



Conservation Management Plan

**Bakers Terrace, 66–68 & 70–72
Gloucester Street, The Rocks**

January 2016

urbis

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Executive Summary

Urbis has been engaged by Golden Age Development & Hannas The Rocks Pty Limited, to prepare the following Conservation Management Plan (CMP). The purpose of this CMP is to guide the conservation and management of the significant elements of the subject site, as well as the heritage significance of neighbouring and nearby state heritage listed items and the wider conservation area/precinct generally. It is also intended to assist the property owners to manage maintenance and new works to the site. The CMP provides a careful analysis of the site in terms of heritage significance and context. Based on this analysis, conservation policies appropriate to the subject site have been provided.

Bakers Terrace is located at 66-68 and 70-72 Gloucester Street, The Rocks. The row of four terraces forms part of a larger site which also comprises of a contemporary development (c1988-90) at 85 Harrington Street, The Rocks, which spans between Harrington Street and Gloucester Street (and is also known as 'Harrington Court'), and they are located on the one allotment (Lot 1, DP777033). It is proposed to redevelop the entire site, with design, planning and approval via State Significant Development of a new mixed-use development, which will involve the retention and adaptive reuse of Bakers Terrace.

The buildings comprising Bakers Terrace are separately listed as two buildings on the State Heritage Register as 66-68 Gloucester Street (item 1530) and 70-72 Gloucester Street (item 1531). In addition, they are separately listed as two buildings on the Sydney Harbour Foreshore Authority S170 Register as 66-68 Gloucester Street (item 4500100) and 70-72 Gloucester Street (item 4500101). They and the site as a whole are also identified as within The Rocks Heritage Conservation Area, also listed on the Sydney Harbour Foreshore Authority S170 Register (item 4500458).

In accordance with the Secretary's Environmental Assessment Requirements (SEARs) for the proposed works to the entire allotment, a CMP is required for Bakers Terrace prior to determination of the development application. This CMP updates an earlier CMP prepared by Futurepast Heritage Consulting Pty Ltd (2007), and the input of information from this report is acknowledged.

What is the heritage significance of the site?

The subject site has historical significance as a row of typical late 19th century workers terraces constructed in the mid-Victorian period for the purpose of residential accommodation. Historical research shows the subject site was built in c1875 (66-68) and c1882 (70-72). The northern pairs façade was extended by approximately 1-1.5m post c1882 but prior to c1900 to match the new southern pair of terraces. It is speculated to have occurred between c1885-1887.

Bakers Terraces as a whole, is associated with significant historical events including the development, decline and redevelopment of The Rocks. The terraces were some of only a few that survived the wide spread demolition of buildings on Gloucester, Cambridge and Harrington Streets from the 1890s to the 1940s. The erection of Bakers Terraces demonstrates the continued pressure for greater density to house the local maritime workforce and other working class occupants.

Bakers Terraces are aesthetically distinctive as a row of terraces constructed in separate phases and unified as one building with the construction of a new decorative façade.

The subject site has social significance as part of one of the oldest precincts in the country. It has significant meaning to the residents of the area, visitors and historians.

Bakers Terraces form part of the complex layering of The Rocks, which is rare as a whole in its ability to provide evidence of ways of life, customs, technologies and processes from 1788 to the present. The subject site has representative significance as typical residential accommodation in The Rocks and demonstrates the continued pressure for greater density to house the local maritime workforce and other working class occupants.

How should the site be conserved?

Section 7 of this CMP provides an overview of heritage opportunities and constraints specific to the property and Section 8 of this CMP provides conservation policies and guidelines to assist in the management of the site's heritage values. The property is of high significance and any proposed

modifications must take into consideration the identified significance and must have regard for the total resource.

Change should also be considered with a goal of conserving and enhancing the identified heritage values of the subject property, wherever possible. The minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977*, and as specified in Section 8.16 of this report, must be adhered to in order to ensure the long-term conservation of the terrace group.

When undertaking works to the site, assessment under relevant legislation (Section 6) should consider whether the works are likely to impact on the site's heritage significance and/or nominated significant fabric as identified in this CMP. Reference should be made to the site's statement of heritage significance (Section 4.4) and schedule of significant elements (Section 0). A heritage impact statement or archaeological assessment should be prepared by a suitably qualified consultant in accordance with guidelines of the NSW Heritage Division (formerly Heritage Office).

To assist the property owners in managing the heritage significance of the subject property, as well as its functional requirements, schedules of conservation and maintenance works (Section 9) are provided. These schedules should be adopted and implemented.

1 Introduction

1.1 BRIEF

Urbis has been engaged by Golden Age Development & Hanna The Rocks Pty Limited, to prepare the following Conservation Management Plan (CMP). The purpose of this CMP is to guide the conservation and management of the significant elements of the subject site. It is also intended to assist the property owners to manage maintenance and new works to the site. The CMP provides a careful analysis of the site in terms of heritage significance and context. Based on this analysis, conservation policies appropriate to the subject site have been provided on how to retain its significance, and conservation strategies to ensure its long term viability.

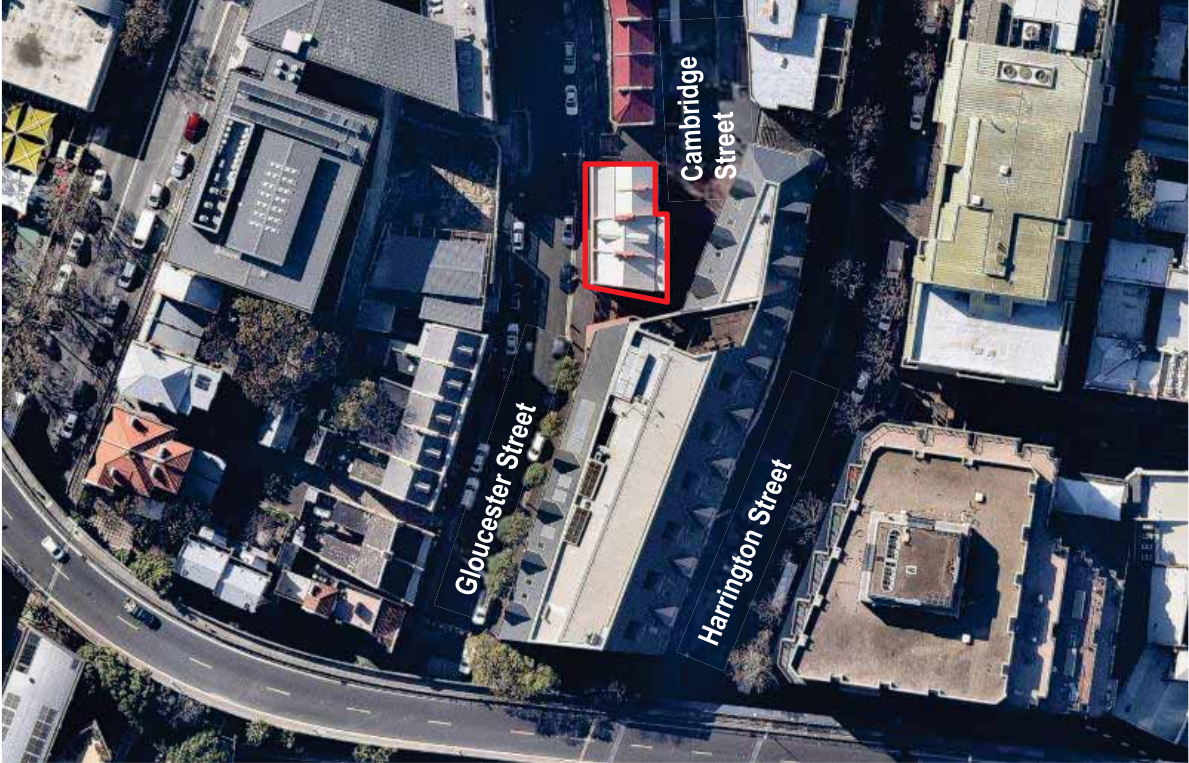
Bakers Terrace is located at 66-68 and 70-72 Gloucester Street, The Rocks. The four terraces form part of a larger site which also comprises of a contemporary development (c1988-90) at 85 Harrington Street, The Rocks, which spans between Harrington Street and Gloucester Street (also known as 'Harrington Court'), and they are located on the one allotment (Lot 1, DP777033). It is proposed to redevelop the entire site, with design, planning and approval via State Significant Development of a new mixed-use development, which will involve the retention and adaptive reuse of Bakers Terrace, this CMP is prepared to guide the current design of the site wide redevelopment as well as its future conservation.

The buildings comprising Bakers Terrace are listed as two buildings on the State Heritage Register as 66-68 Gloucester Street (item 1530) and 70-72 Gloucester Street (item 1531). In addition, they are separately listed as two buildings on the Sydney Harbour Foreshore Authority S170 Register as 66-68 Gloucester Street (item 4500100) and 70-72 Gloucester Street (item 4500101). They are also identified as within The Rocks Heritage Conservation Area, also listed on the Sydney Harbour Foreshore Authority S170 Register (item 4500458).

1.2 SITE LOCATION

Bakers Terrace are located at 66-68 and 70-72 Gloucester Street, The Rocks shaded and outlined in orange and are part of the larger allotment containing a contemporary (c1988-90) development at 85 Harrington Street outlined in red.

FIGURE 1 – THE SUBJECT SITE LOCATED AT 85 HARRINGTON STREET, THE ROCKS



SOURCE: SIX MAPS LAND AND PROPERTY INFORMATION

1.3 METHODOLOGY

This CMP has been prepared in accordance with the *NSW Heritage Manual* (1996), the *Australia ICOMOS Burra Charter* (2013) and *The Conservation Plan* by James Semple Kerr (2000). Refer to the rear of this document for full terminology.

1.4 AUTHOR IDENTIFICATION AND ACKNOWLEDGEMENTS

The following report has been prepared by Kate Paterson (Associate Director), Alicia Vickers (Consultant) and Karyn McLeod (Archaeologist). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis Pty Ltd. Current building plans were provided by the Sydney Harbour Foreshore Authority.

The authors would like to thank the following people for their assistance with the compilation of this plan:

- Sydney Harbour Foreshore Authority (SHFA);
- The tenants of the building for providing access; and
- Futurepast Heritage Consulting Pty Ltd.

1.5 LIMITATIONS

This Conservation Management Plan is based on external and internal inspections of the subject site conducted in November 2015 and was prepared with the below limitations;

- Physical assessment of all fabric is based on non-intrusive visual assessment only (including no access to roof spaces, floor cavities and ceilings).
- This CMP does not assess Aboriginal historical association and significance of the place.

2 Site Description

2.1 SITE LOCATION

The subject site is located at 66-68 and 70-72 Gloucester Street, The Rocks, Sydney. Bakers Terrace (constructed from c1875- c1887) is a free-standing building comprised of two pairs of terrace houses situated on the eastern side of Gloucester Street. It is surrounded by and forms a part of a larger site which also comprises of a contemporary development (c1988-90) at 85 Harrington Street, The Rocks, which spans between Harrington Street and Gloucester Street (also known as 'Harrington Court'), and they share the same allotment (Lot 1, Deposited Plan 777033) (Figure 2).

Bakers Terrace are separated into two separate office tenancies. The existing ground and basement floors are combined into one tenancy. Access to this tenancy is from Gloucester Street, there is also direct access at the rear from the courtyard to the basement level. There is a separate tenancy on the first floor). Access to this tenancy is from Number 66 Gloucester Street. Access to the plant room (in the attic) is from the first floor tenancy only.

FIGURE 2 – LOCATION OF THE SUBJECT SITE. NOTE THE CONTEMPORARY DEVELOPMENT (C1988-90), WHICH SITS TO THE EAST AND SOUTH OF BAKERS TERRACE.



SOURCE: GIS MAP (WITH URBIS OVERLAY).

2.2 BROADER SITE AND PROPOSED REDEVELOPMENT

The current development surrounding the Bakers Terrace at 85 Harrington Street comprises of a six storey office building (with basement level car parking), Bakers Terrace and a public pedestrian area/courtyard at the rear of the terraces, which adjoins Cumberland Place and Steps and Cambridge Street. Bakers Terrace sits on the northern end of the allotment and front Gloucester Street.

This CMP has been prepared in taking in consideration the proposed redevelopment of the 1980s development at 85 Harrington Street which consists of a new 6-10 storey mixed use residential and retail

development within a similar to the existing but reduced the footprint of the current building. The rear courtyard to Bakers Terrace is also being redeveloped as part of this proposal. Bakers Terrace are also being adaptively re-used as part of this proposal.

2.3 SETTING

2.3.1 WIDER CONTEXT

Bakers Terrace is located in The Rocks, a significant historical precinct of Sydney as the site of Australia's first European settlement in 1788. The Rocks is situated on the rocky peninsula projecting into Sydney Harbour on the western side of Sydney Cove and is immediately north-west of the Sydney Central Business District (CBD).

The precinct is characterised by a distinct topography, with a steep fall in the ground to the east, in a series of sandstone escarpments. The street pattern responds to this topography and contains a diverse range of buildings and open spaces, with steep streets and laneways running across the rocky promontory and buildings cut into the rock face. The area contains a mixture of buildings from different time periods. It has a distinctive maritime character with many warehouses, bond stores and terrace rows overlain with early 20th century light industrial buildings and more recent hotel and apartment buildings. The subject site also forms part of the larger Rocks Conservation Area. A physical description and historical outline of this conservation area is provided on the SHFA Heritage and Conservation Register for the item attached in Appendix A.

Bakers Terrace are located on Gloucester Street and sits close to the top of the ridge which runs along the spine of the peninsula of The Rocks. Gloucester Street has a curved alignment and extends from its intersection with Cumberland Street in the north to Grosvenor Street in the south. The Cahill Expressway crosses over the middle of the street and cuts it in half. Bakers Terrace are situated to the north of the Cahill Expressway. The Australian Hotel sits prominently on the corner of Gloucester and Cumberland Street. The area to the south of the Cahill Expressway is characterised by high rise office and residential buildings (Sydney CBD).

Gloucester Street is essentially a traditional streetscape characterised by terrace style residential buildings lining the street. There are a number of significant heritage listed buildings in the vicinity of the subject site. Some of these include *Jobbins Terrace*, an early Greek revival terrace row dating from c1855-1857, which sits opposite the subject site at 103-111 Gloucester Street, and *Susannah Place*, an early Victorian terrace row dating from 1844, which sits immediately to the north of the subject site at 58-64 Gloucester Street. Directly opposite the subject site is the rear of the Sydney Harbour Youth Hostel Association building and The Big Dig Archaeology Education Centre, which is a large contemporary development constructed above a state significant archaeological site. Images of the wider context are shown in Figure 3.

FIGURE 3 – SITE PHOTOGRAPHS OF THE WIDER CONTEXT



PICTURE 1 – CURVED ALIGNMENT OF GLOUCESTER STREET SHOWING TRADITIONAL BUILDINGS AND SYDNEY CBD IN THE DISTANCE.



PICTURE 2 – GLOUCESTER STREET STREETScape, SHOWING SUSANNAH PLACE TO THE NORTH OF BAKERS TERRACE.



PICTURE 3 – GLOUCESTER STREET STREETScape SHOWING JOBBINS TERRACE.



PICTURE 4 – GLOUCESTER STREET STREETScape SHOWING REAR OF THE BIG DIG ARCHAEOLOGY CENTRE.

2.3.2 IMMEDIATE CONTEXT

Bakers Terrace (constructed from c1875- c1887) is a free-standing building comprised of two pairs of terrace houses. A set of stairs runs on either side of the terrace to its north and its south, separating the group from the surrounding contemporary development. The immediate setting of Bakers Terrace is characterised by Cumberland Place (also previously known as Cribb's Lane) to the north and the contemporary development at 85 Harrington Street to the east and the south of the site.

Cumberland Place is a State heritage listed item and consists of a pedestrian thoroughfare that connects Gloucester Street and Harrington Street. It has been in continuous use since c1808 and is one of the oldest pedestrian routes in Australia. It comprises of a continuous group of four sets of stairs with two associated concourses and an open space.

Number 85 Harrington Street (constructed c1988-90) steps up the slope between Harrington Street and Gloucester Street. It comprises of a six storey hotel and office building. It features a sandstone base with levels above in rendered masonry, with aluminium framed windows and fixed glazed panels. From street level, the roof appears to be a contemporary slate. Harrington Court is accessed via both Gloucester Street and Harrington Street. The complex has basement level car parking accessed from Harrington Street. At the rear of Bakers Terrace, an open paved courtyard (featuring some planter boxes) separates the terrace from the larger development and there is stairway access adjoining Cumberland Place and Steps.

Prior to the construction of this building the site was vacant. Previous shops, houses and a hotel that inhabited the site during the 19th century were progressively demolished between 1905 and 1950. Its construction truncated Cambridge Street, which formerly joined Harrington Street to the south, and incorporated it into the new development forming the courtyard at the rear of Bakers Terrace. Historically, an additional set of stairs provided access between Cambridge and Gloucester Streets on the southern boundary of the allotment. Images of Bakers Terrace and the immediate context are shown in Figure 4.

FIGURE 4 – SITE PHOTOGRAPHS OF THE IMMEDIATE CONTEXT



PICTURE 5 – FRONT OF BAKERS TERRACE, GLOUCESTER STREET. STAIRWAY ACCESS ON NORTHERN AND SOUTHERN SIDE OF THE BUILDING.



PICTURE 6 – REAR ELEVATION OF BAKERS TERRACE FROM CUMBERLAND PLACE AND STEPS.



PICTURE 7 – REAR OF BAKERS TERRACE ON RIGHT AND HARRINGTON COURT ON LEFT.



PICTURE 8 – CAMBRIDGE STREET FROM CUMBERLAND PLACE AND STEPS.



PICTURE 9 – FRONT OF NUMBER 85 HARRINGTON STREET, THE ROCKS.

2.4 VIEWS & CURTILAGE

2.4.1 VIEWS

The location of Gloucester Street within the central portion of The Rocks does not provide for significant views too or from the site from the wider precinct; however, the terrace contributes to streetscape views that should be conserved. Both the front and rear of the terrace are visible from public spaces. A views analysis is provided in Figure 5. Select views are shown in Figure 6.

2.4.1.1 DISTANT VIEWS TO BAKERS TERRACE

Distant views to the northern wall of 66-68 Gloucester Street are first visible from the intersection of Gloucester Street and Cumberland Street, due to the curved alignment of Gloucester Street (Picture 10). The primary vista of the streetscape is that of other low-scale residential buildings in the immediate streetscape, with city tower buildings rising above in the background. The southern wall of 70-72 Gloucester Street is visible from the dead end of Gloucester Street (below Cahill expressway), with views of the Harbour Bridge in the background (Picture 11). Bakers Terrace is prominent in Gloucester Street as a free-standing pair of terrace houses located on the corner of Cumberland Place and Steps. They are a distinctive pink colour and separated from the surrounding contemporary development via stairs on either side of the terrace.

The rear of the northern wall of 66-68 Gloucester Street is first visible from mid-way along Cambridge Street (Picture 12). The primary vista of the streetscape is that of the rear yards and outbuildings of other low-scale residential buildings in the immediate streetscape (primarily Susannah Place to the north of Bakers Terrace). The contemporary development at 85 Harrington Street, which truncates Cambridge Street, terminates the view from Cambridge Street.

The eastern wall of 66-68 Gloucester Street is just visible from the base of Cumberland Place and Steps on Harrington Street, but is largely obscured by surrounding development (Picture 13).

Distant views to the front of Bakers Terrace from Gloucester Street are significant and should be retained without interruption. Distant views to the rear of Bakers Terrace from Cambridge Street are also significant as they contribute to the visual setting of the terrace, as well as to the visual setting of surrounding heritage listed items including Cumberland Place and Steps and Susannah Place. Views to Bakers Terrace from Harrington Street are less significant and do not contribute to the visual setting of the terrace.

