARs requirements to accompany the application. It proposed demolition of the existing structures and construction of a 5-6 storey mixed use development comprising both residential and hotel accommodation with ground floor retail tenancies. While initially refused, development consent was eventually granted by the Land and Environment Court in 2018. The current proposal is similar in nature, footprint and envelope.

Although the subject site is not listed as an item of local heritage significance in the *Sydney LEP 2012*, it is in the vicinity of the following heritage items listed in Schedule 5 (Environmental Heritage): Item I163 - Residential flat and retail building group "Strickland Building" at 54–62 Balfour Street, Item I199 - Former Mercantile Bank Chambers at 151 Regent Street and the Chippendale Heritage Conservation Area (C9) which is bordered by the opposite side of Cleveland Street. Other listed items in the vicinity are separated by intervening development, distance and roadways and have no direct visual connection to the site. Accordingly, this report has considered the potential impact of the development on the closest heritage items and conservation areas in the vicinity.

The SEARs for this application require that all relevant statutory provisions, policies and guidelines be addressed. Pertaining to heritage, this includes the *Sydney Local Environmental Plan (LEP) 2012*, *Sydney Development Control Plan (DCP) 2012*, *State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005* and the *Redfern-Waterloo Built Environment Plan (Stage One)*. While the subject site is located at the northern edge of the Redfern-Waterloo Authority Site, defined in the *State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005*, it is not identified as a listed heritage item, or in the vicinity of a heritage item that is listed under the SEPP. The heritage provisions of this SEPP and the heritage considerations of the *Redfern-Waterloo Built Environment Plan (Stage One)* are therefore not applicable to the proposed development. Under the heritage requirements, the SEARS states that a statement of heritage significance and an assessment of the impact on the heritage significance of any heritage items, or conservation areas, on and adjacent to the site in accordance with the relevant guidelines must be included in this report.

The proposed development is generally consistent with the heritage objectives and guidelines of the *Sydney LEP 2012* and the *Sydney DCP 2012*.

This report concludes that the proposal will have an acceptable heritage impact.

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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared as part of the Environmental Impact Statement (EIS) for State Significant Development (SSD) application number SSD 10720865, for the redevelopment of 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern.

The report evaluates the proposed demolition of the existing buildings and erection of a 6 storey boarding house with ground floor retail, designed by Mark Shapiro Architects.

The Secretary's Environmental Assessment Requirements (SEARs) for this project note the following in relation to European heritage:

A statement of heritage significance and an assessment of the impact on the heritage significance of any heritage items, or conservation areas, on and adjacent to the site in accordance with the relevant guidelines.

The subject site is not listed as an item of heritage significance in any statutory instrument, nor is it located in any heritage conservation area. Accordingly, this report has considered the potential impact of the development on the closest heritage items and conservation areas in the vicinity.

This report concludes that the proposal will have an acceptable heritage impact.

1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to analyse the overall heritage impact of the proposed development in relation to the Environmental Planning Instruments (EPIs) specified in the Director General Requirements (DGRs) and the guidelines endorsed by the NSW Heritage Council.



Figure 1.1
Location map showing the subject site comprising numerous lots, outlined in blue.

Source: NSW LRS SIX Maps website

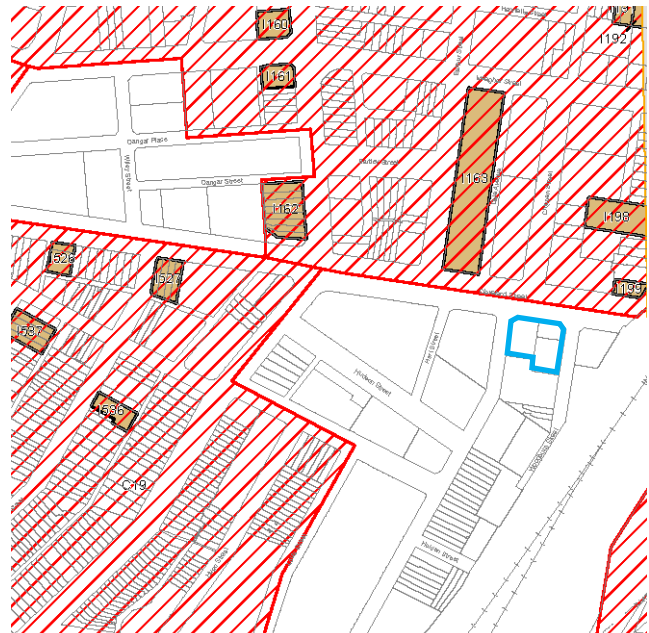


Figure 1.2
Extract from the LEP Heritage Map 5 showing the subject site outlined in blue. The Chippendale Conservation Area and heritage items I199 and I163 are located on the opposite side of Cleveland Street.