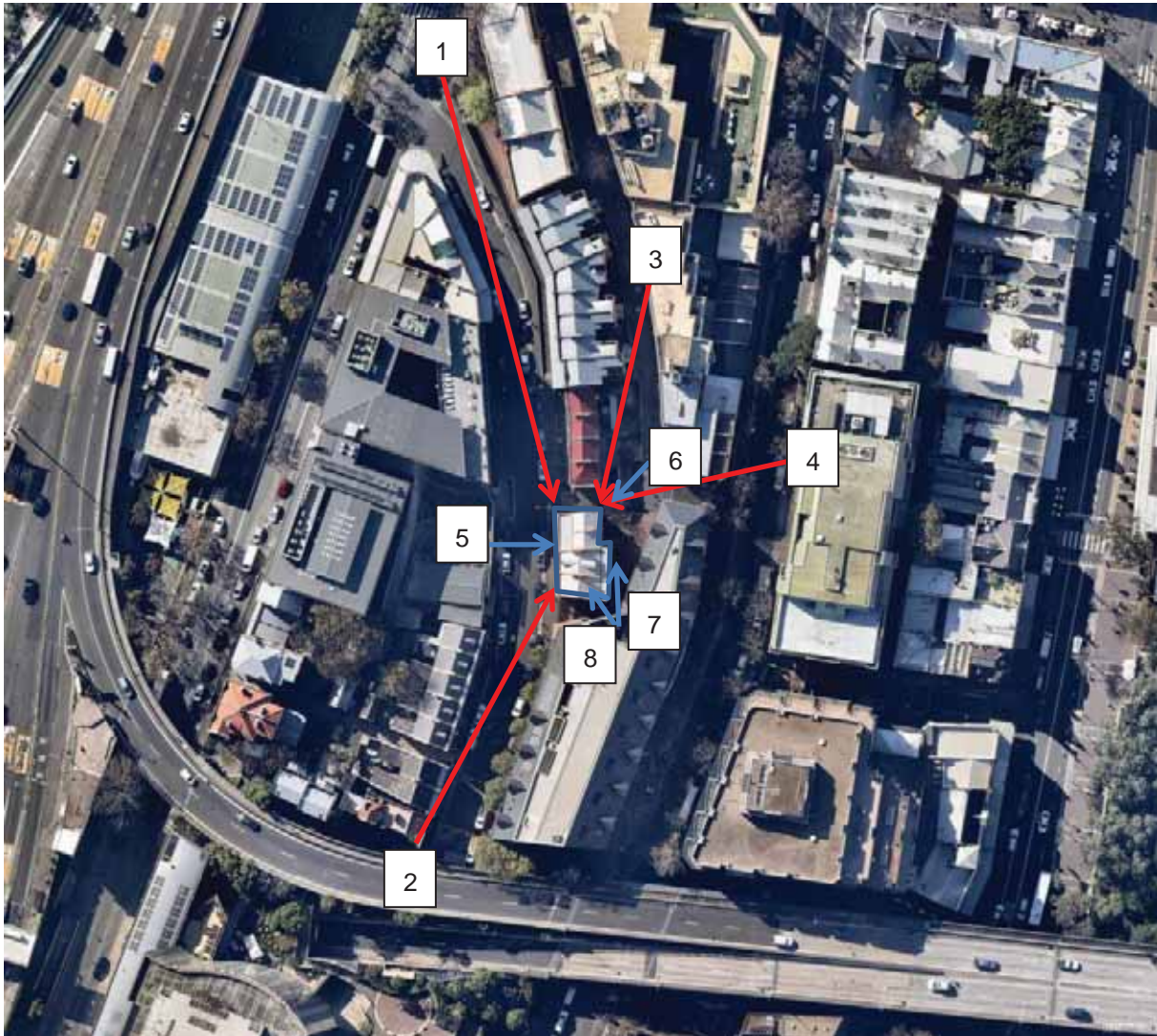
2.4.1.2 IMMEDIATE VIEWS TO BAKERS TERRACE

Immediate views to Bakers Terrace are available from various points on Gloucester Street, allowing for the scale and features of the front of the building to be appreciated (Picture 14). The rear of Bakers Terrace is also visible from the rear courtyard of the terraces and from Cumberland Place and Steps (Picture 15 and Picture 16). Its corner location contributes to the immediate visual setting of Cumberland Place and also allows the scale and features of the rear of the building to be appreciated, as well as its

architectural response to the sloping topography of the area to be appreciated. Immediate views to the terraces from these aspects are significant and should be retained without interruption.

Views to the southern wall of 70-72 Bakers Terrace from the staircase incorporated as part of the surrounding contemporary development are closed and restricted (Picture 17). Views from this aspect are less significant; however, they presently contribute to the setting of the building which is free standing and separated from the surrounding contemporary development.

FIGURE 5 – VIEWS ANALYSIS



SOURCE: GIS MAP WITH URBIS OVERLAY, 2015

FIGURE 6 – SELECT VIEWS



PICTURE 10 – VIEW 1 TO BAKERS TERRACE FROM THE CORNER OF GLOUCESTER STREET AND CUMBERLAND STREET, URBIS, 2015.



PICTURE 11 – VIEW 2 TO BAKERS TERRACE FROM THE BASE OF THE CAHILL EXPRESSWAY, SHOWING THE HARBOUR BRIDGE IN THE DISTANCE, URBIS, 2015.



PICTURE 12 – VIEW 3 TO BAKERS TERRACE FROM CAMBRIDGE STREET, URBIS, 2015.



PICTURE 13 – VIEW 4 TO BAKERS TERRACE FROM HARRINGTON STREET, WHICH IS LARGELY OBSCURED BY DEVELOPMENT, URBIS, 2015



PICTURE 14 – VIEW 5 TO BAKERS TERRACE FROM OPPOSITE SIDE OF GLOUCESTER STREET, URBIS, 2015.



PICTURE 15 – VIEW 6 TO BAKERS TERRACE FROM CUMBERLAND PLACE AND STEPS, URBIS, 2015.



PICTURE 16 –VIEW 7 TO BAKERS TERRACE FROM THE COURTYARD BETWEEN BAKERS TERRACE AND THE SURROUNDING CONTEMPORARY DEVELOPMENT, URBIS, 2015.



PICTURE 17 –VIEW 8 TO THE SOUTHERN FAÇADE OF BAKERS TERRACE FROM HARRINGTON COURT DEVELOPMENT, URBIS, 2015.

2.4.2 CURTILAGE

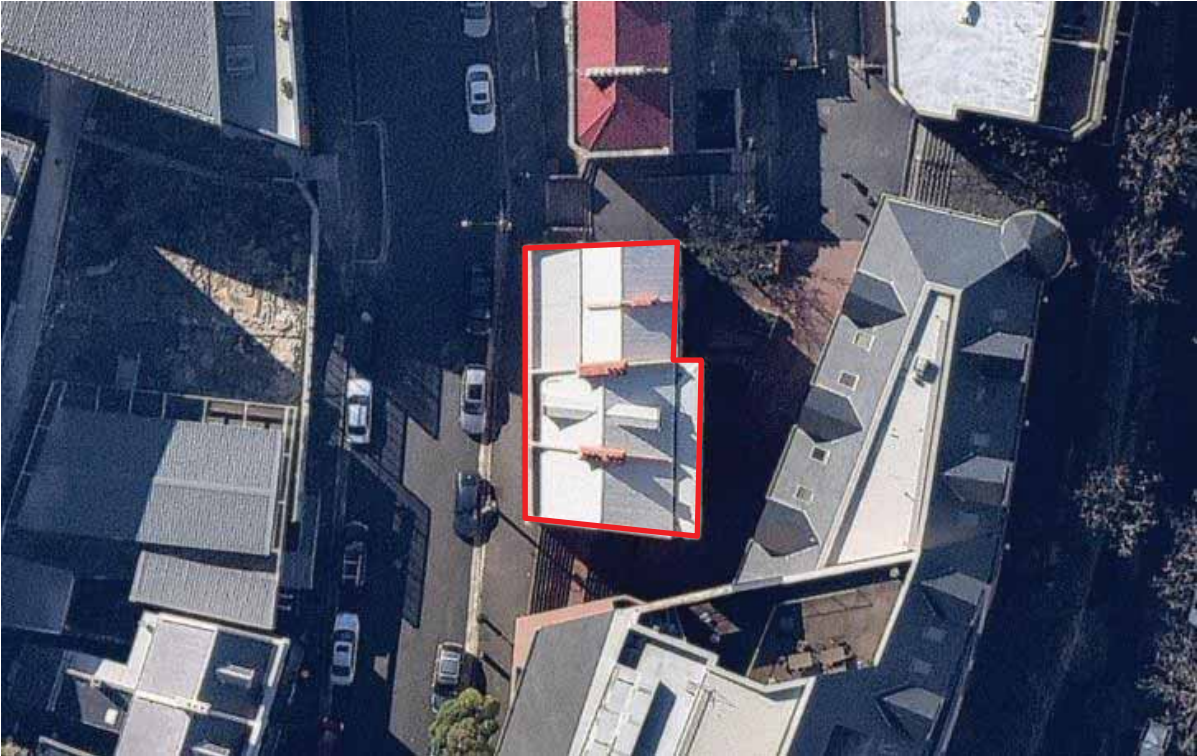
Bakers Terrace is unusual in that it contains two relatively small heritage items located within a larger allotment. As the contemporary development located at 85 Harrington Street, is not considered to have any heritage significance or archaeological potential, it is excluded from the heritage curtilage of Bakers Terrace. As such, Bakers Terrace its own individual heritage curtilage for the terrace row.

The physical curtilage of Bakers Terrace is considered as a joint curtilage for the entire terrace row. Due to the surrounding contemporary development encroaching on the site, their curtilage is restricted to the western, northern and southern walls of the group. However, the curtilage at the rear extends roughly to the middle of the rear courtyard, as this covers the potential archaeology of the former rear yard area. After this point, the yard formerly adjoined Cambridge Street. This is further discussed in the history of the subject site in Section 3. The joint curtilage of the items is shown in Figure 7.

The visual curtilage of Bakers Terrace is defined by the prominent aspects from which the setting, views and interpretation of the terraces can be appreciated. This is described in Section 2.4.1 above. The visual curtilage of the items is shown in Figure 8.

The site also forms part of The Rocks Heritage Conservation Area. The location of the subject site as within the physical curtilage of this conservation area and is shown in Figure 9.

FIGURE 7 – PHYSICAL HERITAGE CURTILAGE



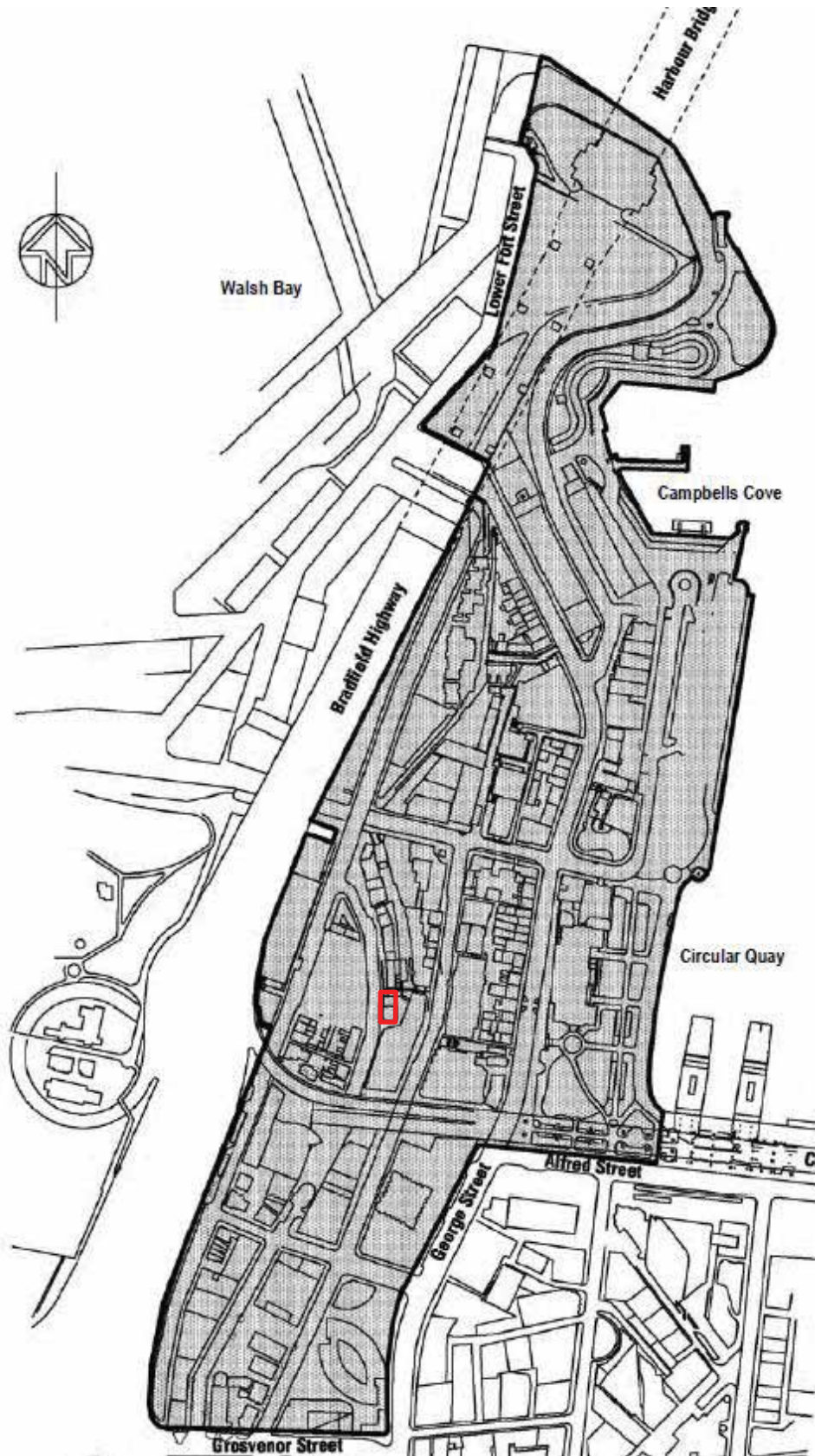
SOURCE: GIS MAPS, NOVEMBER 2015 WITH URBIS OVERLAY

FIGURE 8 – IMMEDIATE VISUAL CURTILAGE



SOURCE: GIS MAPS, NOVEMBER 2015 WITH URBIS OVERLAY

FIGURE 9 – PHYSICAL CURTILAGE OF THE ROCKS HERITAGE CONSERVATION AREA.



SOURCE: THE ROCKS HERITAGE MANAGEMENT PLAN VOLUME 1, BY SYDNEY HARBOUR FORESHORE AUTHORITY (SHFA), 2010, P7.

2.5 BUILDING DESCRIPTION

2.5.1 EXTERIOR

Bakers Terrace consists of a group of four two storey Victorian terraces in two buildings, being 66-68 Gloucester Street on the northern side and 70-72 Gloucester Street on the southern side. The buildings are attached centrally and free standing on each end. The steep topography results in the buildings presenting as two storey to Gloucester Street and three storey at the rear. The buildings have been constructed to take advantage of the steep sloping terrain by being cut into the bedrock, creating a basement at the rear.

Bakers Terrace are constructed of smooth textured and painted ashlar rendered masonry with an iron roof frame. The two buildings read as similar buildings in the street; however, they have different forms and features behind the façade and to the rear.

Both buildings are similarly proportioned; however, the southern building is slightly taller and wider than the northern building. The front façade features a parapet wall with a prominent cornice supported on Italianate style paired brackets. The roof features painted metal sheeting with two dormer gables (to number 70 only, which comprise of metal louvre vents) and decorative rendered chimneys with moulded tops. All doors and windows are timber and have arched heads, defined by a string course and sandstone sills. The side elevations feature limited detail, except for an additional window on the front northern wall of Number 66.

The rear façade features a wide two storey cantilevered timber balcony to the southern building only. The lower levels feature arched openings with glazed doors.

From Gloucester Street, Bakers Terrace is largely unchanged from their late 1800s configuration. An image of the site from c1910 (Figure 27), shows that the terrace originally had ground floor shutters to their street level front windows. The dormer windows are present in these images but may have been constructed earlier and were originally without contemporary metal louvres.

Images of the site from c1901 (Figure 26) and c1910 (Figure 28), as well as images and architectural plans of the site from the late 1980s extensive program of works to the building (Figure 31 and Section 3.8), show that the rear has been extensively modified. The rear ground level was originally much lower (in line with Cambridge Street), and had steps down to the courtyard which contained a toilet and other single storey outbuildings. The rear basement doors were also much larger in height responding to the former ground level and with door highlights. In addition, the verandah (which is a sympathetic timber reconstruction) was originally a Victorian style timber balcony which was partially enclosed with iron lacework and the window on the right hand side of Number 66-68 at the rear was originally a back door.

Existing external site images are provided in Section 2.6.1 below.

2.5.2 BUILDING INTERIOR AND LAYOUT

Internally, Bakers Terrace consists of two large tenancies which span both buildings. The present basement and ground floor is one tenancy for office space (presently vacant) and the present first floor is a separate tenancy for office space, accessed from the most northern terrace (number 66) on Gloucester Street (presently occupied).

The present basement plan layout consists of modern bathrooms facilities, a kitchen and a garbage/electrical room to the northern end of the floor and principal rooms interconnected by large punctures in the wall across the floor. The two eastern rooms of the southern terraces lead directly to the rear courtyard via glazed arched doors. These two rooms also have exposed brickwork. A staircase provides access to the ground floor from the southern end of the floor.

The present ground floor layout consists of an office entry lobby with staircase accessing the first floor from Number 66 which is separated from the rest of the ground floor. The remaining ground floor contains modern bathroom facilities and a kitchen to the north eastern end of the floor and principal rooms interconnected by large punctures in the wall across the floor, with the north western room of which is divided by a glass partition wall. The two eastern rooms of the southern terraces lead directly to the rear

balcony via French doors. Fire stairs run down the southern wall of this building but cannot be accessed from this level.

The present first floor layout also consists of modern bathroom facilities and a kitchen to the north eastern end of the floor and principal rooms interconnected through punctures in the wall (or doors) across the floor, with the north western room of which is divided by a glass partition wall. The two eastern rooms of the southern terraces lead directly to the rear balcony via French doors. There is an additional staircase in the centre of the floor providing access to the attic space (of Number 70 only).

The interiors throughout the ground and first floor mainly feature white painted set plaster walls with some recent plasterboard partition walls, plasterboard or suspended ceilings, sympathetically designed timber staircases and sympathetically designed reconstructed timber joinery including for skirtings, windows and doors (however door highlights to the front facade and rear balcony are original).

The attic contains a recent plant room and the air conditioning plant for the entire building which connects all room spaces throughout the roof space.

No historic photographs exist of the interior of the building; however, the historical development in Section 3.5 outlines that the Bakers Terrace were originally four separate terraces (although constructed in different phases). They were typical late Victorian two up and two down terraces, opening directly onto the street, with slightly larger basements, providing six rooms in total to each terrace and a finished attic. It is unclear whether the attic was accessible from both tenancies or only one.

Images and architectural plans of the site from the late 1980s extensive program of works to the building (Figure 31 and Section 3.8), show that the interior of the building has been extensively modified. At the time of the c1980 works the principal basement rooms contained large fireplaces (which would have been for the original kitchen, and a cast iron stove would originally have been within the fireplace), the walls were painted brick and the ceilings were lined with timber boards. The ground floor featured wall paper and a plaster and lathe ceiling and the first floor featured a plaster and lathe ceiling held in place by timber battens. Timber partition walls separated some rooms and staircases across all floors. The attic was timber lined.

The late 1980s work was extensive and included wholesale removal of most fabric, including all the timber structure throughout, floors and window and door joinery.

Existing internal site images and floor plans are provided in Section 2.6.2 and Section 0 below).

2.5.3 CONDITION ASSESSMENT

Bakers Terrace date from c1875-c1887, but were extensively restored in the late 1980s to convert them into office and dining space as part of the surrounding contemporary development (prior to the late 1980s works, Bakers Terrace were in very poor condition and uninhabitable). A full description of the works undertaken to Bakers Terrace is outlined in section 3.8.

As a result of the conservation and renovation works undertaken at this time, there is very little original fabric remaining. Bakers Terrace retains their overall built form, original masonry walls and chimneys, sandstone base, sandstone window sills and door highlights. All other fabric is contemporary

In addition, as a result of these works, the fabric of Bakers Terrace as a whole is in good to excellent condition, unless otherwise stated in the Schedule of Significant elements, which assesses the condition of each individual element provided in Section 4.5.

2.6 SITE PHOTOGRAPHS

2.6.1 EXTERNAL SITE PHOTOGRAPHS



PICTURE 18 – FRONT (EAST) FAÇADE OF BAKERS TERRACE. (NOVEMBER 2015)



PICTURE 19 – DETAIL FRONT (EAST) FAÇADE SHOWING PAINTED RENDERED MASONRY AND CORNICE ETC. (NOVEMBER 2015)



PICTURE 20 – DETAIL OF EXISTING FIRE DOOR ON SOUTHERN END OF NUMBER 72. NOTE ORIGINAL DOOR HIGHLIGHT. (NOVEMBER 2015)



PICTURE 21 – DETAIL OF EXISTING PAINTED METAL ROOF SHEETING. (NOVEMBER 2015)



PICTURE 22 – DETAIL OF ORIGINAL FRONT SANDSTONE WINDOW SILL. (NOVEMBER 2015)



PICTURE 23 – SIDE (NORTH) FAÇADE. (NOVEMBER 2015)



PICTURE 24 – DETAIL OF SIDE (NORTH) FAÇADE WITH RED ARROW SHOWING THE APPROX. LOCATION OF THE LATE 1880S FRONT EXTENSION TO THE NORTHERN TERRACES. (NOVEMBER 2015)



PICTURE 25 – REAR (WEST) FAÇADE. (NOVEMBER 2015)



PICTURE 26 – DETAIL OF REAR BALCONY RECONSTRUCTED IN THE LATE 1980S WORKS. (NOVEMBER 2015)



PICTURE 27 – DETAIL OF REAR ROOF AND CHIMNEY. (NOVEMBER 2015)



PICTURE 28 – DETAIL OF ORIGINAL REAR SANDSTONE WINDOW SILL. (NOVEMBER 2015)



PICTURE 29 – DETAIL OF REAR OF NORTHERN TERRACES. NOTE EXISTING WINDOW ON FAR RIGHT WAS ORIGINALLY A DOOR. (NOVEMBER 2015)



PICTURE 30 – DETAIL OF REAR TIMBER BALCONY. (NOVEMBER 2015)



PICTURE 31 – DETAIL OF REAR COURTYARD AND STAIRCASE. (NOVEMBER 2015)



PICTURE 32 – DETAIL OF REAR GLAZED DOORS TO REAR COURTYARD. (NOVEMBER 2015)



PICTURE 33 – DETAIL OF REAR BALCONY. (NOVEMBER 2015)



PICTURE 34 – DETAIL OF SIDE (SOUTH) FACADE. (NOVEMBER 2015)

2.6.2 INTERNAL SITE PHOTOGRAPHS

FIGURE 10 – INTERNAL PHOTOGRAPHS



PICTURE 35 – SPACE B1, FACING SOUTH EAST (NOVEMBER 2015)



PICTURE 36 – SPACE B1, FACING SOUTH WEST (NOVEMBER 2015)



PICTURE 37 – SPACE B1 FACING NORTH WEST
(NOVEMBER 2015)



PICTURE 38 – SPACE B2 FACING NORTH WEST
(NOVEMBER 2015)



PICTURE 39 – SPACE B2 FACING SOUTH WEST
(NOVEMBER 2015)



PICTURE 40 – VIEW OF REMNANT PLASTERWORK ON
WESTERN ROOM OF SPACE 52
(NOVEMBER 2015)



PICTURE 41 – SPACE B3 FACING SOUTH WEST
(NOVEMBER 2015)



PICTURE 42 – SPACE B3 FACING EAST (NOVEMBER
2015)



PICTURE 43 – SPACE B6 FACING SOUTH WEST
(NOVEMBER 2015)



PICTURE 44 – SPACE B6 FACING NORTH WEST
(NOVEMBER 2015)



PICTURE 45 – SPACE B7 FACING SOUTH WEST
(NOVEMBER 2015)



PICTURE 46 – SPACE B7 FACING NORTH (NOVEMBER
2015)



PICTURE 47 – SPACE B7 FACING NORTH EAST
(NOVEMBER 2015)



PICTURE 48 – SPACE B8 FACING NORTH WEST
(NOVEMBER 2015)



PICTURE 49 – SPACE B8 FACING SOUTH WEST (NOVEMBER 2015)



PICTURE 50 – SPACE G1 FACING WEST (NOVEMBER 2015)



PICTURE 51 – SPACE G2/G9 FACING SOUTH EAST (NOVEMBER 2015)



PICTURE 52 – SPACE G2/G9 FACING SOUTH WEST (NOVEMBER 2015)



PICTURE 53 – SPACE G3/G8 FACING NORTH WEST (NOVEMBER 2015)



PICTURE 54 – SPACE G3 FACING WEST (NOVEMBER 2015)



PICTURE 55 – SPACE G3 FACING WEST. NOTE INFILLED SECTION OF SOUTHERN WALL. (NOVEMBER 2015)



PICTURE 56 – SPACE G8 FACING SOUTH EAST. (NOVEMBER 2015)



PICTURE 57 – SPACE G4 FACING EAST. NOTE GLASS PARTITION WALL AND PAINTED TIMBER FLUSH DOOR (NOVEMBER 2015)



PICTURE 58 – SPACE G5 FACING EAST. (NOVEMBER 2015)



PICTURE 59 – SPACE G5 FACING NORTH EAST (VIEW FROM LEVEL ABOVE). NOTE MODERN LIGHTING AND TIMBER BEADED CEILING. (NOVEMBER 2015)



PICTURE 60 – SPACE G5 FACING SOUTH. VIEW AT TOP OF STAIRS LOOKING TOWARDS FIRST FLOOR LEVEL. (NOVEMBER 2015)



PICTURE 61 – SPACE G6 FACING NORTH EAST.
(NOVEMBER 2015)



PICTURE 62 – SPACE G6 FACING NORTH EAST.
(NOVEMBER 2015)



PICTURE 63 – SPACE G7 FACING EAST. (NOVEMBER
2015)



PICTURE 64 – SPACE F1/F8 FACING WEST. (NOVEMBER
2015)



PICTURE 65 – SPACE F1/F8 FACING EAST. (NOVEMBER
2015)



PICTURE 66 – SPACE F1 CHIMNEY DETAIL. (NOVEMBER
2015)



PICTURE 67 – SPACE F8 FRENCH DOOR DETAILS.
(NOVEMBER 2015)



PICTURE 68 – SPACE F2 FACING NORTH EAST.
(NOVEMBER 2015)



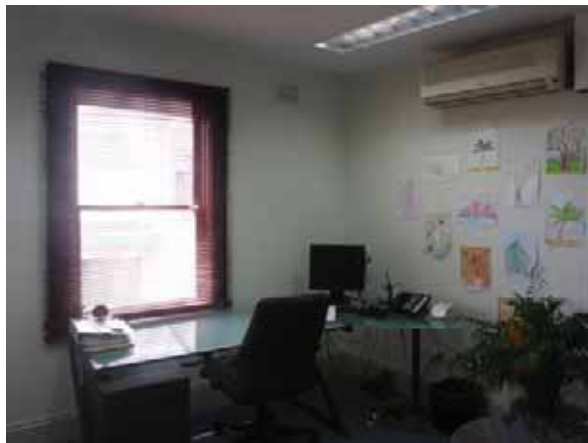
PICTURE 69 – SPACE F2 FACING NORTH WEST.
(NOVEMBER 2015)



PICTURE 70 – SPACE F7 FACING EAST. (NOVEMBER
2015)



PICTURE 71 – SPACE F5 FACING NORTH WEST.
(NOVEMBER, 2015)



PICTURE 72 – SPACE F6 FACING NORTH EAST.
(NOVEMBER, 2015)



PICTURE 73 – SPACE F6 FACING NORTH EAST.
(NOVEMBER, 2015)



PICTURE 74 – SPACE F5 FACING NORTH. (NOVEMBER,
2015)



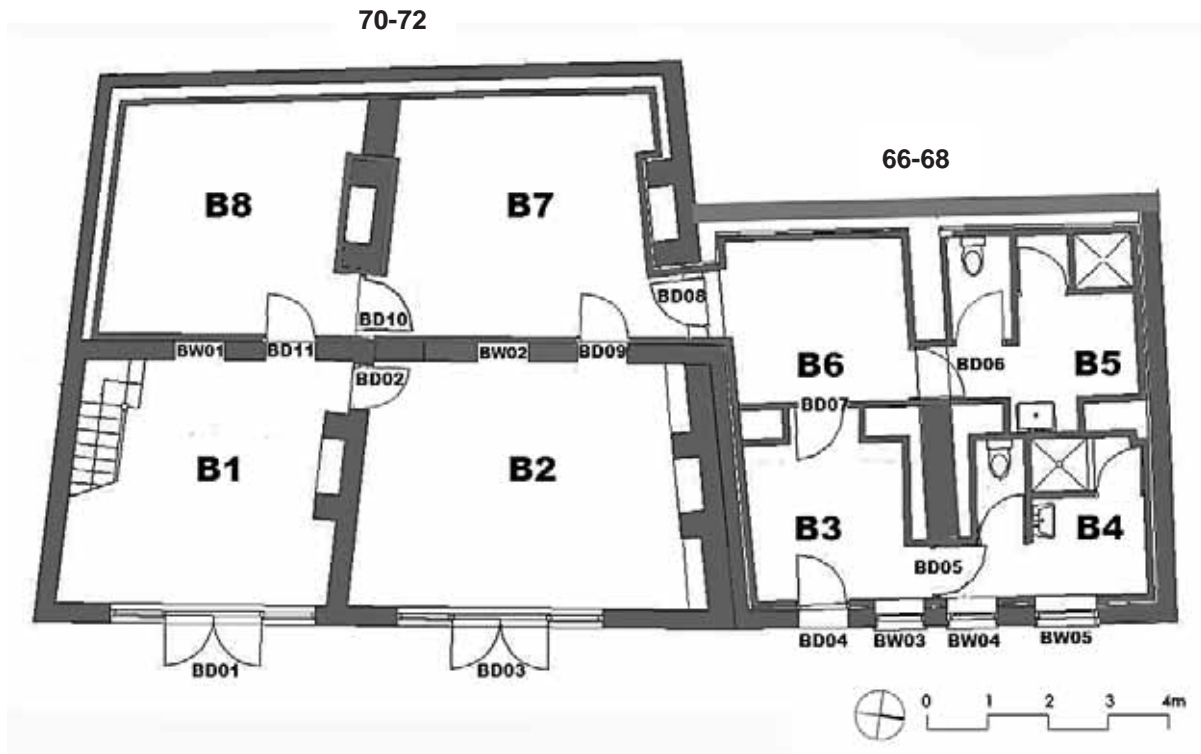
PICTURE 75 – SPACE A1 FACING SOUTH (UNDER ROOF
SPACE). (NOVEMBER, 2015)



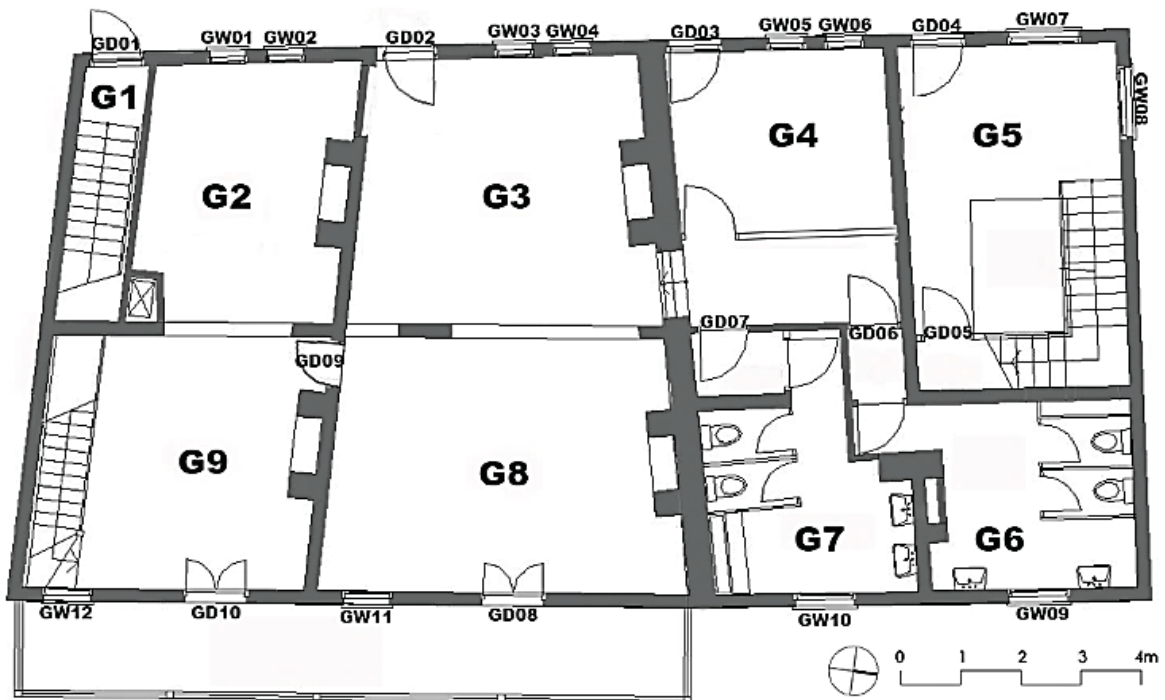
PICTURE 76 – SPACE A1 PLANT ROOM FACING EAST.
(NOVEMBER, 2015)

2.6.3 EXISTING FLOOR PLANS

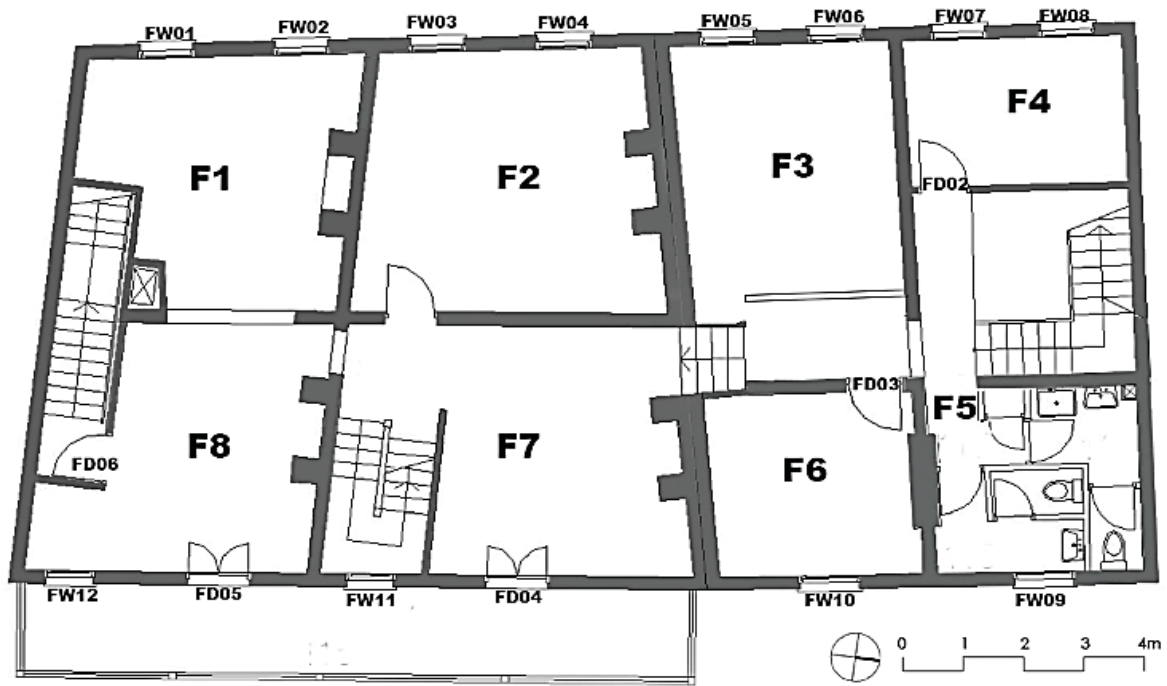
FIGURE 11 – EXISTING FLOOR PLANS OF THREE MAIN LEVELS OF THE BUILDING. NOTE THERE IS AN ADDITIONAL ATTIC LEVEL TO NUMBER 70 ONLY.



PICTURE 77 – BASEMENT LEVEL



PICTURE 78 – GROUND LEVEL



PICTURE 79 – FIRST LEVEL

3 Historical Overview

3.1 HISTORICAL SOURCES

The historical development of The Rocks has been documented in many well known sources. Specifically relevant to the subject site, a Conservation Management Plan for Bakers Terrace was prepared by Futurepast Heritage Consulting Pty Ltd (for Sydney Harbour Foreshore Authority) in 2007. This report included a thematic history of the early development of The Rocks and the development of Bakers Terrace. The following historical overview has been sourced directly from this CMP and has been updated where relevant in the historical overview below. This has included additional historical information regarding the historical development of the overall site including the immediate context that now forms part of the site at 85 Harrington Street also known as Harrington Court.

In addition, a Conservation Management Strategy (CMS) for Cumberland Place (to the immediate north of Bakers Terrace), prepared by Sydney Harbour Foreshore Authority in 2008, has also been reviewed and relevant historical information incorporated as part of the historical overview below.

A full Aboriginal history for the subject site is not included in the historical overview below. It is provided in the Aboriginal and Historical Archaeological Assessment for Harrington Court, prepared by Urbis in December 2015.

3.2 CHRONOLOGY

| | |
|-----------|---|
| Pre 1788 | Cadigal people inhabit the coastal area of Sydney. |
| 1788 | Arrival of the First Fleet. Fort Dawes Point constructed. |
| 1788-1789 | Convicts transform the rocky ridges after which The Rocks is named, cutting tracks, terracing and draining and erecting rough convict huts, while maritime industry takes over the water's edge. The west side of Sydney cove to be location of the first convict encampment, military camp, bakehouse and hospital. |
| 1792 | The first survey map of settlement prepared and signed by Governor Phillip. |
| 1795 | Thomas Watlings paintings of Sydney Cove. |
| 1807 | James Meehan's Survey of Sydney. By this time, the central area of The Rocks was settled. Convict huts are replaced by modest free-standing residential buildings. |
| 1809 | Commissariat Stores established. |
| 1810 | The streets of The Rocks were formalized and generally given the names they bear today. The wharves are extensively developed attracting merchants who built houses stores and shops. |
| 1812 | Absalom Wests engravings of views of Sydney. |
| 1831 | Hoodie, Lanner and Mitchel's 'Map of the Town of Sydney', showing that free-standing buildings on larger allotments had given way to greater density of attached buildings. Unidentified buildings are shown on the site of Bakers Terrace. |

- 1833 City Section Street Plan of Sydney. Section 77-88 and Section 80 shows the site of Bakers Terrace as developed with a range of free-standing buildings.
- 1835 Robert Russell's Survey shows the site of Bakers Terrace is known as allotment 1A (Nos 66-68) of Section 77 in the Town of Sydney. This allotment was originally one parcel with allotment 1B (Nos.70-72) to the south.
- 1851 Sewer lines installed down main streets
- 1865 Trigonometrical Survey of Sydney by the Sydney City Council. The street pattern for The Rocks is somewhat similar to today, however the allotment boundaries have changed from the earlier plans. The site of Bakers Terrace has similar footprint to 1833 Plan, but this survey shows three or four separate buildings.
- 1877 Demolition of small single storey residences and presumed construction of a mid-Victorian terrace on the northern allotment (Nos 66-68), which will later be remodelled by Edward Baker for Bakers Terrace.
- 1880 Percy Dove's detailed maps of Sydney. The site of Bakers Terrace is occupied by two (two storey houses) of brick and stone with rear yards on the northern allotment (built 1875) and single storey brick and stone houses with steps and a yard on the southern allotment.
- Edward Baker is first recorded in the rates assessment books as being the owner of the northern allotment (66-68).
- 1882 Edward Baker is recorded as being the owner of the southern allotment (70-72) as well. It is presumed the Baker demolished the existing old single storey houses on the southern allotment to make way for the construction of Bakers Terrace (a new pair of terraces) between 1880 and 1881. The entire site is recorded as being 'three storey' by 1882.
- c.1885-1887 Presumed time of when Edward Baker builds a new façade on the terraces to the north (66-68) extending beyond the original building alignment. The addition matches the adjoining terraces and creates the appearance of one large unified building.
- 1890 The site is known as Bakers Terrace.
- 1900 Plague outbreak in Sydney. Cleansing operations commence. Proposal to resume the entire Rocks and Millers Point area.
- 1901 Earliest image of Bakers Terrace seen from Cumberland Place and Cambridge Street.
- Sydney Harbour Trust established to redevelop the wharves
- 1907 Baker's Terrace is first recorded as being owned by the NSW Government. It is presumed they were resumed earlier than this in the early than this (post c1902).
- 1911 Cumberland Street was realigned and widened, the streetscape of Gloucester Street changed dramatically, as a number of buildings were demolished, including Gloucester Street bridge over Argyle Street.
- The newly formed State Government housing board built terraces on Gloucester Street.
- 1925-1932 Further demolition in The Rocks to make way for the Sydney Harbour Bridge.
- The streets and allotments in The Rocks are further realigned, with Harrington Street and Gloucester Street undergoing substantial changes.
- 1936 Sydney Harbour Trust subsumed into Maritime Services Board.

| | |
|-----------|---|
| 1950s | Further demolition in the Rocks to make way for the Cahill Expressway and truncation of Gloucester Street. |
| 1960s | Several redevelopment proposals for the Rocks area are canvassed by the Government, with proposals for building mainly high rise residential and office accommodation which did not proceed. |
| 1968 | Sydney Cove Redevelopment Authority (SCRA) established to plan, redevelop and manage the area. Most of the Rocks area handed over to the Authority. |
| 1970s | Bakers Terrace are in poor condition and uninhabitable and are taken over by Sydney Cove redevelopment Authority. |
| | Time of public lobbying to the government to preserve The Rocks and 'green bans' |
| 1976 | The election of the Labour State Government with its emphasis on environmental conservation saw the area north of the Cahill Expressway preserved. |
| 1977 | NSW State heritage legislation enacted (NSW Heritage Act). |
| 1978 | National Trust of Australia listing for Bakers Terrace. |
| 1980 | Register of the National Estate listing for Gloucester Street North precinct. Register of the National Estate listing for Bakers Terrace. |
| 1988-1990 | Construction of Harrington Court which truncated Cambridge Street. Works included extensive alterations and restoration works to Bakers Terrace. Architect Mitchell Giurgola Thorp. Harrington Court leased for a period of 99 years. |
| 1999 | Sydney Harbour Foreshore Authority replaced SCRA as the place manager of The Rocks. |
| 2002 | State Heritage Register listing for Bakers Terrace (2 individual listings) |

3.3 AREA HISTORY

3.3.1 DEVELOPMENT OF THE ROCKS

In order to understand the historical development of Bakers Terrace, it is necessary to outline the overall historical development of The Rocks precinct as a whole.

The following area history below has been directly sourced from the CMP prepared for Bakers Terraces by Futurepast in 2007. It has been approached thematically and describes four main themes associated with the historical development of The Rocks, including Indigenous Sydney, The Cadigal, The Convict Settlement (1788-1820), The Port Town (1800-1900) and Redevelopment (1900-present). These themes have had a major influence on The Rocks and have shaped its distinctive character.

3.3.2 INDIGENOUS SYDNEY—THE CADIGAL

The Aboriginal people who lived along the coastal area of Sydney were called (erroneously by the Europeans) the Eora, or coastal Darug. The Sydney area, including The Rocks, Darling Harbour and Pyrmont/ Ultimo formed the territory of a “clan” (subgroup) known as the Cadigal. Their word for The Rocks- or more specifically the shore where the hospital stood on George Street between Globe Street and Argyle Street was “Tallawolodah”. The peninsula of land which we now call Dawes Point, was “Tarra”, and Sydney Cove itself was “Warrang” or “Warrane”.

Due to the rugged outcrops of rock which later gave the “The Rocks” its name, it is unlikely there was any “permanent” occupation of the upper ridges. Flat stones by the water at Dawes Point were said to have been used by the Cadigal for cooking fish.

3.3.3 THE CONVICT SETTLEMENT (1788-1820)

After the arrival of the Europeans in 1788 the upper ridges of The Rocks were quickly occupied by convicts who built rough huts to live in. Along George Street the Government built a hospital, dockyard and market place, and at the northern end of The Rocks an observatory, and, in 1791, a fort (Dawes Point Battery) was constructed.

In 1810 the streets of The Rocks were formalized and generally given the names they have today.