Source: NSW Government Legislation website

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the Heritage NSW (in the NSW Department of Premier and Cabinet) 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 constitutes 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern (Figure 1.1). It is located on the southern side of Cleveland Street. Eveleigh Street adjoins the western boundary and Woodburn Street lies along the eastern boundary of the site. The site comprises multiple lots which the NSW Land and Property Information (LPI) describe as:

175 Cleveland Street:

- Lot 1, DP 1093304
- Lot 1, DP 724328
- Lot 15 DP 57107

177 Cleveland Street:

- Lot 10, DP 809537

1-5 Woodburn Street:

- Lots 3 and 4, DP 977379
- Lot 5, DP 68798

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject site is **not** listed as an item of heritage significance in any statutory instrument.

However, it is located in the vicinity of the following items listed in Schedule 5 of the *Sydney Local Environmental Plan (LEP) 2012*, as items of local heritage significance, the closest being:

- Item I163 - *Residential flat and retail building group "Strickland Building"* at 54–62 Balfour Street

- Item I199 - *Former Mercantile Bank Chambers* at 151 Regent Street
- Chippendale Heritage Conservation Area (C9)

Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance and roadways, and have no direct visual connection to the site.

As such, the property is subject to the heritage provisions of the *Sydney LEP 2012* and the *Sydney DCP 2012* under the *Environmental Planning and Assessment Act 1979*. Sydney Council must take into consideration the potential impact of any proposed development on the heritage significance of the listed items in the vicinity of the subject site.

The SEARs for this application require that all relevant statutory provisions, policies and guidelines be addressed. Pertaining to heritage, this includes the *Sydney LEP 2012*, *Sydney DCP 2012*, *State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005* and the *Redfern-Waterloo Built Environment Plan (Stage One)*.

While the subject site is located at the northern edge of the Redfern-Waterloo Authority Site, defined in the *State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005*, it is not identified as a listed heritage item, or in the vicinity of a heritage item that is listed under the SEPP (refer to Figure 1.3). The heritage provisions of this SEPP and the heritage considerations of the *Redfern-Waterloo Built Environment Plan (Stage One)* are therefore not applicable to the proposed development.

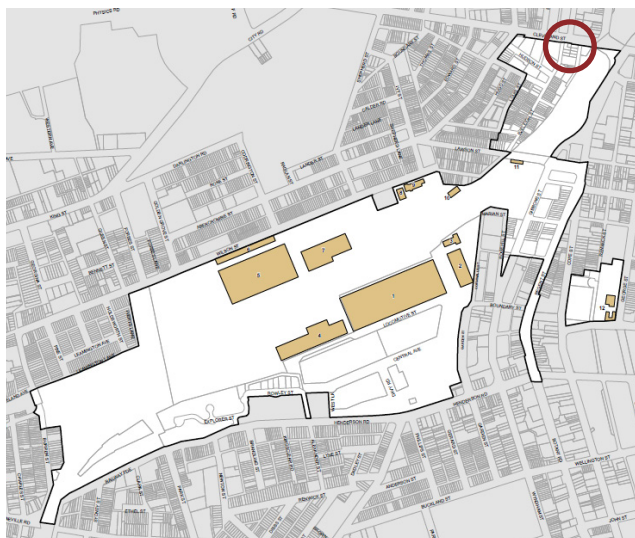


Figure 1.3
Map of the Redfern-Waterloo Authority Sites showing the applicable land (shown white) and the heritage items (shown beige). The approximate location of the subject site is circled in red.
Source: NSW Government Legislation website

1.6 AUTHORSHIP

This report has been prepared by Demi Spencer, Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric. Historical investigation or analysis was not included in this report.

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

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

SITE DESCRIPTION

2.1 URBAN CONTEXT

The subject site is located in the inner city suburb of Redfern which is located to the south of Sydney Central Business District. It is located within a context of mixed residential and commercial uses. Dwellings in the area comprise typical one and two storey terraced houses constructed during the late nineteenth and early twentieth centuries. There are also numerous examples of Interwar units and more recently, the development of contemporary multi-storey apartment buildings in the area. Directly opposite the site to the northern side of Cleveland Street, east to Woodburn Street and west to Eveleigh Street, development is of a contemporary nature (Figure 3.1).