As the colony grew the rough convict huts were replaced by modest houses, and also a few mansions. From the archaeological excavations that have been carried out over the past 10 years it has become evident that the lives of the convicts was far different than the general view many people have. These convicts were often trades people from Britain’s cities, not to mention large numbers of political prisoners exiled after the Irish rebellion in the 1790s. They appear to have had a far better lifestyle in Sydney than they would have expected in Europe. They ate well off fine china and expensive oriental porcelain, and furnished their houses with fine figurines and exotic curios. Many made substantial fortunes from investing in ships trading with Asia and the Pacific.

As Sydney expanded in the 1790s the initial concentration of the colony’s occupants in The Rocks thinned out, with those remaining consolidating larger areas around them. In 1809 the Government instituted a system of town leases, and new arrivals to the area were forced to register the land they occupied and pay a fee to the colonial secretary.

3.3.4 THE PORT TOWN (1800-1900)

Following the opening up of Sydney to free settlement after 1822, the government surveyors surveyed and issued titles to the land in The Rocks and other parts of Sydney. Long-term occupants were granted title of ownership to their land. As Sydney underwent a population boom after the assisted immigration and then the gold rushes between 1839 and the 1850s, many old-time occupants subdivided their lands, either selling off portions or else retaining them as landlords.

From c. 1810 the waterfront was extensively developed with wharves and warehouses, attracting merchants who built their houses, stores and shops along George and Argyle Streets.

By the late 19th century The Rocks had become run down and overcrowded, the dozens of pubs being seen as meeting places for criminal gangs, and the back streets the haunts of prostitutes. In short, it was considered a typical waterfront slum.

In 1900 an outbreak of bubonic plague in Sydney was used by the NSW Government as an excuse to clean the area up. Of the 103 deaths attributed to the plague, only 3 occurred in The Rocks. The entire area was bought up ("Resumed") by the Government's Sydney Harbour Trust (after 1937 the Maritime Services Board) which then demolished hundreds of houses considered to be uninhabitable.

3.3.5 REDEVELOPMENT (1900-PRESENT)

The newly formed State Government Housing Board designed and built "workers" housing in 1911-13 in a move to keep tighter control on the area. Rows of new terrace-style houses were occupied by waterside workers and their families. Shops, pubs and other commercial buildings were simultaneously constructed following the resumption. In 1913 Sydney Council opposed the construction of "terrace" housing as being unhealthy; this being the period of sub-urban expansion and the development of the "Garden Suburb" ideal. The First World War halted much of the Government's redevelopment plans for the area and effectively stopped further demolition.

In the Inter-war period (1918-1939) little construction occurred in The Rocks; with notable exceptions of a few pubs (Fortune of War & Glenmore), and some NSW Government offices (Housing Board, Dept of Labour & Industry, State Clothing Factory). Some private factories were also built in The Rocks at this period (Playfair's butchers, Bushell's and Cadbury's). All relied on locally-based labour. One of the last buildings to be designed, and commenced, was the new offices for the Maritime Services Board (MSB) which, interrupted by the World War II, was not completed until 1953 and now serves as the Museum of Contemporary Art.

The construction of the Sydney Harbour Bridge between 1923 and 1932 saw the demolition of some 400 houses in Princes Street, Upper Fort Street and the western side of Cumberland Street. Princes Street itself disappeared from the map.

With the exception of the MSB, almost no development occurred in The Rocks in the period from c. 1932-1970. Further demolition of houses for the Cahill Expressway occurred in 1956-7, along with the removal of Little Essex Street (Brown Bear Lane). The other significant construction at this time was the Overseas Passenger Terminal at Circular Quay between 1959 and 1962, serving as the post-war immigration gateway to Sydney.

In the 1960s it was planned to demolish all the buildings in The Rocks and build high-rise. The local residents, planners, historians and sociologists, with the support of the Builders Labourers Federation, opposed the re-development. Between 1971 and 1973, the Government gave in to their demands and it was decided that The Rocks would be redeveloped in a means sympathetic to the historic nature of the buildings, whilst at the same time being economically viable. Local residents were re-housed in the area, and the former Victorian residential terraces of George, Playfair, Gloucester and Harrington Streets were converted to commercial uses. The area south of the Cahill Expressway, known as the "sacrificial zone" was redeveloped with high-rise commensurate with the rest of the city from 1979 onwards.

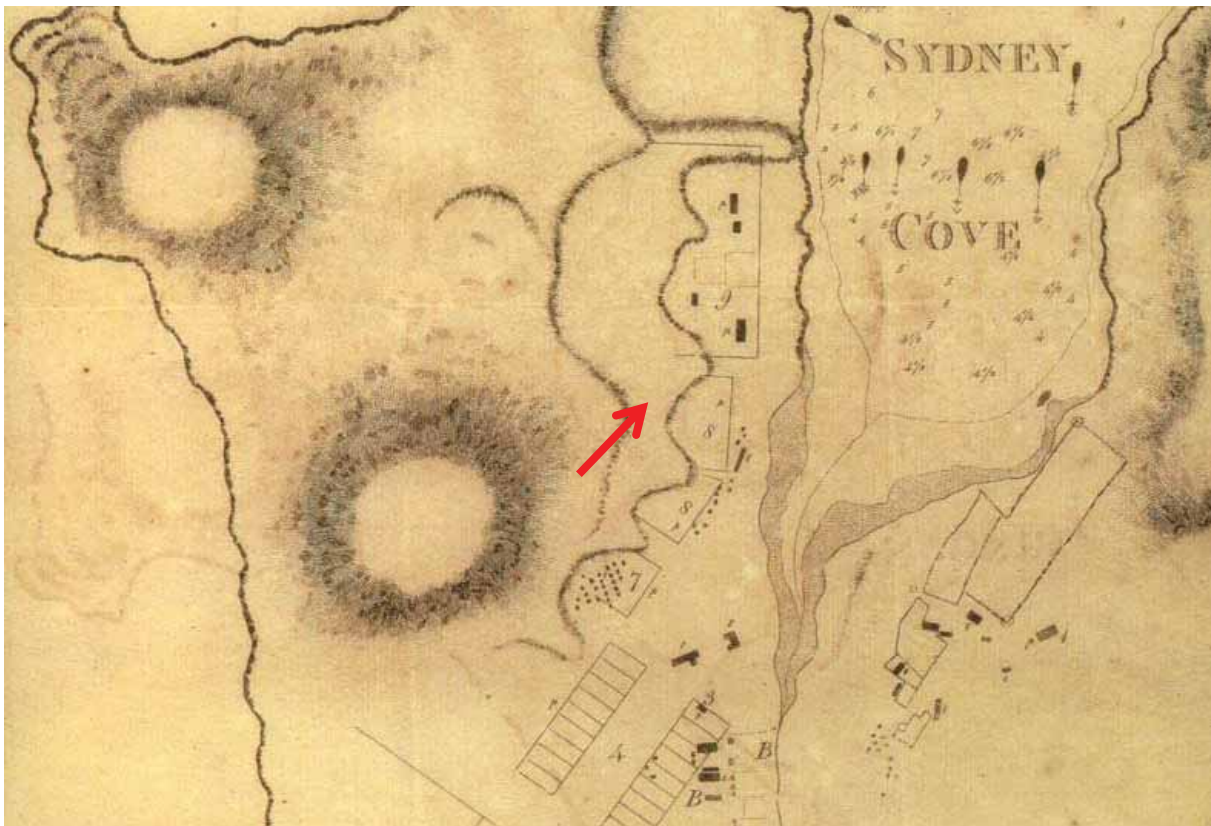
3.4 SITE HISTORY

3.4.1 LATE EIGHTEENTH CENTURY

Colonists began to settle the central portion of the peninsula that forms The Rocks shortly after the founding of the colony of Sydney. The Tank Stream, which served as the original water supply for the colony,¹ divided the early settlement between the military to the east and the convicts to the west.

The subject site was located near the top of a rocky ridge, which ran along the central part of the peninsula. Early images of The Rocks show that it was generally located behind the first Hospital and its gardens (established c1788); and down the hill from the present Sydney Observatory (what was once Fort Phillip). There were a number of rocky outcrops behind the Hospital Gardens, so early settlers took advantage of the level space they could build upon. A 1789 sketch of Sydney Cove shows the general location of the subject site (Figure 12).

FIGURE 12 – EXTRACT FROM STOCKDALE'S 1789 'SKETCH OF SYDNEY COVE'. THE APPROXIMATE LOCATION OF THE STUDY SITE IS MARKED WITH AN ARROW



SOURCE: ASHTON AND WATERSON 2000, SYDNEY TAKES SHAPE, P.9.

A 1795 painting by Thomas Watling² shows the rocky terrain and small wattle and daub huts on the hill beyond the hospital and gardens on the west side of Sydney Cove, prior to the land being officially granted. The dip in the ridgeline of this image is presumed to be the location of the later Cumberland Place and Steps. The general vicinity of the subject site is therefore to the south of this dip (Figure 13).

1 Aird, W. V. (1961). The water supply, sewerage, and drainage of Sydney. Sydney, Metropolitan Water Sewerage and Drainage Board.

2 Thomas Watling, born 1762 in Scotland and died in c1814, was an early Australian painter and illustrator.

FIGURE 13 – THOMAS WATLING 'SYDNEY COVE, AUSTRALIA, 1795. THIS IMAGE SHOWS THE HOSPITAL AND ITS GARDENS. THE LOCATION OF THE FUTURE CUMBERLAND PLACE AND STEPS IS PRESUMED TO BE IN THE LOCATION OF THE DIP IN THE RIDGELINE. THE LOCATION OF THE SUBJECT SITE IS THEREFORE TO THE SOUTH OF THIS DIP AND IS IN THE GENERAL LOCATION INDICATED BY THE RED ARROW.



SOURCE: NATIONAL LIBRARY OF AUSTRALIA.

3.4.2 EARLY NINETEENTH CENTURY

By the start of the nineteenth century, commercial and government buildings had mostly taken over the shoreline of Sydney Cove, residential development was pushed up into the central area of The Rocks and the main development of Sydney continued south along the Tank Stream. Various maps and plans show the development of The Rocks at this time; however, due to the rocky terrain (and the difficulty to depict this) the accuracy of many of these drawings is dubious.

The earliest buildings in The Rocks were freestanding buildings constructed from local sandstone and timber boards. Brick was reserved for government buildings. In 1802, a plan of Sydney called '*Plan de La Ville De Sydney*'³ was produced by Charles Lesueur³ (Figure 14). Whilst this plan is not exact, it illustrates the general pattern of settlement at the time and shows that The Rocks was relatively built up with free-standing buildings containing yards and gardens. The section running up the ridgeline, directly behind the southern side of the hospital building, is in the general vicinity of the subject site.⁴

In 1807, a '*Plan of the Town of Sydney in New South Wales*'⁵ was produced by James Meehan⁵ (Figure 15) and also shows the area in the general vicinity of the subject site to be quite built up. There appears to be a well-defined lane to the north of the subject site, which could indicate the present day Cumberland Place and Steps. Historical research has shown that this laneway has been in existence since at least c1811 (although it is speculated to have existed earlier than this). It was originally known as Cribbs Lane, and named after George Cribb, a convict butcher who lived on the corner of the laneway and Gloucester Street opposite the subject site. The lane was formalised by 1830.⁶

3 Charles Lesueur was the draughtsman-naturalist to Nicholas Baudin. Nicholas Baudin was a French naturalist, explorer and cartographer. In 1800, he was selected to lead what became known as the Baudin expedition to map the coast of Australia.

4 Ibid, CMS 2008, p13.

5 James Meehan was assistant surveyor of Lands by order of his Excellency Governor Bligh.

6 Conservation Management Strategy, Cumberland Place, prepared for Sydney Harbour Foreshore Authority, 2008, p13.

In 1812, engravings of views of Sydney were produced by Absalom West⁷ (and engraved by Philip Slaeger). These were published in 'Views in New South Wales 1813-1814' and 'Historical Account of the Colony of New South Wales 1820-1821'. One of these views was taken from Bennelong Point and shows The Rocks from a point just west of the Commissariat Store, including the hospital buildings. Between the Hospital and Fort Phillip are several streets of small houses. It is assumed that this is the general location of the subject site (Figure 16). In addition, another view in the same series is looking north along The Rocks from Saint Phillips Church (Figure 17), and shows a curve in the road which is in the general vicinity of the later Gloucester Street. Both engraving show that in the general vicinity of the subject site, there appears to be buildings in the area.

FIGURE 14 – CHARLES LESUEUR, 'PLAN DE LA VILLE DE SYDNEY', 1802, THE HOSPITAL SITE IS OUTLINED IN RED. THE GENERAL LOCATION OF THE SUBJECT SITE IS MARKED WITH AN ARROW.



SOURCE: NATIONAL LIBRARY OF AUSTRALIA.

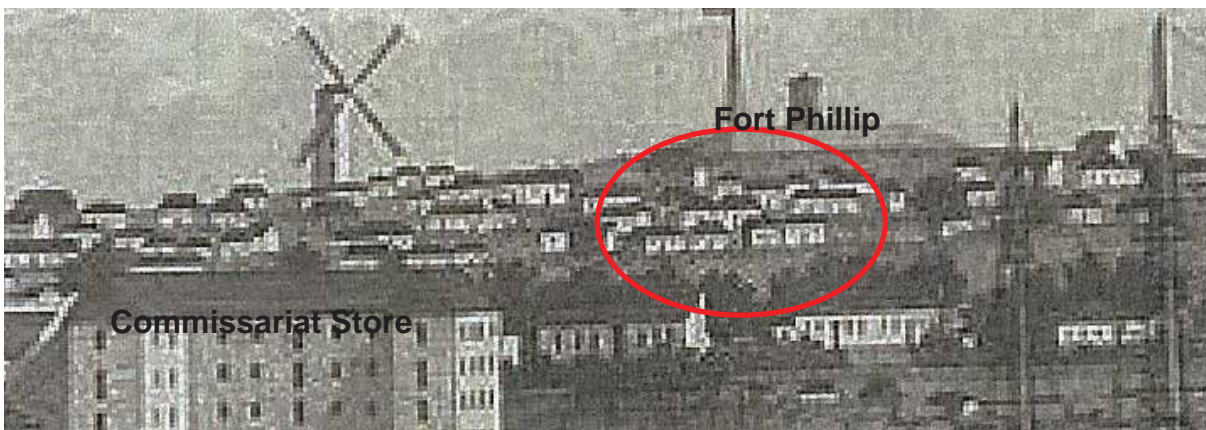
FIGURE 15 – JAMES MEEHAN, 'PLAN OF THE TOWN OF SYDNEY IN NEW SOUTH WALES', 1807, THICK SHADING SUGGESTS THE AREA IS BUILT UP. THE GENERAL LOCATION OF THE SUBJECT SITE IS MARKED WITH AN ARROW. THERE APPEARS TO BE A WELL-DEFINED LANE TO THE NORTH OF THE SITE.



SOURCE: NATIONAL LIBRARY OF AUSTRALIA.

⁷ Absalom West was an emancipist and a prosperous brewer who produced views of Sydney in 1812. Phillip Slaeger was also an emancipist.

FIGURE 16 – ABSALOM WEST, VIEW OF PART OF SYDNEY, THE CAPITAL OF NEW SOUTH WALES, TAKEN FROM “BENE LONG” POINT, 1812 DETAIL SHOWING THE AREA FROM THE COMMISSARIAT STORE TO FORT PHILLIP ON OBSERVATORY HILL. THE GENERAL LOCATION OF THE SUBJECT SITE IS MARKED WITH A CIRCLE.



SOURCE: NATIONAL GALLERY OF AUSTRALIA.

FIGURE 17 – ABSALOM WEST, VIEW OF PART OF THE RIVER OF SYDNEY IN NEW SOUTH WALES TAKEN FROM SAINT PHILLIPS CHURCH YARDS, 1812. DETAIL SHOWING THE GENERAL LOCATION OF THE SUBJECT SITE (CIRCLED).



SOURCE: NATIONAL GALLERY OF AUSTRALIA.

In 1816 the Hospital moved to the new premises in Macquarie Street (present Sydney Hospital) and the hospital grounds had begun to be built upon.⁸ Various maps and plans illustrate the development of the area at this time and show that allotments had been subdivided with attached and free standing buildings on most of the properties.

By the 1830s, The Rocks was quite heavily settled. As the city grew, freestanding buildings in the central part of the colony were progressively replaced with attached building, to respond to the increased pressure for housing. A variety of commercial, industrial and residential buildings were a feature of The Rocks at this time, with people living and working in the same buildings. The area also contained many pubs.

In 1831, an extract from Hoddie, Lamer and Mitchell's *'Map of the Town of Sydney'* (Figure 18) shows that the streets in The Rocks have reached a configuration that is recognisable and there is clear evidence of a laneway in the vicinity of the subject site (presumably Cumberland Place and Steps), although it is not marked. This map shows that there are a range of buildings lining the street in the general vicinity of the subject site; the majority of which appear to front Harrington Street.

⁸ Ibid, CMS 2008, p19.

FIGURE 18 – DETAIL OF HODDIE, LANNER AND MITCHELL'S 'MAP OF THE TOWN OF SYDNEY', 1831. THE ROCKS IS QUITE HEAVILY SETTLED. UNIDENTIFIED BUILDINGS ARE SHOWN ON THE SITE.



SOURCE: ASHTON AND WATERSON 2000, SYDNEY TAKES SHAPE, P.21.

The City Section Survey Plans of Sydney, from 1833, consists of detailed plans of Sydney lying within the boundaries of the Metropolitan Sewerage District (constituted under the Metropolitan Water & Sewage Act of 1880). These maps portray details such as street alignments and names, parcels of land and names of owners. Two of these maps, Section 77-88 and Section 80, show the subject site of Bakers Terrace in detail. They also show the previous development covering the present Harrington Court site (Figure 19) and (Figure 20).

These City Section Survey Plans show that the overall area appears to be residential in scale, primarily with attached buildings and some rear yards. As the land was very steep, it was terraced with roads and buildings cut into the slope and set on bedrock. Due to the area being split level, there appears to be an unusual and diverse arrangement of buildings fronting Harrington Street, Cambridge Street and Gloucester Street. At this time Harrington Street was so steep it was constructed with an upper and lower level of road cut into the bedrock. A stairway provided access from the lower level of road to the upper level of road. Several laneways provided access from Harrington to Cambridge Street and Cambridge to Gloucester Street.

Little Essex Street (formerly known as Brown Bear Lane) bounds the present Harrington Court site to the south. Little Brown Bear Lane was one of the Colony's earliest streets. This street was removed in c1956-7, along with demolition of buildings to the south of this street, during the construction of the Cahill Expressway. Cumberland Place and Steps is shown on these early plans as bordering the Harrington Court site to the north.

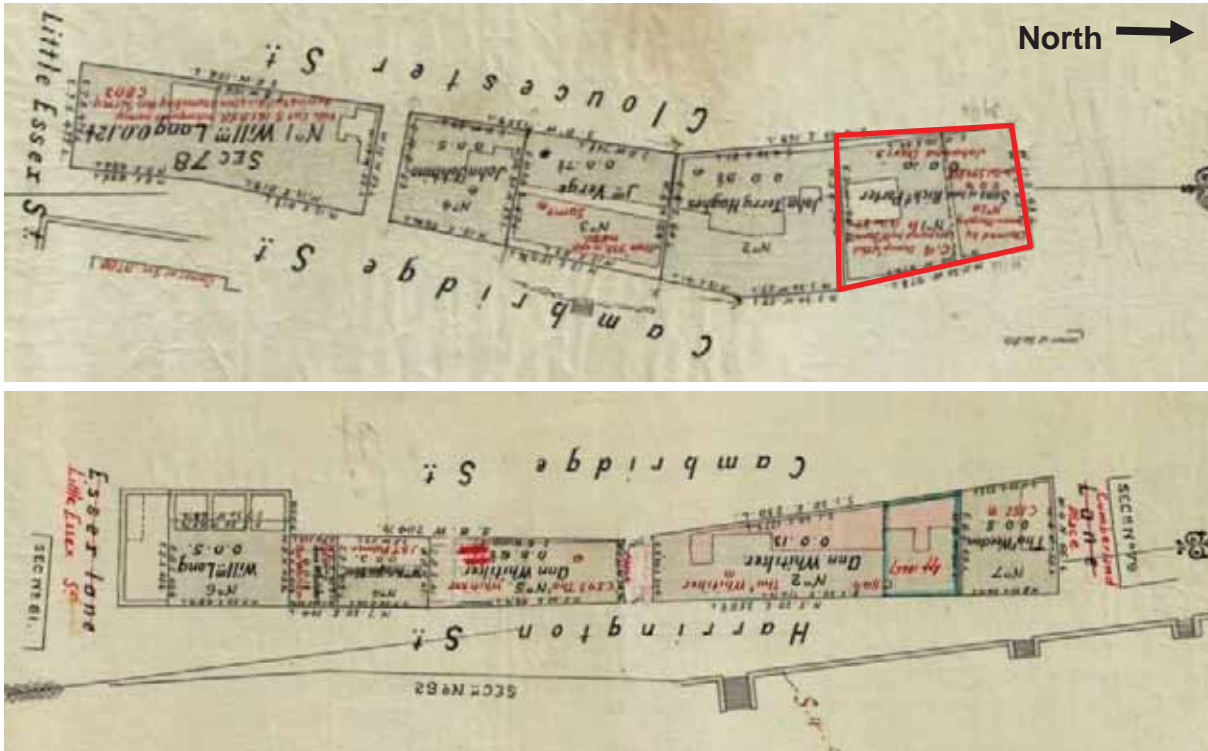
The subject site is clearly identifiable on the 1833 plan, being on the corner of Gloucester Street and the laneway of Cumberland Place. It appears to contain two separate building footprints covering most of the site. Cambridge Street runs to the rear of the site. The site is identified as being owned by 'Sons of the Late Richard Porter', but with additional names on the site marked in red, including Dennis Murphy on the northern allotment and Johanna Davis on the southern allotment.

Available historical information suggests that the southern property was later granted to Johanna Davis by the Commissioner of The Court of Claims by 1835, and at this time the site was known as allotment 1B of Section 77 in the Town of Sydney (present numbers 70-72). This allotment was originally one parcel with allotment 1A (present numbers 66-68) to the north. In 1837, Denis Murphy claimed the northern half of the site, being allotment 1A. Court of Claims records indicate that this site had been occupied by a chain of purchasers since 1819 and for some years prior to that.

Council Rate Assessment books of 1845 indicate the type of buildings which existed on the subject site around this time. They record Denis Murphy as the Proprietor of the northern allotment, and Patrick Ryan the tenant of his single storey two room stone house with a shingled roof in 'bad repair (with) no outhouses'. They also record John Davis as the proprietor of the southern allotment and Martin Ryan and Michael Sheridan as the tenants of his two single storey stone houses with shingled roofs, the northern

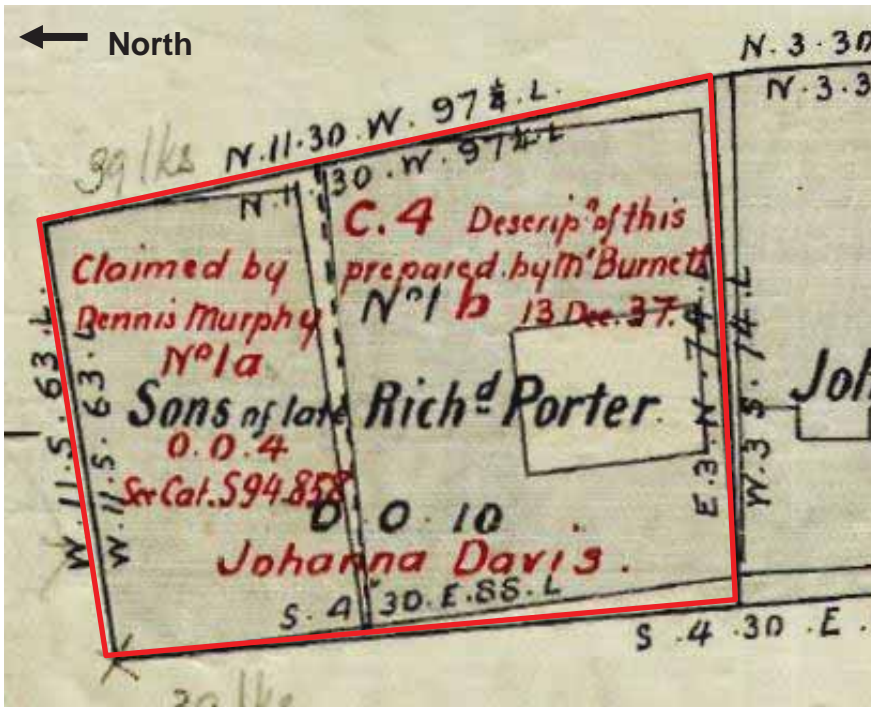
most containing two rooms and the other three. Both were described as in 'bad repair (with) no outhouses'.

FIGURE 19 – CITY SECTION STREET PLAN, SECTION 77-88 AND SECTION 80, 1833. THE SUBJECT SITE IS SHOWN AS WELL DEVELOPED WITH A RANGE OF FREE-STANDING BUILDINGS AND YARDS.



SOURCE: CITY OF SYDNEY ARCHIVES.

FIGURE 20 – DETAIL OF CITY SECTION STREET PLAN OF BAKERS TERRACE.



SOURCE: CITY OF SYDNEY ARCHIVES.

3.4.3 MID NINETEENTH CENTURY

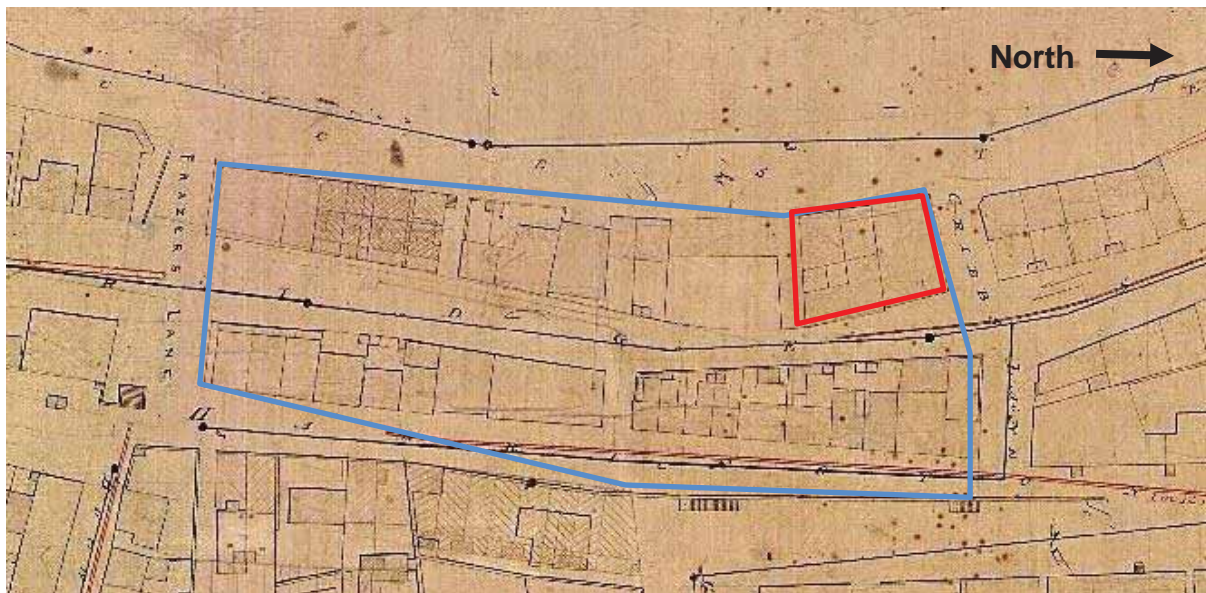
By the mid-nineteenth century, The Rocks had almost entirely given way to attached buildings, depicted on various maps and plans. The area at this time was also already seen as 'lower class'⁹. The 1855-1865 Trigonometrical Survey of the City of Sydney is a series of plans of the city area showing sewer, water and allotment boundaries. The survey of the subject site (Figure 21) shows that building footprints on the northern and southern allotments are unchanged from the 1833 City Section Street Plan Map (Figure 19). However, this survey confirms that the subject site comprises of three or four separate buildings.

This survey also shows the overall site of Harrington Court. Whilst some of the building footprints of the surrounding area appear to be similar to the 1833 plan, many of the properties appear to have undergone subdivision and consolidation and there are a number of attached buildings. The Sands Directories for this period indicate a large number of residents in the street at this time. Those listed with occupations are usually tradesmen or worked in the maritime industries.

Council Rates Assessment Records indicate that from c1850s to c1860s, John Simms was the proprietor of the northern allotment and Isaac Moore and his heirs the proprietor of the southern allotment. Simms possibly ran a shop on his property. By c1867, The Moore family had taken over the entire site. According to the Sands Directories, some long term tenants in the c1860s and c1870s include Catherine Costello (dressmaker), who occupied the northern property and Samuel Williams (boatman, H.M Customs), who occupied the southern property.

The Moore family appears to have sold the northern allotment to William Andrews in the late c1870s, who owned it for a short period of time prior to Edward Baker acquiring it in 1880. It is speculated that Andrews was responsible for the demolition of the existing single storey houses on the southern allotment and the construction of two double storey brick terraces in c1875. The rates for the properties during Moore's ownership were £12 to £16 which increased substantially to £39 to £41 under Andrews ownership. This is also consistent with the Sands Directories where between c1867-c1875, the northern house is consistently 'not recorded' or listed as 'vacant land' and the previous council rate assessment records indicating that some of the buildings on the site were in 'bad repair'.

FIGURE 21 – EXTRACT FROM THE 1865 TRIGONOMETRICAL SURVEY OF SYDNEY. THE MAP SHOWS THREE OR FOUR SEPARATE BUILDINGS ON THE SUBJECT SITE. LARGER SITE SHOWN IN BLUE



SOURCE: CITY OF SYDNEY TRIGONOMETRICAL SURVEY PLANS – CITY OF SYDNEY ARCHIVES

⁹ Conservation Management Strategy, Cumberland Place, prepared for Sydney Harbour Foreshore Authority, 2008.

3.4.4 LATE NINETEENTH CENTURY

A painting of the Whalers Arm Hotel¹⁰ on Gloucester Street, painted by Sir William Johnson (1862-1932), dates from around the time Baker acquired the subject site in 1880. This image shows the subject site as occupied by two storey terraces fronting Gloucester Street. The perspective does not allow us to identify whether this is the northern or southern allotment, however the detailing on the facade appears to be different to that later added by Baker to both terraces. The terraces present as typical mid-Victorian style terraces with flat unadorned facades and a top parapet.

Original plans do not exist for these buildings; however, it is likely they were constructed as two separate terraces attached by a central wall. The Council Rates Assessment Records also indicate that each terrace consisted of six rooms, two on each of the three floors, which included a small basement level due to being cut into the bedrock. The single storey cottage to the south was present in the 1833 plans and was still standing in 1901 when detailed photographs of the area were taken. It is likely that the previous single storey houses occupying the subject site prior to the construction of Bakers Terrace were of a similar style. (Figure 22).

FIGURE 22 –THE WHALERS ARMS ON THE WESTERN SIDE OF GLOUCESTER STREET AND THE SUBJECT SITE INDICATED, C1880S. NOTE THE ORIGINAL CREAM COLOUR SCHEME OF THE BUILDING.

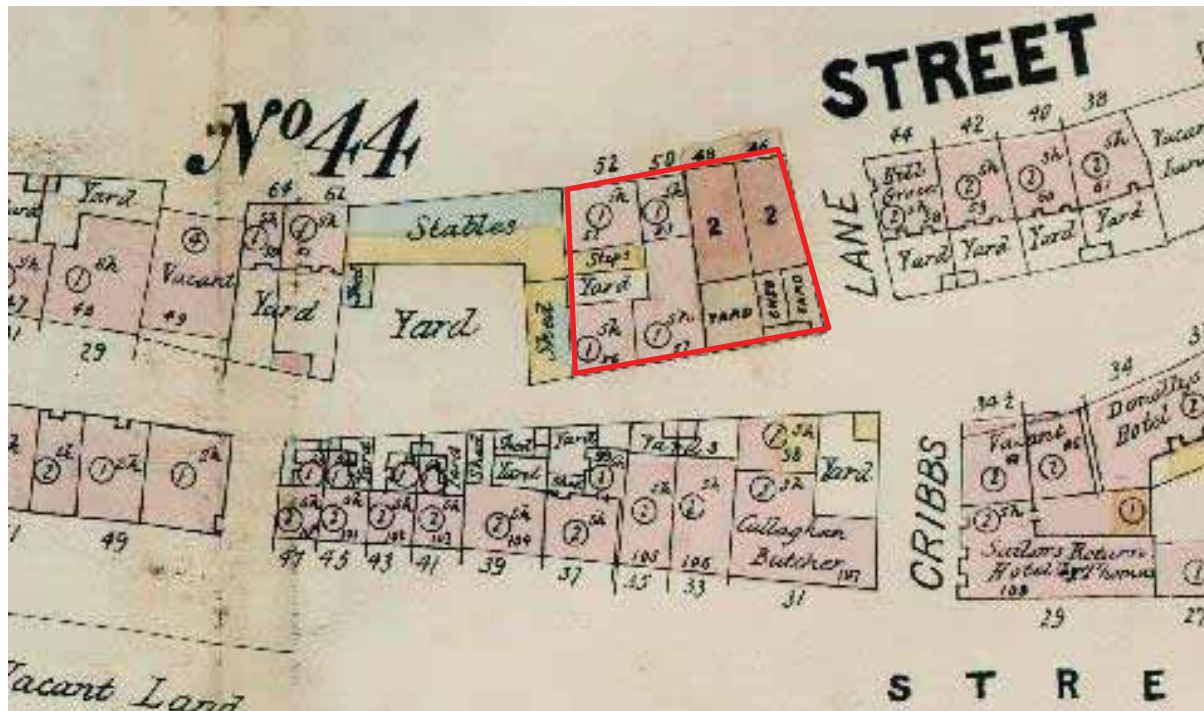


SOURCE: WILLIAM JOHNSON (ND), NATIONAL LIBRARY OF AUSTRALIA.

According to the 1880 Dove Plans of the City of Sydney (Figure 23), the subject site (with street numbers shown as number 46-52 Gloucester Street) is illustrated as being occupied with the new terraces on the northern allotment. This plan confirms that they were constructed of brick or stone and both had rear yard and appear as separate tenancies. This plan also illustrates the single storey brick and stone houses on the southern allotment (perhaps just prior to their demolition). The overall surrounding area has maintained primarily residential by this time, although some commercial buildings are indicated, such as 'Bill Grocer' and 'Callaghan Butcher'.

¹⁰ The Whalers Arm Hotel was located directly opposite the subject site on Gloucester Street. Originally, it was the home of George Cribb (butcher whom Cribbs Lane (now Cumberland Place and Steps) was named after). In 1830, Cribbs house was renovated to become a two storey stone building with stables, which later became the Whalers Arm Hotel. Demolition books record it was demolished around 1900-1949. It is now the big dig archaeology site.

FIGURE 23 – EXTRACT FROM PERCY DOVE'S 1880 PLANS OF SYDNEY. IT IS NOW POSSIBLE TO IDENTIFY DETAILS OF BUILDINGS ON THE SUBJECT SITE. THE LOCATION OF BAKERS TERRACE IS OUTLINED



SOURCE: CITY OF SYDNEY DOVE PLANS – CITY OF SYDNEY ARCHIVES.

3.5 THE CONSTRUCTION OF BAKERS TERRACE

In 1880, Edward Baker is first recorded in the rates assessment books as being the owner of the northern allotment (66-68), which already contained two (two and three) storey mid-Victoria terraces. By 1882, Baker is recorded as being the owner of the southern allotment (70-72) as well. It is presumed the Baker demolished the existing old single storey houses on the southern allotment to make way for the construction of Bakers Terrace (a new pair of terraces) between 1880 and 1881. The entire site is recorded as being 'three storey' by 1882.

Baker appears to have had a number of occupations as recorded in the Sands Directories, such as a grocer, a fuel merchant and a clerk. In addition, a newspaper article dating from 1910 (an obituary) likely refers to him. It notes that Edward Baker purchased property and resided in The Rocks in the late nineteenth century. He was a well-educated man who came to Sydney from England as a free man and was involved in a number of industrious fields and later held a number of offices in the church.¹¹

Baker's newly constructed terraces at 70-72 were typical late Victorian two up and two down, opening directly onto the street, with slightly larger basements, providing six rooms in total to each terrace. These also had a finished attic possibly dormers (unsure if these were constructed later). It is unclear whether the attic was accessible from both tenancies or only one. It had a timber and iron veranda to the east side of the building. Toilets were located to the rear yard adjoining Cambridge Street.

Between 1884-1894, the Sands Directories indicate that the subject site is in continuous occupation as residential accommodation with various working class tenants. Edward Tweedle, quarryman and Alfred Miller, mariner, appear to be long term tenants of the northern terraces. Edward Baker lived in the southern terraces until 1891. The northern terraces are briefly recorded as being boarding houses in in 1893 and 1894. The buildings were renumbered to 66-68 and 70-72 Gloucester Street around c1887.

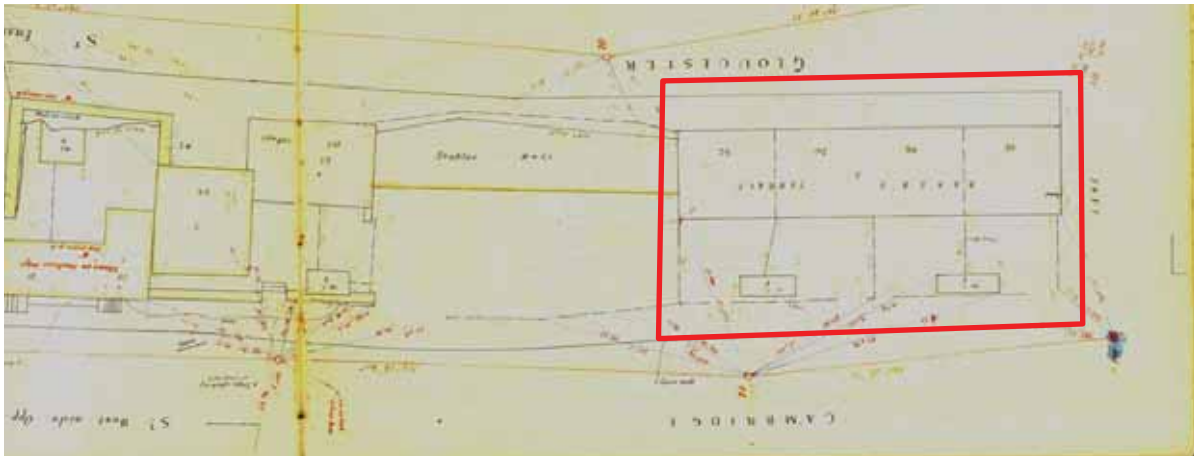
Between 1885-1887, Baker remodelled/unified the existing terraces on the northern allotment to match his newly constructed terraces on the southern allotment, giving the building an appearance of one large

¹¹ The Methodist, Saturday 8 October 1910, Trove

building, which is its present configuration. It is speculated that this occurred around this time as the Sand Directories records some vacancies in the northern terraces. An addition was made to the front of the building pushing it approximately 1.5 m into Gloucester Street beyond its original boundary and the street alignment. The site was known as 'Bakers Terrace' by 1890. Baker remained the owner of the property until the early 1900s.

By the turn of the twentieth century, The Rocks was regarded as a slum, and the outbreak of the bubonic plague led to large scale government resumption of the area. The subject site recorded as being acquired by the NSW Government as part of The Rocks resumption. A Rocks Resumption Plan of the subject site, dated c1901, is shown in Figure 25.

FIGURE 24 – EXTRACT FROM THE FIELD SURVEYOR'S BOOK FOR THE AREA, C1887. BAKERS TERRACE ARE CLEARLY SHOWN, AS FOUR TENANCIES WITH OUTDOOR TOILETS.



SOURCE: CMP BAKERS TERRACE, 2007

FIGURE 25 – ROCKS RESUMPTION PLAN SHOWING SUBJECT SITE, C1901



SOURCE: DARLING HARBOUR RESUMPTION PLANS - CITY OF SYDNEY ARCHIVES

The first photograph of the terraces dates from 1901 (Figure 26), but only the rear of the terraces is visible. Following this, the next available images date from c1910 (Figure 27) and Figure 28). The 1910 images of Bakers Terrace show that they are in a dilapidated condition at this time. The front façade features wooden shutters to the lower level of the southern terraces. The rear features small skillion structures in the rear yard of the southern terraces, which may have been the kitchens and a small brick structure in the rear yard of the northern terraces. An additional image from 1910 (Figure 29) shows the rear balconies were originally iron.

Around 1911, Cumberland Street was realigned and widened and the streetscape character of Gloucester Street changed significantly with a number of buildings demolished including the notable

Gloucester Street Bridge. As two sections of Gloucester Street were divided, the level in the vicinity of Cumberland Place and Steps was raised and a retaining wall was constructed in front of Susannah Place, with an additional set of stairs added to Cumberland Place.¹²

FIGURE 26 – IMAGE OF CUMBERLAND PLACE VIEWED FROM CAMBRIDGE STREET, 1901. THE REAR OF BAKERS TERRACE WITH VERANDAS ON THE SOUTHERN TERRACE PAIR.



SOURCE: ARCHIVES OFFICE OF NSW.

FIGURE 27 – GLOUCESTER STREET SHOWING BAKERS TERRACE. THEY ARE NOTED TO BE VERY DILAPIDATED AND WITH SHUTTERS ON THE LOWER LEVEL SOUTHERN TERRACES.



SOURCE: CMP BAKERS TERRACE, 2007

¹² Cumberland Place CMP, 2008, p29.

FIGURE 28 – REAR OF BAKERS TERRACE, C1910



SOURCE: BAKERS TERRACE CMP, 2007

FIGURE 29 – IMAGE OF BAKERS TERRACE, 1910 REAR VIEW OF THE TERRACES TAKEN FROM A FILM OF THE AREA IN C1910, WHICH WAS MADE TO JUSTIFY THE RESUMPTION AND DEMOLITION OF THE ROCKS. NOTE BALCONIES ARE IRON



SOURCE: BAKERS TERRACE CMP, 2007

3.5.1.1 LATE TWENTIETH CENTURY

The subject site remained in government ownership until the c1970s, and was tenanted by various occupants. Many appear to be long term, such as John McNamara and Eliza Miller. In the 1970s, the buildings were in poor condition and uninhabitable and were taken over by the Sydney Cove Redevelopment Authority. A painting of the rear of the site dating from c1963 (Figure 30), shows that Bakers Terrace appear essentially unchanged from the earlier c1910 photographs.

In 1988-90, an extensive program of works was undertaken to the subject site, associated with the redevelopment of the surrounding site for Harrington Court. These works primarily comprised of the construction of a new seven storey development designed by Mitchell Giurgola and Thorp Architects, as well as the adaptation of Bakers Terrace for use as restaurant and office space. This development truncated Cambridge Street at the rear of the site.