The railway corridor between Central and Redfern Stations lies to the east of the site. Views within the streetscape extend along Cleveland Street in both

easterly and westerly directions. The existing buildings on the subject site are visible along the approaches on Cleveland Street.

The site is located on the southern side of Cleveland Street with the T intersection of Chippen Street to the north. The northern side of Cleveland Street defines the Chippendale Heritage Conservation Area (HCA). The HCA is generally bounded by Cleveland Street to the South, Broadway to the north, Regent Street to the east and City Road to the west. The area comprises nineteenth and twentieth century residential and industrial development, characterised by one to three storey terraces and larger warehouses and industrial buildings. Cleveland Street is noted for its mix of traditional working class Victorian Filigree terraces, Victorian corner shops and The Rose Hotel. In recent years, the street has had numerous contemporary developments.

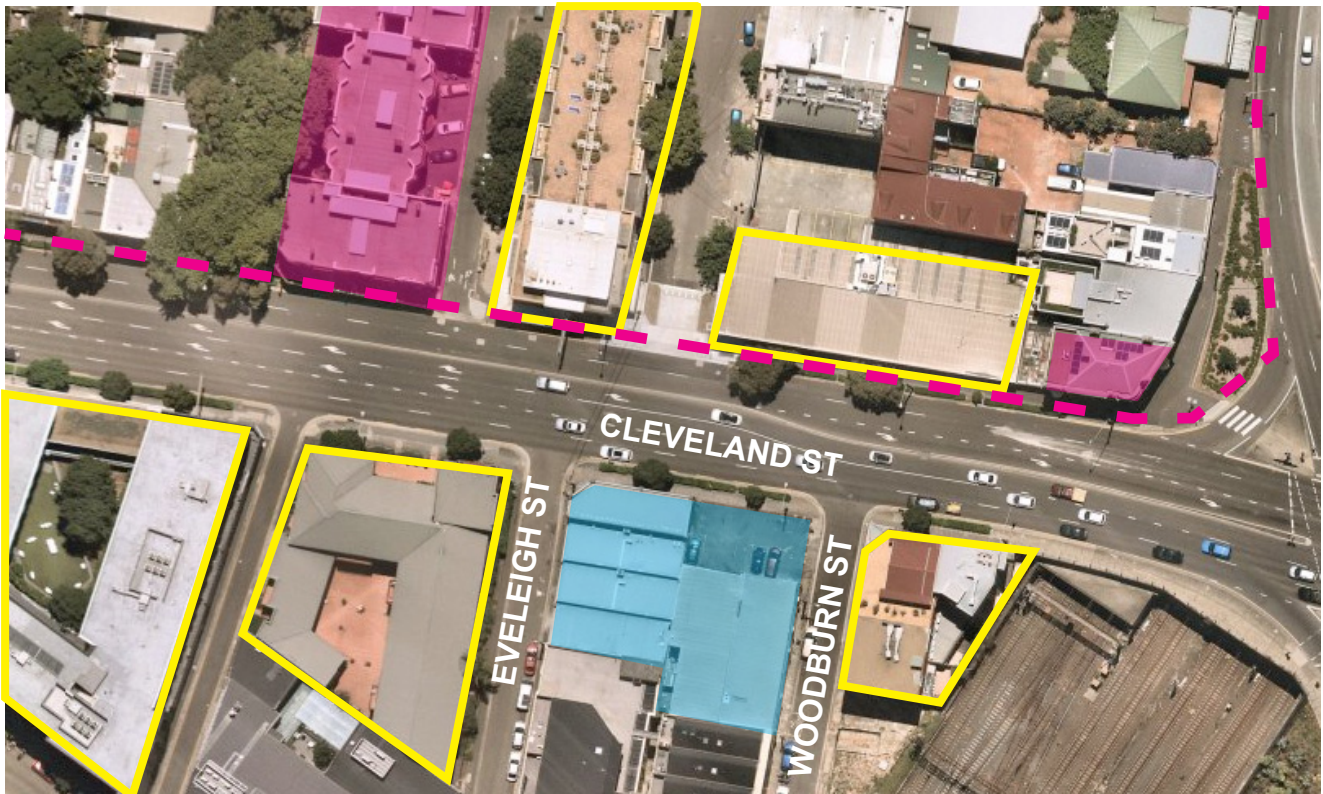


Figure 3.1

Aerial image showing the surrounding context. The subject site is shaded blue, the heritage items are shaded pink, the Chippendale HCA southern border is marked by the dashed pink line, and surrounding contemporary developments are outlined in yellow.