Work to Bakers Terrace primarily involved removal and replacement of the rear verandas, removal of the single storey skillions to the rear yards and levelling off the ground, as well as extensive internal restoration and reconfiguration. The construction of Harrington Court truncated Cambridge Street, incorporating it into the new building and forming a courtyard. This courtyard was originally the rear yards of Bakers Terrace.

External and Internal photos of the Bakers Terrace at the time of these works are provided in Figure 31 and a detailed list of alterations and additions is provided in Section 3.8. The Harrington Court development was leased for a period of 99 years.

FIGURE 30 – REAR OF BAKERS TERRACE, C1963. THE REAR OF BAKERS TERRACE APPEAR ESSENTIALLY UNCHANGED FROM C1910. NOTE GATES AND REAR FENCES TO CAMBRIDGE STREET.



SOURCE: COLLECTION HISTORIC HOUSES TRUST

FIGURE 31 – PHOTOS—C1988-90—REDEVELOPMENT OF THE HARRINGTON COURT SITE. REAR FAÇADE OF BAKERS TERRACE FROM HARRINGTON STREET. NOTE SANDSTONE WALL TO HARRINGTON STREET.



SOURCE: CUMBERLAND PLACE CMP, 2008



PICTURE 80 – REAR FAÇADE SHOWING EXTENSIVE DEMOLITION AND EXCAVATION UNDERTAKEN AT REAR, C1988 (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 81 – REAR FAÇADE IMMEDIATELY SHOWING RESTORATION, 1991. NOTE MUCH OF THE EXTERNAL RENDER APPEARS TO HAVE BEEN REPLACED (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 82 – REAR OF THE BUILDINGS DURING THE C1988 RENOVATIONS (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 83 – REAR FAÇADE IMMEDIATELY SHOWING RESTORATION, 1991 (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 84 – FRONT FAÇADE IMMEDIATELY SHOWING RESTORATION, 1991 (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 85 – INTERIOR C1988 (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 86 – INTERIOR C1988 (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 87 – INTERIOR C1988 (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 88 – INTERIOR C1988 (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 89 – INTERIOR C1988 (SOURCE: BAKERS TERRACE CMP, 2007)



Picture 90 – Interior c1988 (Source: Bakers Terrace CMP, 2007)



PICTURE 91 – INTERIOR C1988 (SOURCE: BAKERS TERRACE CMP, 2007)



PICTURE 92 – INTERIOR C1988 (SOURCE: BAKERS TERRACE CMP, 2007)

3.6 LIST OF OWNERS AND RESIDENTS

3.6.1 RATES ASSESSMENT BOOKS

Historical research outlines the following owners of the subject site between 1845 and 1948 (Table 3). Note that the original numbering of the subject site was 72-78 Gloucester Street, The Rocks, later for a short time it was 46-52 Gloucester Street, The Rocks and by the late nineteenth century, it obtained its present numbering as 66-72 Gloucester Street, The Rocks.

TABLE 1 – RATES ASSESSMENT BOOKS FROM 1845 TO 1948, SHOWING THE OWNER AND PERSON RATED AT THE SUBJECT SITE.

| YEAR RATED | PERSON RATED | OWNER | DESCRIPTION | | GROSS ANNUAL VALUE |
|------------|---|-----------------------------|--|--|--------------------|
| 1845 | Martin Ryan Michael Sheridan Patrick Ryan | John Davis Dennis Murphy | 2 X House stone and shingled House stone and shingled | 'bad repairs. No outhouse'. (both 1 storey) | £15/£10 |
| 1851 | Thomas Rattigan George Harris William Edward Hunt | John Simms Robert Moore | House brick shingled | "Old house. bad repair" | £18 £10 |
| 1852 | Thomas Rattigan George Harris William Edward Hunt | John Simms Robert Moore | House brick shingled | "Old house. bad repair" House | £18 £10 |

| | | | | | |
|------|---|---|--|---|--------------------------------------|
| 1856 | Essex Taylor | Simms Moore Moore | Shop brick shingled House brick shingled | | £20 £25 |
| 1861 | 72 not recorded 74 William Moot 76 Samuel Williams 78 not recorded | Robert W Moore | 74 House brick and shingled 76 House brick and iron | 1 storey 2 storey | All £30 |
| 1863 | 72 Catherine Costello 74 Mary Aaron 76 Samuel Williams 78 Unoccupied | 72 John Simms 74 Elizabeth & Eliza Moore 76 Elizabeth & Eliza Moore | 72/74 House stone shingled 76 House stone iron 78 House brick shingled | 72/74 "old house" 76 "in good repair" 78 "old house out of repair" (all 2 storey) | 72 £16 74 £16 76 £23 78 £16 |
| 1867 | 72 Catherine Costello 74 William Storey 76 Samuel Williams 78 vacant space | Edward Moore | House stone and shingles | "in bad repair" (all 1 storey) | 72 £12 74 £12 76 £26 |
| 1871 | 72 not recorded 74 Peter Johnson 76 Samuel Williams 78 not recorded | Elizabeth Moore and Eliza Moore | All—House stone shingled | (both 1 storey) | 74 £15 76 £26 |
| 1877 | 72 Edward Tweedie 74 Tierney Terence 76 Terence O'Neill 78 Thomas price | William Andrews (72- 74) Thomas Moore (76- 78) | 72/74/76 House brick shingled 78 House brick iron | 72 3 storey 74 3 storey 76 1 storey 78 2 storey | 72 £39 74 £39 76 £15 78 £23 |
| 1880 | 46 R Tweedy 48 Alfred H Miller 50 F O'Neil 52 Thomas Price | Edward Baker (46-48) Thomas Moore (50- 52) | 46/48 House brick and stone slated. 50/52 House brick and stone/shingled and iron. | (All 2 storey) (1 storey) | 46 £39 48 £39 50 £15 52 £23 |
| 1882 | 46 Edward Tweedie 48 Alfred H Miller 50 Empty 52 Empty | Edward Baker | 46/48 House brick and slated. 50/52 House brick and iron | (All 3 storey) | 46 £41 48 £41 50 £78 52 £78 |
| 1891 | 66 T Saunders 68 Frank Meadows 70 Edward Baker 72 Edward Baker | Edward Baker | House brick and stone/iron | (All 3 storey) | 66 £52 68 £52 70 £52 72 £52 |
| 1896 | 66 Charles May 68 John Richrow 70 E Baker 72 P Carey | Edward Baker | House—brick and slate | (All 2 storey) | 66 £52 68 £52 70 £52 72 £52 |
| 1902 | 66 Franz May 68 John McNamara 70 John Casey 72 Sydney E McCauley | Edward Baker | House—brick and iron | | 66 £36 68 £36 70 £52 72 £47 |
| 1907 | 66 Charles May 68 John McNamara 70 Elizabeth Miller 72 Sidney McCauley | NSW Govt Rocks Resumption | House—brick and iron | | 66 £36 68 £36 70 £52 72 £52 |
| 1911 | 66 Henry May | Government of New | House—brick and iron | | 66 £36 |

| | | | | |
|------|--|---|---------------------------|--------------------------------------|
| | 68 John McNamara 70 Eliza Miller 72 Edward Hanson | South Wales (Rocks House Resumptions) | | 68 £36 70 £52 72 £46 |
| 1914 | 66 Franz May 68 John McNamara 70 Eliza Miller 72 Edward Hanson | New South Wales Government | House—brick and iron | 66 £36 68 £36 70 £55 72 £46 |
| 1918 | 66 Benjamin Simpson 68 John McNamara 70 Eliza Miller 72 Edward Hanson | New South Wales Government | House—brick and iron | 66 £36 68 £36 70 £55 72 £46 |
| 1921 | 66 Mary Simpson 68 J McNamara 70 Eliza Millar 72 Edward Hanson | NSW Government RR | House—brick, slate & iron | 66 £36 68 £36 70 £55 72 £46 |
| 1924 | 66 Mary Simpson 68 J McNamara 70 Lina Mary Strong 72 Ling Ting | NSW Government RR | House—brick and iron | 66 £55 68 £57 70 £72 72 £65 |
| 1925 | 66 Mary Simpson 68 J McNamara 70 Lina Mary Strong 72 Ling Ting | NSW Government RR | House—brick and iron | 66 £55 68 £57 70 £72 72 £65 |
| 1930 | 66 Mary Simpson 68 J McNamara 70 Lina Mary Strong 72 Muriel Moon | NSW Government (SHT) | House—stone and iron | 66 £58 68 £61 70 £82 72 £65 |
| 1932 | 66 - 68 J McNamara 70 Nellie Strong 72 Harold Gordon | NSW Government (SHT) | House—brick and iron | 66 £46 68 £61 70 £82 72 £69 |
| 1933 | 66 M Welch 68 J McNamara 70 D Dugsdale 72 H Hines | NSW Govt. (SHT) | House—brick and iron | 66 £58 68 £61 70 £69 72 £69 |
| 1939 | 66 - 68 J McNamara 70 E Bond 72 - | Maritime Services Board of Housing | House—brick and iron | 66 £58 68 £61 70 £69 72 £69 |
| 1945 | 66 N Pegg 68 M Danne 70 P Haddock 72 A Dunning | New South Wales Government House. | House—brick and iron | 66 £58 68 £74 70 £69 72 £69 |
| 1948 | 66 M Filbe 68 W Fletcher 70 T Haddock 72 A Dunning | New South Wales Government Housing Commission of NSW. | House—brick and iron | 66 £58 68 £61 70 £69 72 £69 |

3.7 DATE OF CONSTRUCTION

Bakers Terrace developed as typical terraces of the latter half of the 19th century. Historical research shows the subject site was built in c1875 (66-68) and c1882 (70-72). The northern façade was redone post c1882 but prior to c1900. It is speculated to have occurred between c1885-1887.

3.8 ALTERATIONS AND ADDITIONS

Historical research shows that Bakers Terrace has been subject to two major phases of external change, including in c1880s, when the northern two terraces were re-façade to match the southern terraces and in c1988-90 when the building was extensively remodelled. Table 2 provides a summary of alterations and additions to the subject site.

TABLE 2 – DETAILED LIST OF ALTERATIONS TO BAKERS TERRACE

| DATE | WORK TO BAKERS TERRACE |
|--|--|
| PHASE ONE | |
| c. 1875 | Construction of Number 66-68 Gloucester Street, The Rocks |
| c. 1882 | Construction of Number 70-72 Gloucester Street, The Rocks |
| c.1882-c.1900 (speculated c1885-1887) | Façade alterations and additions to northern terraces (Number 66-68), to match the southern terraces. New façade location increased interiors by approximately 1-1.5 meters to the west to align with No 70-72. |
| PHASE TWO | |
| 1988-90 | <p>It is noted in the CMP prepared by Futurepast in 2007 that Bakers Terrace were in very poor condition post 1970s.</p> <p>In c1988-90, extensive modifications were undertaken to Bakers Terrace to convert them to commercial office and dining space and incorporate the building into the greater Harrington Court development. Images of these works are provided in Figure 34. Architectural plans of these works are provided in Figure 32 to Figure 38.</p> <p>Note that the only original fabric remaining is the masonry shell of the building and door highlights. The summary of modifications which took place in c1988-90 include the following:</p> <p>Exterior Changes</p> <ul style="list-style-type: none"> • Extensive excavation of the rear and raising of the ground level • Rear landscaping works. • Reconstruction of rear balcony in its entirety. • Reconstruction of rear dormer. (New timber louvres to existing roof dormers). • New roof sheeting. • Reconstruction of chimneys and chimney pots. • Repairs external render and new paintwork. • New rainwater goods. |

Interior Changes

All Levels

- Removal of all original floor structure, floors and ceilings and replacement with new. This work involved raising basement floor level and installation of a new concrete slab.
- Installation of new services (including air conditioning, amenities and kitchens etc.).
- Installation of new service risers to chimneys at various locations.
- Replacement of all joinery including windows, doors, skirtings and stairs (note that door highlights on site are original and all internal stairs are contemporary fabric).
- New concrete fire rated stair to southern terrace.
- Various new penetrations and openings and in-between terraces.
- Removal of early stove chimneys to basement level and infill with salvaged bricks. Removal of fire place inserts mantels and hearth to ground and first floor levels.
- Installation of new kitchens and bathrooms throughout

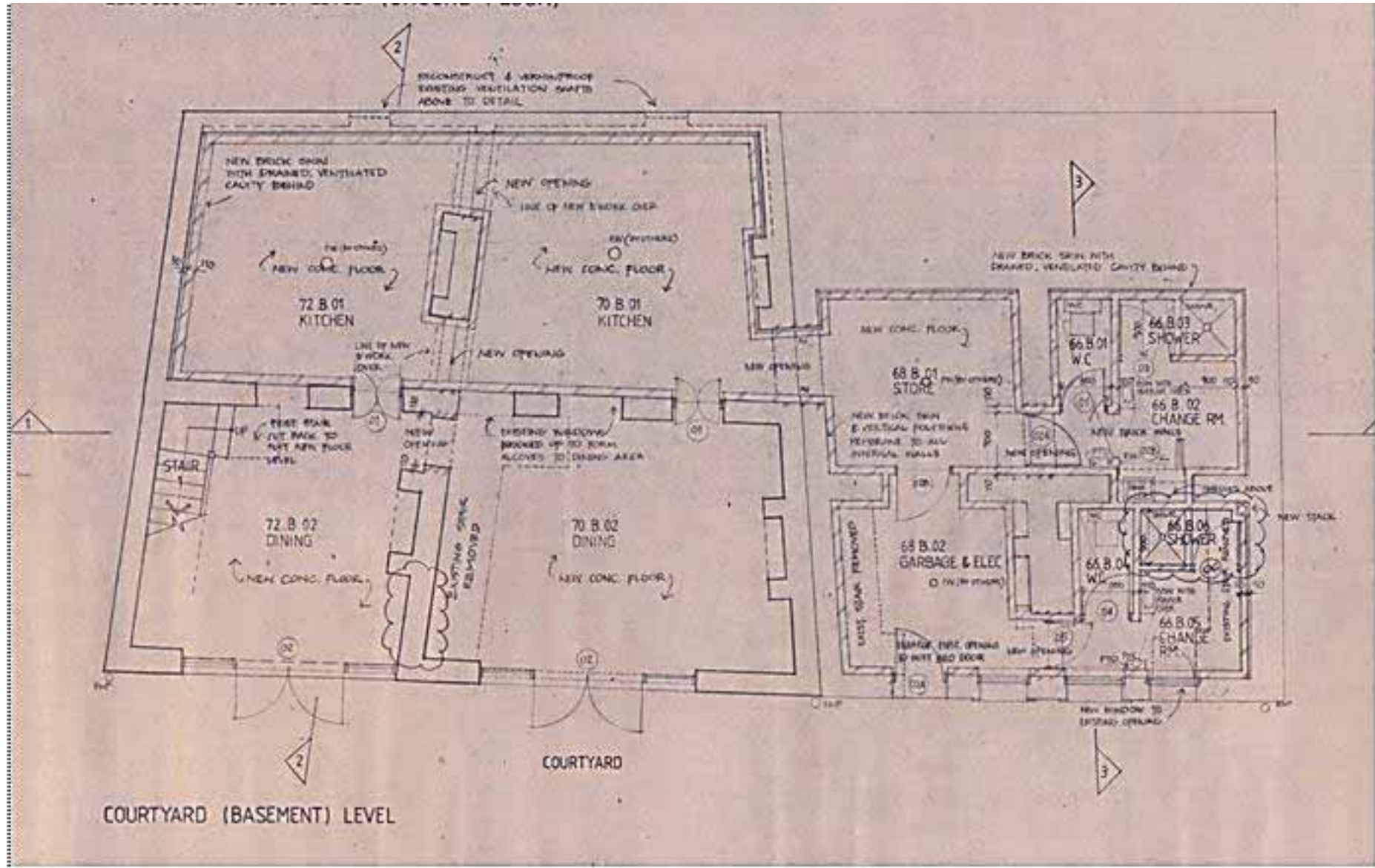
Basement Level:

- Installation of a new brick wall skin in rooms B3, B4, B5, B6, B7 and B8 in basement level.
- Removal of set plaster to basement level (note remnant remains in Room B2) (Picture 25).
- Lifting of existing door head heights due to new floor level in basement level.

Attic Level

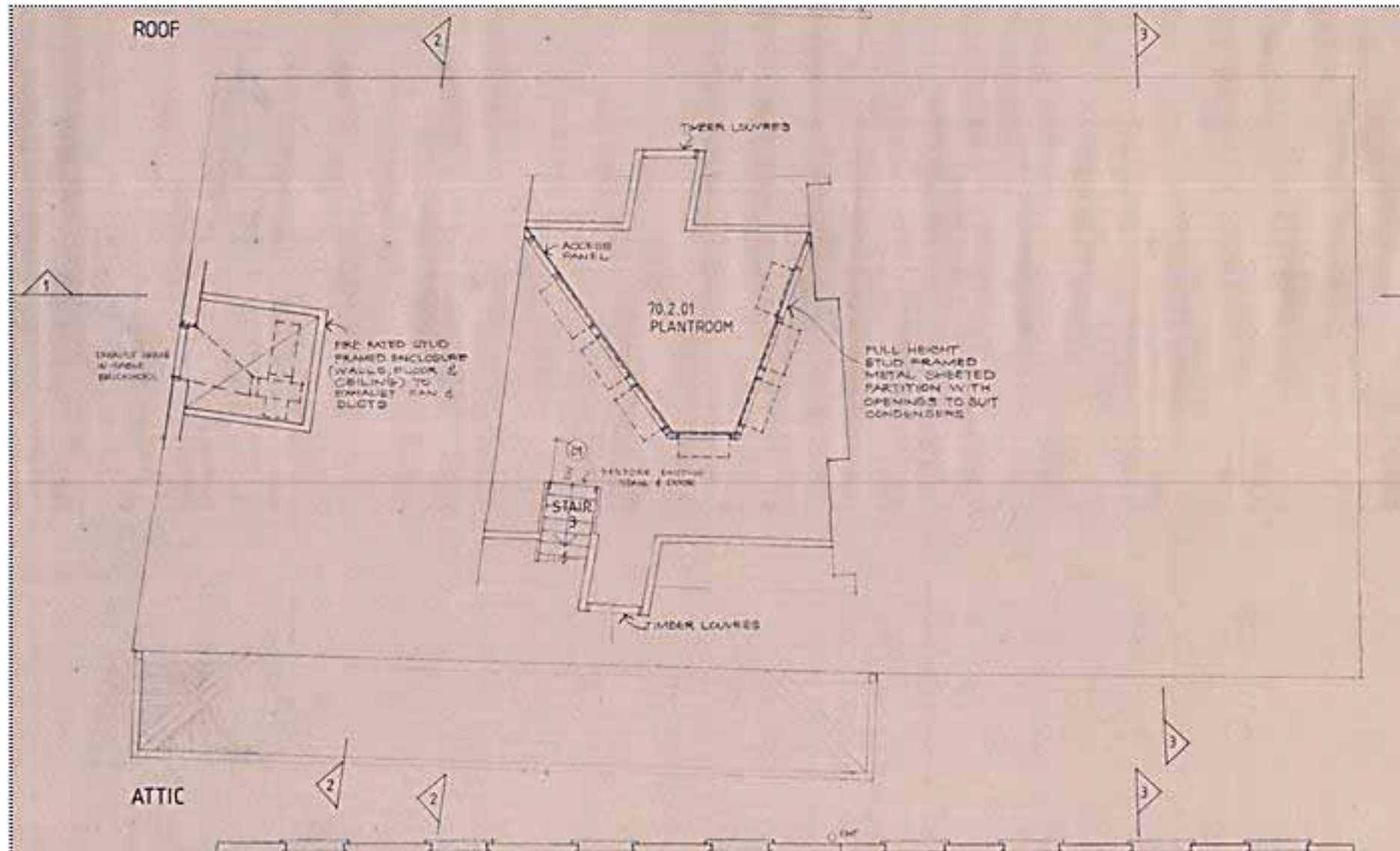
- Installation of new plant to attic.

FIGURE 32 – 1988-90 PLANS FOR BAKERS TERRACE (BASEMENT LEVEL) SHOWING NEW WORK



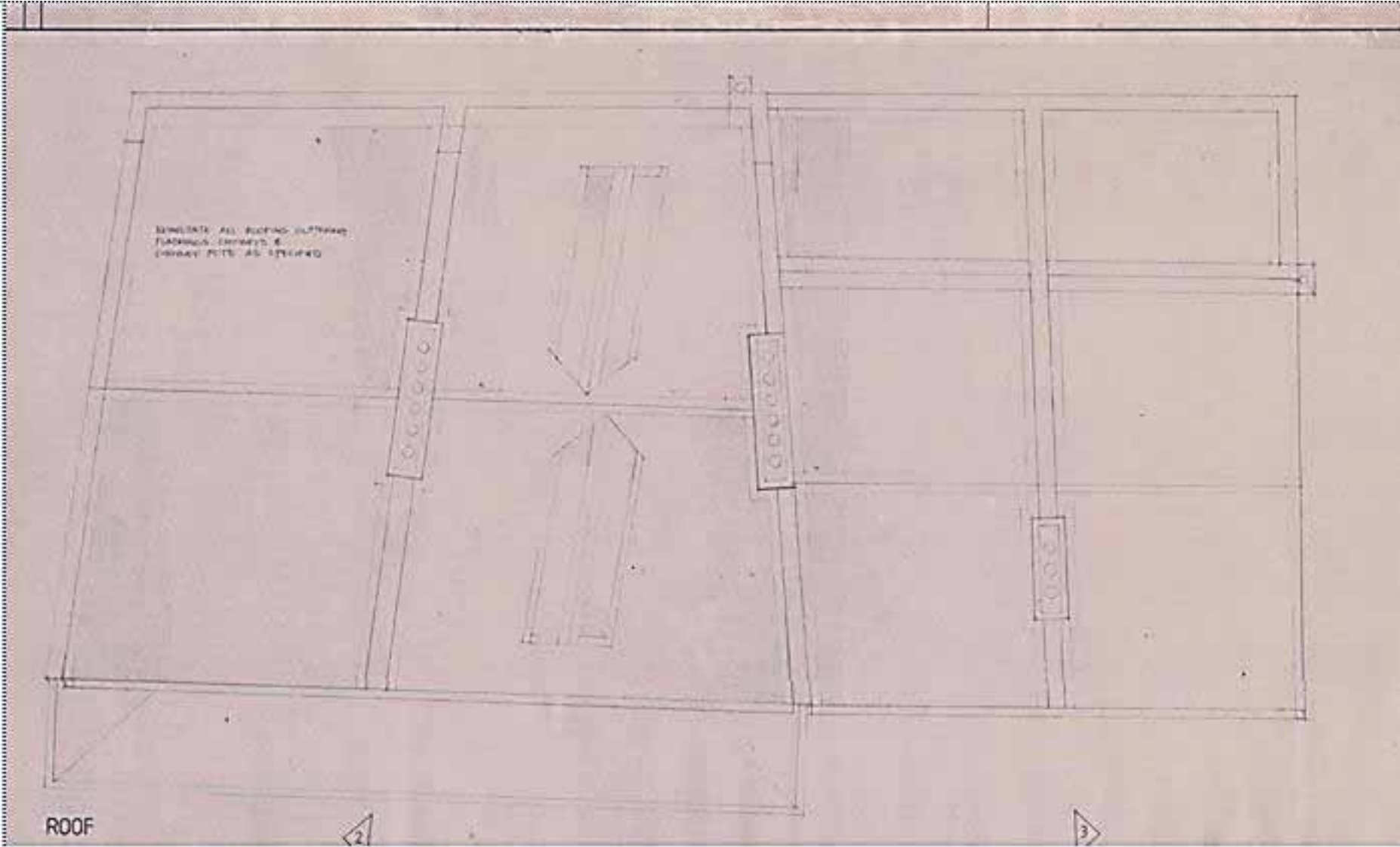
SOURCE: SYDNEY HARBOUR FORESHORE AUTHORITY, NOVEMBER 2015 (NOTE: NOT TO SCALE)

FIGURE 35 – 1988-90 PLANS FOR BAKERS TERRACE (ATTIC LEVEL) SHOWING NEW WORK



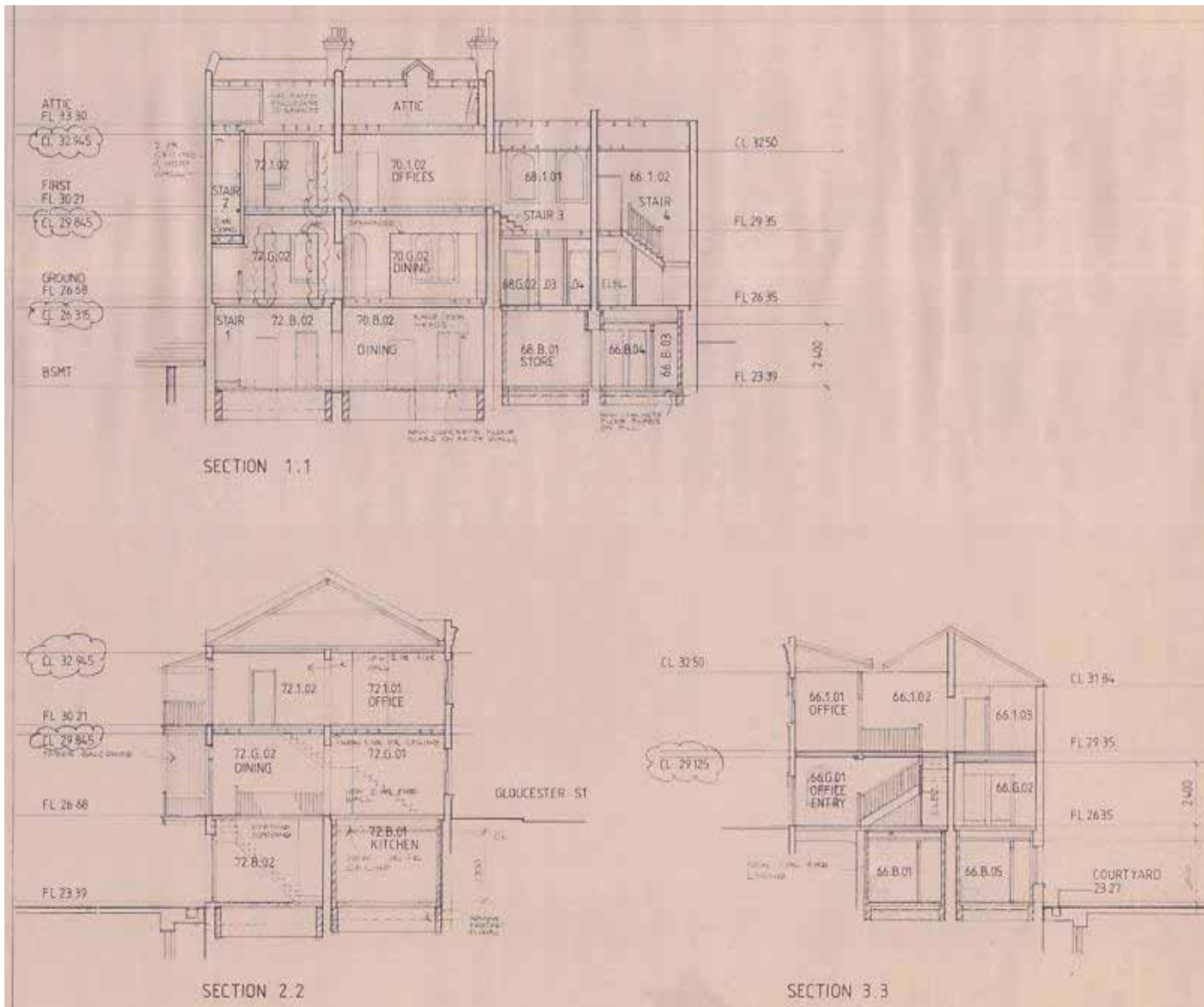
SOURCE: SYDNEY HARBOUR FORESHORE AUTHORITY, NOVEMBER 2015. (NOTE: NOT TO SCALE)

FIGURE 36 – 1988-90 PLANS FOR BAKERS TERRACE (ROOF LEVEL) SHOWING NEW WORK



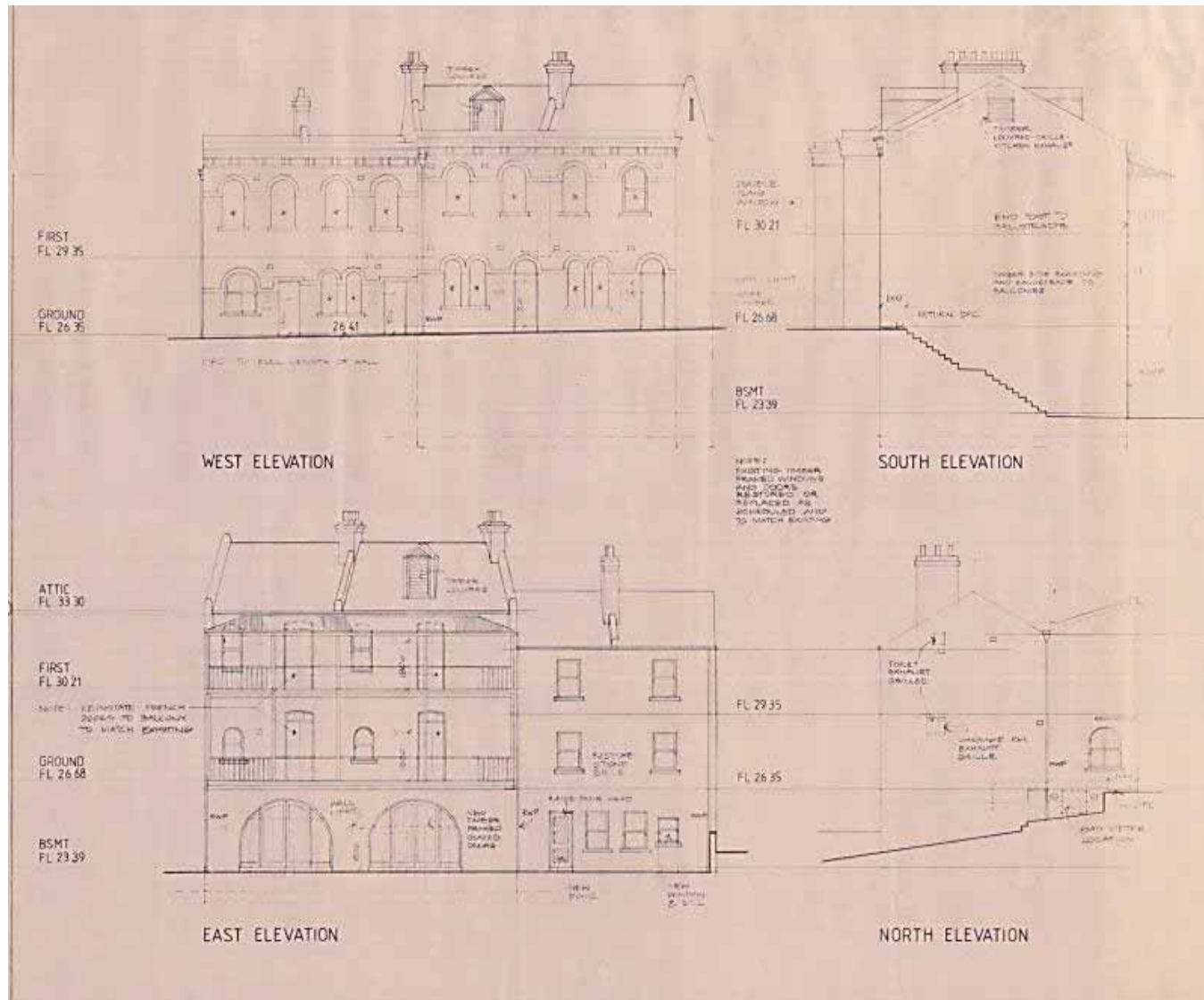
SOURCE: SYDNEY HARBOUR FORESHORE AUTHORITY, NOVEMBER 2015. (NOTE: NOT TO SCALE)

FIGURE 37 – 1988-90 SECTIONS FOR BAKERS TERRACE. SHOWING NEW WORK



SOURCE: SYDNEY HARBOUR FORESHORE AUTHORITY, NOVEMBER 2015. (NOTE: NOT TO SCALE)

FIGURE 38 – 1988-90 ELEVATIONS FOR BAKERS TERRACE.



SOURCE: SYDNEY HARBOUR FORESHORE AUTHORITY, NOVEMBER 2015. (NOTE: NOT TO SCALE)

3.9 HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Heritage Council of NSW established 35 historical themes relevant to the State of New South Wales. These themes correlate with National and Local historical themes.

Historical themes at each level that are relevant to Bakers Terrace are provided in Table 1.

TABLE 3 – HISTORICAL THEMES

| AUSTRALIAN THEME | NSW THEME | LOCAL THEME | EXAMPLE |
|---|-----------------------------|--|---|
| 4 Building settlements, towns and cities. | Towns, suburbs and villages | Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages | The Rocks is significant for the re-shaping of the landscape to facilitate residential and maritime activities and the buildings, roads and civic spaces that are associated with them. |
| 4 Building settlements, towns and cities | Land tenure | Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal | Mid-19 th century subdivision of early land grants and development of a maritime precinct and residential neighbourhood. Survival of evidence of quarrying, street patterns and buildings has been determined by the topography. |
| 4 Building Settlements, Towns and Cities | Accommodation | Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities | Bakers Terrace developed as typical late 19 th century residential accommodation. The subject site has significance in early residential construction techniques, as an unusual example of two earlier separate buildings incorporated into a single terrace. The Rocks and the subject site have significance as a former working class maritime neighbourhood servicing the various working class tenants. The use of the subject site for provision of social housing from the early 20 th century reflects the evolution of the areas residential use. |
| 7 Governing | Welfare | Activities and process associated with the provision of social services by the state or | Bakers Terrace were acquired by the NSW Government as part of The Rocks resumption in the early 20 th century and provided social |

| AUSTRALIAN THEME | NSW THEME | LOCAL THEME | EXAMPLE |
|--|---------------|--|--|
| | | philanthropic organisations | housing until the c1970s, when it was taken over by the Sydney Cove Redevelopment Authority. |
| 8 Developing Australia's cultural life | Domestic life | Activities associated with creating, maintaining, living in and working around houses and institutions | Bakers Terrace has continuously provided residential accommodation from the early 19 th century until the late 20 th century, to various occupants of differing backgrounds. |

4 Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 LEVELS AND GRADING OF SIGNIFICANCE

The Heritage Council of NSW recognises four levels of heritage significance in NSW: Local, State, National and World. The level indicates the context in which a heritage place/item is important (e.g. local heritage means it is important to the local area or region). Heritage places that are rare, exceptional or outstanding beyond the local area or region may be of State significance.

In most cases, the level of heritage significance for a place/item has a corresponding statutory listing and responsible authority for conserving them.

Different components of a place may contribute in different ways to its heritage value. The gradings of significance developed by the Heritage Council of NSW have been modified as part of this report for the subject site as follows:

TABLE 4 – GRADINGS OF SIGNIFICANCE DEFINITIONS

| GRADING | JUSTIFICATION | STATUS |
|-------------|--|---|
| Exceptional | Rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change should be minimal and retain significant values or fabric | Fulfil criteria for local or state listing |
| High | Element demonstrates a key aspect of the place's overall heritage significance; they have a high degree of original fabric or they retain their original use; alterations do not detract from significance | Fulfil criteria for local or state listing |
| Moderate | Element contributes to the place's overall heritage significance; they may have been altered but they still have the ability to demonstrate a function or use particular to the site; change is allowed so long as it does not adversely affect the place's overall heritage significance. | Fulfil criteria for local listing |
| Little | Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance; change is allowed so long as it does not adversely affect the place's overall heritage significance | Does not fulfil criteria for local or state listing |
| Neutral | Elements do not add or detract from the site's overall heritage significance; change allowed | Does not fulfil criteria for local or state listing |
| Intrusive | Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration | Does not fulfil criteria for local or state listing |

4.3 SIGNIFICANCE ASSESSMENT

TABLE 5 – ASSESSMENT OF HERITAGE SIGNIFICANCE

| CRITERIA | SIGNIFICANCE ASSESSMENT |
|--|--|
| <p>A – Historical Significance <i>An item is important in the course or pattern of the local area’s cultural or natural history.</i></p> | <p>The subject site has historical significance as a pair of typical late 19th century workers terraces constructed in the mid-Victorian period for the purpose of residential accommodation.</p> <p>The erection of Bakers Terraces demonstrates the historical development of The Rocks and its continual pattern of human use and occupation.</p> <p>Their construction in the late 19th century reflects the development of The Rocks, where there was continued pressure for greater density to house the local maritime workforce and other working class occupants.</p> <p>The terraces experienced a decline to slum like conditions by the early 20th century which reflects the rapid change in the fortunes of The Rocks and its residents.</p> <p>The subsequent 1980s restoration of the terraces reflects conservation efforts in The Rocks as a historical precinct in late 20th century and the overall development of heritage conservation in Australia.</p> <p>The subject site forms part of a significant cultural landscape with a substantial collection of 19th century residential buildings. Bakers Terraces as a whole, as well as its two original components at 66-68 & 70-72 Gloucester Street separately, meet the criterion at a Local and State level.</p> |
| <p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human activity <input checked="" type="checkbox"/> ▪ is associated with a significant activity or historical phase <input checked="" type="checkbox"/> ▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/> | <p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> ▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/> |
| <p>B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.</i></p> | <p>Bakers Terraces as a whole, is associated with significant historical events including the development, decline and redevelopment of The Rocks. The terraces were some of only a few that survived the wide spread demolition of buildings on Gloucester, Cambridge and Harrington Streets from the 1890s to the 1940s.</p> <p>Bakers terraces meet the criterion at a Local level.</p> |
| <p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human occupation <input checked="" type="checkbox"/> ▪ is associated with a significant event, person, or group of persons <input type="checkbox"/> | <p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> ▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/> |
| <p>C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p> | <p>The subject site has aesthetic significance as a pair of mid-late Victorian terraces.</p> <p>It retains its principle exterior form and principal facade with characteristic features (such as parapet wall, cornice, dormer gables, chimneys and door and windows detailing, including</p> |

| CRITERIA | SIGNIFICANCE ASSESSMENT |
|---|--|
| | <p>arched heads, defined by string course and masonry sills), albeit with the sympathetic replacement of some joinery, some modifications to its rear façade and internal modifications, which is not detrimental to its significance.</p> <p>They are distinctive as a pair of terraces constructed in separate phases and unified as one building with the construction of a new decorative façade.</p> <p>Bakers Terraces as whole are an important part of the streetscape of Gloucester Street, make a strong contribution to the character of The Rocks and meets the criterion at a Local and State level.</p> |
| <p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> ▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> ▪ is aesthetically distinctive <input checked="" type="checkbox"/> ▪ has landmark qualities <input type="checkbox"/> ▪ exemplifies a particular taste, style or technology <input checked="" type="checkbox"/> | <p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not a major work by an important designer or artist <input type="checkbox"/> ▪ has lost its design or technical integrity <input type="checkbox"/> ▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> ▪ has only a loose association with a creative or technical achievement <input type="checkbox"/> |
| <p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p> | <p>The subject site has social significance as part of one of the oldest European settled precincts in the country, which was established shortly after the colonies formation in 1788. It has a long and varied history with a complex layering of significant fabric, uses and associations.</p> <p>It has significant meaning to the residents of the area, who sought for the retention of the built fabric of The Rocks and those who campaigned vigorously against plans for its full scale redevelopment by the Sydney Cove Redevelopment Authority in the 1960s and 1970s.</p> <p>It has significant value to historians, heritage professionals and others who hold The Rocks in high regard for its historical, archaeological and architectural significance and research potential.</p> <p>It has significant value as a tourist destination to a large number of national and international visitors.</p> <p>Bakers Terraces as a whole, as well as its two original components at 66-68 & 70-72 Gloucester Street separately, meet the criterion at a Local and State level.</p> |
| <p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is important for its associations with an identifiable group <input type="checkbox"/> ▪ is important to a community's sense of place <input checked="" type="checkbox"/> | <p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is only important to the community for amenity reasons <input type="checkbox"/> ▪ is retained only in preference to a proposed alternative <input type="checkbox"/> |
| <p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p> | <p>In 1988 major renovations of the building was undertaken as part of the redevelopment of the Harrington Court complex. In addition, the area surrounding the terraces was extensively excavated removing all former levels. The potential for the study area to contain a historical archaeological resource has been assessed as low.</p> <p>Any archaeological deposits remaining will be disturbed due to extensive modification of the exterior and interior of the building</p> |

| CRITERIA | SIGNIFICANCE ASSESSMENT |
|---|---|
| | <p>and the loss of their rear yards in the development process. Any archaeological deposits present are likely to duplicate those from other sites in the area that have been methodically excavated. In the unlikely event that archaeological resource is present on site is likely to be of local significance.</p> <p>Bakers Terraces as a whole do not meet this criterion.</p> |
| <p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> ▪ is an important benchmark or reference site or type <input type="checkbox"/> ▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> | <p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> ▪ has little archaeological or research potential <input checked="" type="checkbox"/> ▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/> |
| <p>F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p> | <p>The subject site has historic rarity as two pairs of terraces built at different times but incorporated to appear as one building by the construction of a new façade.</p> <p>A variety of terrace housing survives in Sydney's inner city suburbs, however The Rocks and Millers Point is the most representative with substantial rows of terrace housing dating from the early 19th century through to the early 20th century surviving relatively intact. However the subject buildings have been stripped internally of all joinery (sympathetic replica in place including rear veranda) and modified with only their external masonry elements being original.</p> <p>Bakers Terraces as a whole, as well as its two original components at 66-68 & 70-72 Gloucester Street are therefore not considered rare and do not meet this criterion.</p> |
| <p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/> ▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> ▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/> ▪ is the only example of its type ▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/> ▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/> | <p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not rare <input checked="" type="checkbox"/> ▪ is numerous but under threat <input type="checkbox"/> |
| <p>G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> ▪ cultural or natural places; or ▪ cultural or natural environments. | <p>The subject site has representative significance as typical residential accommodation in The Rocks, as a pair of late 19th century Victorian terraces, built in response to the increasing population.</p> <p>It has an overall surviving built form and features which contribute to the character of The Rocks. However, it has had some sympathetic replacement of joinery, as well as extensive modifications to its rear and interior.</p> <p>Bakers Terraces as a whole, as well as its two original components at 66-68 & 70-72 Gloucester Street separately, meet the criterion at a Local and State level.</p> |

| CRITERIA | SIGNIFICANCE ASSESSMENT |
|---|--|
| <p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is a fine example of its type <input type="checkbox"/> ▪ has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input checked="" type="checkbox"/> ▪ is a significant variation to a class of items <input type="checkbox"/> ▪ is part of a group which collectively illustrates a representative type <input checked="" type="checkbox"/> ▪ is outstanding because of its setting, condition or size <input type="checkbox"/> ▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> | <p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is a poor example of its type <input type="checkbox"/> ▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/> ▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/> |

4.4 STATEMENT OF SIGNIFICANCE

The subject site has historical significance as a row of typical late 19th century workers terraces constructed in the mid-Victorian period for the purpose of residential accommodation. Historical research shows the subject site was built in c1875 (66-68) and c1882 (70-72). The northern pairs façade was extended by approximately 1-1.5m post c1882 but prior to c1900 to match the new southern pair of terraces. It is speculated to have occurred between c1885-1887.