Source: Nearmap

2.2 SITE DESCRIPTION

The site is a parcel of land bounded by Eveleigh, Cleveland and Woodburn Streets. It contains a part one and part two storey building known as 175 Cleveland Street, unbuilt open space currently used as car parking (177 Cleveland Street) and a two storey building at 1-5 Woodburn Street. As the current buildings on the subject site are modest in height and scale, they do not have a strong visual presence within the Cleveland Street context, being overlooked by three storey and multi-storey apartment buildings in the general vicinity of the site.

The light industrial building at 175 Cleveland Street has a splayed two storey component along its principal Cleveland Street elevation, dropping down to a single storey level behind, with a saw tooth roof and rear roller door access onto Eveleigh Street, simple timber roof trusses and painted brick walls.

The Cleveland Street elevation occupies half of the block between Woodburn and Eveleigh Streets, with the other half remaining vacant. The painted brick facade presents with restrained Interwar detailing at parapet level and across the upper half of the building, incorporating subdued horizontal and vertical motifs. There are late twentieth century modifications to the facade including changes to the fabric and c.1970s signage. Windows are timber framed sashes on the two storey elevation fronting Cleveland Street, with vertically oriented metal framed window openings on the Eveleigh Street one storey elevation which are flanked by box gutters.

1-5 Woodburn Street is a two storey Interwar structure constructed c.1938-1940. It has a stepped parapet with remnant Wilson Electrical Appliances signage on the original facebrick facing onto Woodburn Street, and raised signage on the Cleveland Street elevation. The remainder of the building is rendered and features a simple saw tooth roof form.

The Woodburn Street elevation presents with a modified facade showing two bands of horizontally oriented windows across its length. Windows have been fitted at ground floor level with security grilles.

The eastern elevation of 175 Cleveland Street and the northern elevation of 1-5 Woodburn Street have both been painted with artistic murals in recent years.



Figure 3.2
Northern elevation of 175 Cleveland Street and 1-5 Woodburn Street. 177 Cleveland Street constitutes the carpark.
Source: Google Streetview 2020



Figure 3.3
View of the site and existing buildings from the corner of Cleveland and Woodburn Street.
Source: Google Streetview 2020



Figure 3.4
Splayed corner and rear sawtooth roof of the existing building at 175 Cleveland Street.
Source: Google Streetview 2020



Figure 3.5
Residential development on the northern side of Cleveland Street, within the Chippendale Heritage Conservation Area.
Source: Google Streetview 2020



Figure 3.6
The nature of contemporary development on the northern side of Cleveland Street, directly opposite the subject site.
Source: GBA Heritage



Figure 3.7
Looking north along Woodburn Street. The subject site is indicated by the arrow.
Source: GBA Heritage



Figure 3.8
Looking north along Eveleigh Street. The subject site is indicated by the arrow.
Source: Google Streetview 2020



Figure 3.9
Looking east along Cleveland St, the subject site is indicated by the red arrow.
Source: Google Streetview 2020

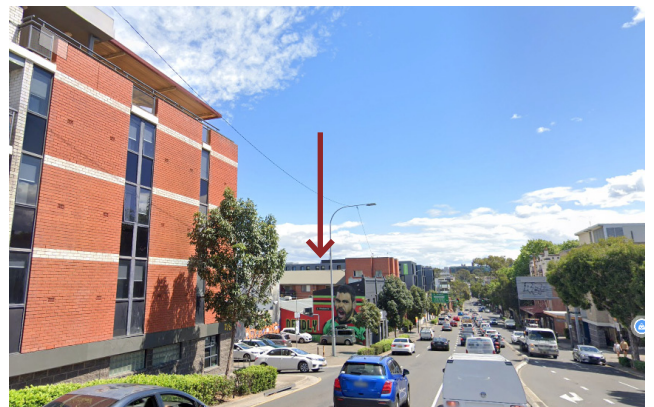


Figure 3.10
Looking west along Cleveland St, the subject site is indicated by the red arrow.
Source: Google Streetview 2020

3.0

ESTABLISHED HERITAGE SIGNIFICANCE

3.1 INTRODUCTION

175-177 Cleveland Street and 1-5 Woodburn Street are not listed as heritage items in any statutory instrument, nor are they located in a heritage conservation area. The Heritage Assessments of the site, 175-177 Cleveland Street, Redfern: Heritage Assessment (Graham Brooks and Associates, April 2014) and 1-5 Woodburn Street, Redfern: Heritage Assessment (Graham Brooks and Associates, June 2015), conclude the existing buildings at 175-177 Cleveland Street and 1-5 Woodburn Street have no significance in heritage terms.

Although the subject site is not listed as an item of local heritage significance in the LEP, it is in the vicinity of the following heritage items listed in Schedule 5 (Environmental Heritage):

- Item I163 - Residential flat and retail building group “Strickland Building” at 54–62 Balfour Street
- Item I199 - Former Mercantile Bank Chambers at 151 Regent Street
- Chippendale Heritage Conservation Area (C9).

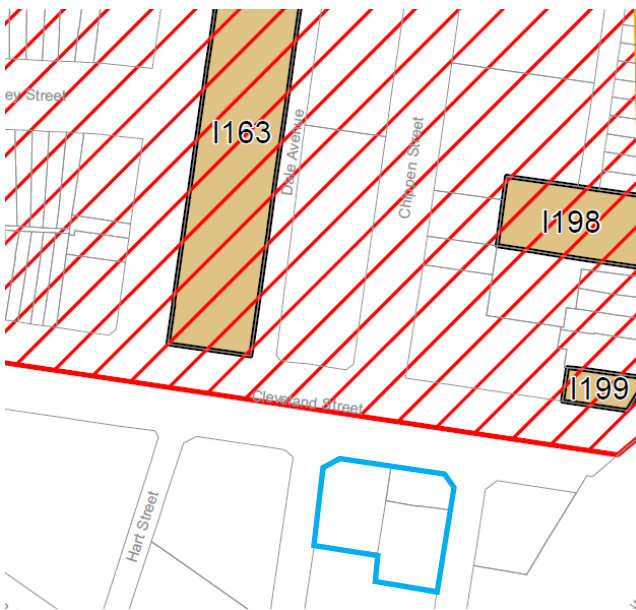


Figure 4.1
Extract from the LEP Heritage Map 5 showing the subject site outlined in blue. The Chippendale Conservation Area and heritage items I199 and I163 are located on the opposite side of Cleveland Street.

Source: NSW Government Legislation website

3.2 ESTABLISHED SIGNIFICANCE OF THE CHIPPENDALE CONSERVATION AREA

The subject site is located opposite the southern border of the Chippendale Conservation Area, which is listed as an item of local heritage significance on Schedule 5 of the Sydney LEP 2012.

The NSW Heritage Inventory contains the following information for database entry number 2421466, Chippendale Heritage Conservation Area:

Statement of Significance:

Chippendale is of historical significance for three key themes: 19th century industry, industrial working class residential, and quality residential housing. Industry was the key historical role of Chippendale due to its location relative to the City. Housing for industrial workers is integral to the industrial history of Chippendale, evidenced by early housing in Elim and Chandler’s Avenues.

Chippendale is also of historical significance for the extent of land resumption which occurred in the early 20th century which increased the dominance of industry in the area. Strickland House, the first public housing by the City Architect, is significant as evidence of the need to provide quality low income housing.

Chippendale’s association with high quality 19th century residential housing predominantly predates the intrusion of the railway around Regent Street. Chippendale demonstrates several key periods of layers for the development of inner city Sydney: the first layer as a direct result of the subdivision of the Cooper Estate and Shepherd’s Nursery, subsequent layers from Railway construction and from the resumption era, and the construction of industry and related housing for industrial workers

Chippendale is an exceptional area with multiple key period layers, an early residential suburb profoundly affected by land resumptions and the construction of industrial buildings and

associated Victorian working class housing. The area contains many intact buildings which are contributory to the area's significance.

Earlier periods of buildings are included as significant. Buildings other than those identified as from a significant period may also be contributory.

3.3 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

There are a number of individually listed heritage items in the vicinity of the subject site. These are listed as items of local heritage significance on Schedule 5 of the *Sydney LEP 2012*. This report focuses on the closest items in the vicinity, being Item I163 at 54-63 Balfour Street and I199 at 151 Regent Street.

The NSW Heritage Inventory contains the following Statements of Significance for these items:

**Residential Flat and Retail Building Group
"Strickland Building" Including Interior
54-63 Balfour Street, Chippendale**
Database entry number 2420437

Statement of Significance:

Of historical significance as an early, innovative and substantial residential apartment development. Of architectural significance for its detailing and original integrity. The complex is of environmental importance, greatly contributing to the character of its community.

**Former Mercantile Bank Chambers Including Interior
151 Regent Street, Chippendale**
Database entry number 2421167

The NSW Heritage Inventory does not contain a Statement of Significance for this item, but it is assumed to have been listed for its historical and aesthetic values.

Description:

Two storey Victorian Italianate style commercial building.

Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance and roadways, and have no direct visual connection to the site.



Figure 4.1

The "Strickland Building" located on Balfour Street, Chippendale.
Source: *The NSW Heritage Inventory*



Figure 4.2

The Former Mercantile Bank Chambers to the corner of Regent and Cleveland Streets.
Source: *Google Streetview 2020*

4.0

DESCRIPTION OF THE PROPOSAL

The proposed development, designed by Mark Shapiro Architects, is detailed in the plans and EIS that accompany this application. It includes:

- Demolition of the existing structures on site;
- Construction of a 6 storey boarding house comprising 120 units with ground floor retail and communal rooftop facilities; to a similar footprint and building envelope as previously approved;
- The addition of internal and rooftop greenery for environmental benefit.

The aim of the proposal is to provide a contemporary co-living development for additional housing within close proximity to the CBD and public transport links.

Figure 6.1

Photomontage of the proposed development from the corner of Cleveland and Woodburn Street.

Source: Mark Shapiro Architects



5.0

ASSESSMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the SEARS requirements and Heritage NSW (in the NSW Department of Premier and Cabinet) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage. 175-177 Cleveland Street and 1-5 Woodburn Street are not listed as heritage items in any statutory instrument, nor are they located in a heritage conservation area. However, the site is located in the vicinity of items listed in Schedule 5 of the *Sydney Local Environmental Plan (LEP) 2012*, as items of local heritage significance.

The SEARs for this application (SSD 10720865) require that all relevant statutory provisions, policies and guidelines be addressed. Pertaining to heritage, this includes the *Sydney LEP 2012*, *Sydney DCP 2012*, *State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005* and the *Redfern-Waterloo Built Environment Plan (Stage One)*.

While the subject site is located at the northern edge of the Redfern-Waterloo Authority Site, defined in the *State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005*, it is not identified as a listed heritage item, or in the vicinity of a heritage item that is listed under the SEPP (refer to Figure 1.3). The heritage provisions of this SEPP and the heritage considerations of the *Redfern-Waterloo Built Environment Plan (Stage One)* are therefore not applicable to the proposed development.

5.2 CONSIDERATION OF THE GUIDELINES OF HERITAGE NSW

Heritage NSW (in the NSW Department of Premier and Cabinet) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item have been considered in the preparation of the following commentary; they are:

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

- The site is separated from the heritage items in the vicinity and the Chippendale HCA by contemporary development and the 6 lane roadway of Cleveland Street
- Retains views to and from the heritage items and nearby contributory buildings in the HCA
- Does not infringe on the curtilage or settings of the heritage items or the Chippendale HCA
- Does not detract from the character of the HCA as the buildings directly opposite the site are not classified as contributory

The relevant 'questions to be answered' in the NSW Heritage Manual 'Statements of Heritage Impact' guidelines are:

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the new development sympathetic to the*

heritage item? In what way (e.g. form, siting, proportions, design)?

- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

The new development is not located immediately adjacent to any listed heritage item. The heritage items and HCA that are nearest to the subject site are physically and visually separated from it by the relatively wide roadway of Cleveland Street and contemporary development directly opposite all three street frontages of the site. The physical separation provided by Cleveland Street ensures the proposed development on this site will not visually dominate the conservation area or the two individually listed heritage items in its vicinity. This analysis is supported in the Land and Environment Court judgement *Trinity Grammar School v Ashfield Council* [2007] NSWLEC 733 that posed the question 'How close does the larger building need to be to the conservation area or heritage item to constitute an unacceptable impact?' and determined that existing streets are regarded as sufficient separation when considering the relationship of new development to a conservation area.

Although the proposed development will be seen in some views from the listed items at 54-61 Balfour Street and 151 Regent Street, and from within the Chippendale HCA, it is consistent with the scale and form of the contemporary development in the locality, and will not have an adverse impact on the established historical and architectural values of the heritage items. The proposal does not obstruct any significant views to the heritage items in the vicinity or contributory buildings to the Chippendale HCA.

The proposed development is of a contemporary design and materials, consistent with that of the immediate locality. As the subject site is separated from the heritage items by Cleveland Street and has no relationship with the conservation area or the listed heritage items in its vicinity, it is not considered necessary for the design of the new development to be sympathetic to these items in terms of its form, siting and design.

The proposal does not generate any adverse impacts on the established heritage significance of the listed heritage items and HCA in the vicinity of the site. Their significance will still be appreciable from the public domain.

5.3 HERITAGE OBJECTIVES OF THE SYDNEY LEP 2012

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The site is separated from the heritage items in the vicinity and the Chippendale HCA by contemporary development and the 6 lane roadway of Cleveland Street
- Retains views to and from the heritage items and nearby contributory buildings in the HCA
- The proposed height is greater than neighbouring buildings, but is similar to the height and building envelope of the previously approved proposal in SSD 7064
- The fifth level is further setback from the street and screened by rooftop landscaping, providing a transition between the proposal and development in the vicinity
- There will be no adverse impact on the established heritage significance of the listed heritage items and HCA in the vicinity of the site.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Sydney LEP 2012*, which are:

4.3 Height of buildings

- (1) *The objectives of this clause are as follows:*
- (b) *to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas,*

5.10 Heritage conservation

- (1) *Objectives*
- The objectives of this clause are as follows:*
- (a) *to conserve the environmental heritage of Sydney,*
 - (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.21 Design Excellence

- (4) *In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters—*
- (d) *how the proposed development addresses the following matters—*
 - (iii) *any heritage issues and streetscape constraints,*

5.4 HERITAGE GUIDELINES OF THE SYDNEY DCP 2012

The proposed development is generally consistent with the guidelines of the Sydney DCP 2012 that relate to development adjacent to heritage items:

Section 3.9.1 Heritage Impact Statements

To address the impact of the proposed development on the heritage significance of heritage items and heritage conservation areas in the vicinity

Section 3.9.5 Heritage Items

(4) 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 proposal is generously separated from the heritage items in the vicinity and Chippendale HCA by the 6 lanes of Cleveland Street. Further, all development directly opposite the site is of a contemporary nature including development to the northern side of Cleveland street, which is not classified as contributory to the HCA.

The development responds to the character of contemporary development to the southern side of Cleveland Street in its form, massing, envelope, materiality and scale.

No significant views are affected and the heritage significance of the listed items in the vicinity and the Chippendale HCA will be retained.

Although the existing buildings on the site are light industrial buildings older than 50 years, they are not considered to be of a significant architectural building type and have been assessed as having no heritage significance. Therefore, the guidelines in *Section 3.10.1 Warehouses and industrial buildings older than 50 years* of the DCP pertaining to retention and reuse of industrial buildings are not considered to be relevant to the site and this development.

6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

- 175-177 Cleveland Street and 1-5 Woodburn Street are **not** listed as items of heritage significance in any statutory instrument, nor are they located in any heritage conservation area.
- The subject site is located in the vicinity of the listed heritage items at 54-62 Balfour Street, 151 Regent Street and the Chippendale Conservation Area.
- Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance and roadways, and have no direct visual connection to the site.
- The subject site is separated from the heritage items in the vicinity and the Chippendale HCA by contemporary development and the 6 lane roadway of Cleveland Street
- The proposed development is consistent with the existing form of contemporary development to the southern side of Cleveland Street.
- The significance of the heritage items in the vicinity and Chippendale HCA will be retained.
- The proposed development will have no physical impact on the heritage items or HCA in the vicinity of the site.
- The proposed development does not generate any adverse impact, as existing views and the setting of the heritage items and HCA in the vicinity are retained.
- The proposed development is consistent with the heritage requirements and guidelines of the *Sydney LEP 2012* and the *Sydney DCP 2012*.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.

6.2 RECOMMENDATIONS

- Council should have no hesitation, from a heritage perspective, in approving the application.

7.0

BIBLIOGRAPHY

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