Bakers Terraces as a whole, is associated with significant historical events including the development, decline and redevelopment of The Rocks. The terraces were some of only a few that survived the wide spread demolition of buildings on Gloucester, Cambridge and Harrington Streets from the 1890s to the 1940s. The erection of Bakers Terraces demonstrates the continued pressure for greater density to house the local maritime workforce and other working class occupants.

Bakers Terraces are aesthetically distinctive as a row of terraces constructed in separate phases and unified as one building with the construction of a new decorative façade.

The subject site has social significance as part of one of the oldest precincts in the country. It has significant meaning to the residents of the area, visitors and historians.

Bakers Terraces form part of the complex layering of The Rocks, which is rare as a whole in its ability to provide evidence of ways of life, customs, technologies and processes from 1788 to the present. The subject site has representative significance as typical residential accommodation in The Rocks and demonstrates the continued pressure for greater density to house the local maritime workforce and other working class occupants.

4.5 SCHEDULE OF SIGNIFICANT ELEMENTS

Various elements of the subject site have been graded below in relation to their contribution to the site's overall heritage significance. Elements include buildings, structure, landscape and equipment that are located within the site's curtilage. Grading and significance mapping is outlined in two sections below, including overall form and shape and detailed elements.

Various components of the subject property have been graded below in relation to their contribution to the site's overall heritage significance. Components include buildings, structures, landscape and equipment that are located within the site's curtilage. Refer to Table 7 for detailed definitions of significance gradings, and to Table 7 for the condition ratings used in the following significance assessment.

Please note the below significance of components is to be read in conjunction with the significance diagrams at Section 4.6. It should be noted that there was limited access for fabric identification to some areas; some ceilings and roof spaces were not accessible. Further assessment and confirmation of fabric significance should be made prior to the removal of any fabric and prior to the commencement of any building work.

TABLE 6 – CONDITION RATING KEY

| GRADING | JUSTIFICATION | STATUS |
|-------------|---|---|
| Exceptional | Rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change should be minimal and retain significant values or fabric | Fulfils criteria for local or state listing |
| High | Element demonstrates a key aspect of the place's overall heritage significance; they have a high degree of original fabric or they retain their original use; alterations do not detract from significance | Fulfils criteria for local or state listing |
| Moderate | Element contributes to the place's overall heritage significance; they may have been altered but they still have the ability to demonstrate a function or use particular to the site; change is allowed so long as it does not adversely affect the place's overall heritage significance. This may also include sympathetic replica joinery and elements. | Fulfils criteria for local listing |
| Little | Element may be a reproduction or replacement that is identifiable as not original but contributes to overall heritage significance or is original but has been substantially modified which; change is allowed so long as it does not adversely affect the place's overall heritage significance This may also include sympathetic replica joinery and elements. | Does not fulfil criteria for local or state listing |
| Neutral | Elements do not add or detract from the site's overall heritage significance; change allowed | Does not fulfil criteria for local or state listing |
| Intrusive | Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration | Does not fulfil criteria for local or state listing |

TABLE 7 – CONDITION RATING KEY

| CONDITION RATING | DESCRIPTION |
|------------------|---|
| Excellent | Element has no defects. Condition and appearance are as stable and not deteriorating. |
| Good | Element exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance. No major defects exist. |
| Fair | Element is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists. |
| Poor | Element has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing and a significant number of major defects exist. |
| Very Poor | Element has failed. It is not operational and is unfit for occupancy or normal use. |

4.5.1 EXTERNAL

TABLE 8 – SCHEDULE OF SIGNIFICANT EXTERNAL ELEMENTS

| AREA/ELEMENTS | DESCRIPTION | DATE | RANKING | CONDITION |
|---------------------------------------|---------------------------|---------------------------------|---------------------|-------------|
| Generally | | | | |
| External form as a whole | n/a | Original | Exceptional | Good |
| Rear courtyard | n/a | Late 20 th C | Detracting | Good |
| Walls (rendered ashlar lined masonry) | Rendered brickwork | Original (repaired) | Exceptional | Fair / Good |
| Western (front) façade | | | | |
| Sandstone base | Sandstone | Original | Exceptional | Fair |
| Walls (rendered ashlar lined masonry) | Rendered brickwork | Original (repaired) | Exceptional | Fair |
| Window sills | Sandstone | Original | Exceptional | Fair |
| Window bars | Painted metal window bars | Late 20 th C | Neutral / intrusive | Good |
| Exterior lights | Contemporary lights | Late 20 th C | Neutral | fair |
| Rain head and downpipes | Painted metal | Late 20 th C replica | Low | Fair |

| AREA/ELEMENTS | DESCRIPTION | DATE | RANKING | CONDITION |
|---------------------------------------|---------------------------|---------------------------------|-------------|-------------|
| Western (side) façade | | | | |
| Walls (rendered ashlar lined masonry) | Rendered brickwork | Original (repaired) | Exceptional | Fair |
| Window sills | Sandstone | Original | Exceptional | Fair |
| Retaining wall and capping | Rendered wall and capping | Late 20 th C | Neutral | Poor |
| Rain head and downpipes | Painted metal | Late 20 th C replica | Low | Fair |
| Eastern (rear) façade | | | | |
| Walls (rendered ashlar lined masonry) | Rendered brickwork | Original (repaired) | Exceptional | Fair |
| Timber balcony | Painted timber | Late 20 th C replica | Moderate | Good |
| Window sills | Sandstone | Original | Exceptional | Fair |
| Exterior lights | Contemporary lights | Late 20 th C | Neutral | Poor / fair |
| Rain head and downpipes | Painted metal | Late 20 th C replica | Low | Fair |
| Southern (side) façade | | | | |
| Walls (rendered ashlar lined masonry) | Rendered brickwork | Original (repaired) | Exceptional | Fair |
| Roof | | | | |
| Roof sheeting | Painted metal | Late 20 th C | Low | Good |
| Balcony roof sheeting | Painted metal | Late 20 th C | Low | Good |
| Chimneys and chimney pots | - | Late 20 th C | Neutral | Good |
| Dormer | Painted timber | Late 20 th C replica | Moderate | Good |
| Dormer vent | Painted timber | Late 20 th C replica | Moderate | Good |
| Courtyard | | | | |
| No elements of significance | | | | |

4.5.2 INTERNAL

TABLE 9 – SCHEDULE OF SIGNIFICANT INTERNAL ELEMENTS

| AREA/ELEMENTS | DESCRIPTION | DATE | RANKING | CONDITION |
|---|---|-------------------------|---------------------------------------|-----------|
| Interior | | | | |
| Basement Floor | | | | |
| Space B1 | | | | |
| Floor | Concrete under recent covering (carpet) | Late 20 th C | Intrusive | Good |
| Skirtings | Painted timber | Late 20th c replica | Low | Excellent |
| Walls | All exposed masonry | Original | High | Good |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Timber panelled | Late 20th c replica | Low | Excellent |
| Door BD01 - French door with sidelights | Painted timber with metal hardware and security gates | Late 20 th C | Neutral | Excellent |
| Window BW01 (architraves, sashes, and associated joinery) | Painted timber and fixed glazing. | Late 20th c replica | Low—note that low is for opening only | Excellent |
| Special elements Stairs (treads, riser, balusters, hand rail, newel posts, structure, soffit etc.) | Painted timber | Late 20th c replica | Low | Excellent |
| Special elements Chimney breast | Exposed brickwork | Original (infilled) | High | Good |
| Special elements Services | Services riser—plasterwork | Late 20 th C | Neutral | Excellent |
| Space B2 | | | | |
| Floor | Concrete under recent covering (carpet) | Late 20 th C | Intrusive | Good |

| AREA/ELEMENTS | DESCRIPTION | DATE | RANKING | CONDITION |
|---|--|--|--|-----------|
| Skirtings | Painted timber | Late 20th c replica | Low | Excellent |
| Walls | | | | |
| North | All exposed masonry | Original | High | Good |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Timber panelled | Late 20th c replica | Low | Excellent |
| Door BD02 | | | | |
| Architraves | Painted timber flush panel door with metal hardware. | Late 20 th C | Neutral | Excellent |
| Leaf | | | | |
| Hardware | | | | |
| | | | | |
| Door BD03 - French door with sidelights | Painted timber with metal hardware and security gates | Late 20 th C | Neutral | Excellent |
| Window BW02 | Fixed glazing. | Late 20th c replica | Low—Please note that low is for opening only not recent window | Excellent |
| Special elements | | | | |
| Chimney breast | Exposed brickwork | Original (infilled) Note: Infilled with salvaged bricks | High | Good |
| Special elements | | | | |
| Services | Services riser—plasterwork | Late 20 th C | Neutral | Excellent |
| Space B3 | | | | |
| Floor | Concrete with recent covering (vinyl) | Late 20 th C | Intrusive | Excellent |
| Skirtings | Metal | Late 20 th C | neutral | Excellent |
| Walls | | | | |
| North | All new brick skin with plasterboard (original brickwork behind) | Late 20 th C | Intrusive (original brickwork | Excellent |
| South | | | | |

| AREA/ELEMENTS | DESCRIPTION | DATE | RANKING | CONDITION |
|---|--|---------------------------------|---|-----------|
| East | | | exceptional) | |
| West | | | | |
| Ceiling | Plaster | Late 20 th C | Neutral | Excellent |
| Door BD04 | | | | |
| Leaf | Painted timber flush panel door with metal hardware | Late 20 th C | Low—note that low is for opening only not flush panel door which is neutral | Excellent |
| Hardware | | | | |
| Door BD07 | | | | |
| Architraves | Painted timber flush panel door with metal vent and hardware | Late 20 th C | Neutral | Excellent |
| Leaf | | | | |
| Hardware | | | | |
| Window BW03 | | | | |
| (architraves, sashes, and associated joinery) | Timber painted with brass hardware | Late 20 th C replica | Moderate—note that moderate is for opening only | Excellent |
| Hardware | | | | |
| Special elements | | | | |
| Fixtures and fittings | Kitchen and services | Late 20 th C | Neutral | Excellent |
| Space B4 | | | | |
| Floor | Concrete with recent covering (tiles) | Late 20 th C | Intrusive | Excellent |
| Walls | | | | |
| North | All new brick skin with tiles (original brickwork behind) | Late 20 th C | Intrusive. (original brickwork exceptional) | Excellent |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Suspended | Late 20 th C | Neutral | Excellent |

| | | | | |
|--|--|---------------------------------|---|-----------|
| Door BD05 Architraves Leaf Hardware | Painted timber flush panel door with metal hardware | Late 20 th C | Neutral | Excellent |
| Window BW04 (architraves, sashes, and associated joinery) Hardware | Painted timber with brass hardware | Late 20 th C replica | Low | Excellent |
| Window BW05 (architraves, sashes, and associated joinery) Hardware | Painted timber with brass hardware (this was a former door converted to a window) | Late 20 th C | High —note that high is for opening only | Excellent |
| Special elements Fixtures and fittings | Bathroom and services | Late 20 th C | Neutral | Excellent |
| Space B5 | | | | |
| Floor | Concrete with recent covering (tiles) | Late 20 th C | Intrusive | Excellent |
| Walls North South East West | All new brick skin with tiles (original brickwork behind) | Late 20 th C | Intrusive (original brickwork exceptional) | Excellent |
| Ceiling | Suspended | Late 20 th C | Neutral | Excellent |
| Door BD06 Architraves Leaf Hardware | Painted timber flush panel door with metal hardware | Late 20 th C | Neutral | Excellent |
| Special elements | | | | |

| | | | | |
|-----------------------|---|-------------------------|--|-----------|
| Fixtures and fittings | Bathroom and services | Late 20 th C | Neutral | Excellent |
| Space B6 | | | | |
| Floor | Concrete with recent covering (carpet) | Late 20 th C | Intrusive | Excellent |
| Skirtings | Painted timber | Late 20th c replica | Low | Excellent |
| Walls | All new brick skin with plasterboard (original brickwork behind) | Late 20 th C | Intrusive (original brickwork exceptional) | Excellent |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Plaster | Late 20 th C | Neutral | Excellent |
| Space B7 | | | | |
| Floor | Concrete with recent covering (carpet) | Late 20 th C | Intrusive | Excellent |
| Skirtings | Painted timber | Late 20th c replica | Low | Excellent |
| Walls | Small section of south wall to western end timber stud plasterboard | Late 20 th C | Intrusive (original brickwork behind exceptional) | Excellent |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Plaster | Late 20 th C | Neutral | Excellent |
| Door BD08 | Painted timber flush panel door with metal hardware | Late 20 th C | Neutral | Excellent |
| Architraves | | | | |
| Leaf | | | | |
| Hardware | | | | |
| Door BD09 | Painted timber flush panel door with metal hardware. | Late 20 th C | Low— note low is the opening only. Note: The door head heights have been raised as | Excellent |
| Architraves | | | | |
| Leaf | | | | |
| Hardware | | | | |

| | | | | |
|------------------------------------|---|---|---|-----------|
| | | | part of the lifting of the floor level | |
| Door BD10 | | | | |
| Architraves | Painted timber flush panel door with metal hardware | Late 20 th C including opening | Neutral | Excellent |
| Leaf | | | | |
| Hardware | | | | |
| Special elements | | | | |
| Chimney breast | Not visible (behind new brick skin) | | | |
| Space B8 | | | | |
| Floor | Concrete with recent covering (carpet) | Late 20 th C | Intrusive | Excellent |
| Skirtings | Painted timber | Late 20 th c replica | Low | Excellent |
| Walls | All new brick skin with plasterboard (original brickwork behind) Small section of north wall to western end timber stud plasterboard | Late 20 th C | Intrusive (original brickwork exceptional) | Excellent |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Plasterboard | Late 20 th C | Neutral | Excellent |
| Door BD11 | | | | |
| Architraves | Painted timber flush panel door with metal hardware. | Late 20 th C | Low— note low is the opening only. Note: The door head heights have been raised as part of the lifting of the floor level | Excellent |
| Leaf | | | | |
| Hardware | | | | |
| Special elements | | | | |
| Chimney breast | Not visible (behind new brick skin) | | | |
| Ground Floor | | | | |
| Space G1 (Fire rated stair) | | | | |
| Floor | Concrete | Late 20 th C | Intrusive | Excellent |

| | | | | |
|---|--|---|---------------------------------------|-----------|
| Walls | | Late 20 th C | Intrusive | Excellent |
| North | All concrete | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| | | | | |
| Ceiling | Concrete | Late 20 th C | Intrusive | Excellent |
| Door GD01 | | | | |
| Architraves | Painted timber panelled door with highlight Note fire door | Late 20 th c replica (door highlight original) | Moderate (door highlight exceptional) | Excellent |
| Leaf | | | | |
| Hardware | | | | |
| | | | | |
| Special elements | | | | |
| Stairs (treads, riser, balusters, hand rail, newel posts, structure, soffit etc.) | Concrete with metal handrail | Late 20 th C | Intrusive | Excellent |
| Space G2 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20 th C | Neutral | Excellent |
| Skirtings | Painted timber | Late 20 th c replica | Low | Excellent |
| Walls | | | | |
| North | All set plaster over brickwork. Small section of north wall to western end is timber stud wall with plasterboard | Original (repaired) | High | Excellent |
| South | | | | |
| East | | | | |
| West | | | | |
| | | | | |
| Ceiling | Plaster | Late 20 th C | Neutral | Excellent |
| Window GW01 | | | | |
| (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20 th C replica | Moderate | Excellent |
| Hardware | | | | |

| | | | | |
|--|--|---|--|-----------|
| Window GW02 (architraves, sashes, panelling and associated joinery) Hardware | Painted timber with brass hardware | Late 20 th C replica | Moderate | Excellent |
| Special elements Chimney breast | Brickwork | Original (infilled) | High | Good |
| Special elements Services | Services riser—plasterwork | Late 20 th C | Neutral | Excellent |
| Space G3 | | | | |
| Floor | Timber Carpet | Late 20 th C | Neutral | Neutral |
| Skirtings | Painted timber | Late 20 th c replica | Low | Excellent |
| Walls North South East West | All set plaster over brickwork. Small section of south wall to western end is timber stud wall with plasterboard | Original (repaired) | High | Excellent |
| Ceiling | Plaster | Late 20 th C | Neutral | Excellent |
| Door GD02 Architraves Leaf Hardware | Painted timber panelled door with highlight | Late 20 th c replica (door highlight original) | Moderate (door highlight exceptional) | Excellent |
| Window GW03 (architraves, sashes, panelling and associated joinery) Hardware | Painted timber with brass hardware | Late 20 th C replica | Moderate | Excellent |
| Window GW04 (architraves, sashes, panelling and | Painted timber with brass | Late 20 th C | Moderate | Excellent |

| | | | | |
|--|---|---------------------------------|----------|-----------|
| associated joinery) Hardware | hardware | replica | | |
| Special elements Chimney breast | Brickwork | Original (infilled) | High | Good |
| Special elements Services | Services riser—plasterwork | Late 20 th C | Neutral | Neutral |
| Space G4 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20 th C | Neutral | Neutral |
| Skirtings | Painted timber | Late 20 th C replica | Low | Excellent |
| Walls North South East West | All set plaster over brickwork | Original (repaired) | High | Excellent |
| Ceiling | Plaster | Late 20 th C | Neutral | Excellent |
| Door GD03 Architraves Leaf Hardware | Painted timber panelled door with brass hardware. | Late 20 th C replica | Moderate | Excellent |
| Door GD06 Architraves Leaf Hardware | Painted timber panelled door with brass hardware | Late 20 th C | Neutral | Excellent |
| Window GW05 (architraves, sashes, panelling and associated joinery) Hardware | Painted timber with brass hardware | Late 20 th C replica | Moderate | Excellent |

| | | | | |
|--|---|---------------------------------|--------------------------------------|-----------|
| Window GW06 (architraves, sashes, panelling and associated joinery) Hardware | Painted timber with brass hardware | Late 20 th replica | Moderate | Excellent |
| Special elements Partition wall and door | Glass partition wall and associated timber flush panel door with metal hardware | Late 20 th C | Neutral | Excellent |
| Space G5 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20 th C | Neutral | Neutral |
| Walls North South East West | All set plaster over brickwork except east wall (timber boarded) | Original (repaired) | High (timber boarded neutral) | Excellent |
| Ceiling | Plaster | Late 20 th C | Neutral | Excellent |
| Door GD04 Architraves Leaf Hardware | Painted timber panelled door with brass hardware | Late 20 th C replica | Moderate | Excellent |
| Door GD05 Architraves Leaf Hardware | Painted timber flush panel door with metal hardware. | Late 20 th C | Neutral | Excellent |
| Window GW07 (architraves, sashes, panelling and associated joinery) Hardware | Painted timber with brass hardware | Late 20 th C replica | Moderate | Excellent |
| Window GW08 | | | | |

| | | | | |
|---|-------------------------------------|---------------------------------|--|-----------|
| (architraves, sashes, panelling and associated joinery) Hardware | Painted timber with brass hardware. | Late 20 th c replica | Moderate | Excellent |
| Special elements Stairs (treads, riser, balusters, hand rail, newel posts, structure, soffit etc.) | Painted timber | Late 20th C | Neutral | Excellent |
| Space G6 | | | | |
| Floor | Timber with recent covering (tiles) | Late 20th C | Neutral | Neutral |
| Walls North South East West | All tiles over original brickwork | Late 20th C | Neutral (original brickwork exceptional) | Neutral |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Window WG09 (architraves, sashes, panelling and associated joinery) Hardware | Painted timber with brass hardware | Late 20th C replica | Moderate | Excellent |
| Special elements Fixtures and Fittings | Bathroom and amenities | Late 20th C | Neutral | Excellent |
| Space G7 | | | | |
| Floor | Timber with recent covering (tiles) | Late 20th C | Neutral | Neutral |
| Walls North South East West | Tiles over original brickwork | Late 20th C | Neutral (original brickwork exceptional) | Neutral |

| | | | | |
|---|--|--|--|-----------|
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Door GD07 | | | | |
| Architraves | Painted timber panelled with brass | Late 20th C | Neutral | Excellent |
| Leaf | | | | |
| Hardware | | | | |
| Window GW10 | | | | |
| (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th replica | Moderate | Excellent |
| Hardware | | | | |
| Special elements | | | | |
| Fixtures and fittings | Bathroom and amenities | Late 20th C | Neutral | Excellent |
| Space G8 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20th C | Neutral | Excellent |
| Skirtings | Painted timber | Late 20 th C | Low | Excellent |
| Walls | | | | |
| North | All set plaster over brickwork | Original (repaired) | High | Excellent |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Plaster | Late 20th C | Neutral | Excellent |
| Door GD08 – French doors | Painted timber with brass hardware and door highlights | Late 20th C replica Original door highlight | Moderate (Door highlight and frame exceptional) | Excellent |
| Window GW11 | | | | |
| (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C | Moderate— note moderate is for opening only | Excellent |
| Hardware | | | | |

| | | | | |
|--|--|---|--|-----------|
| Special elements | | | | |
| Chimney breast | Brickwork | Original (infilled) | High | Good |
| Special elements | | | | |
| Services | Services riser—plasterwork | Late 20 th C | Neutral | Excellent |
| Space G9 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20th C | Neutral | Excellent |
| Skirtings | Painted timber | Late 20 th C | Low | Excellent |
| Walls | | | | |
| North | All set plaster over brickwork. | Original (repaired) | High | Excellent |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Plasterboard | Late 20th C | Neutral | Excellent |
| Door GD10 – French doors | Painted timber with brass hardware and door highlights | Late 20th C replica. (Original door highlight) | Moderate (Door highlight and frame exceptional) | Excellent |
| Window GW12 (architraves, sashes, panelling and associated joinery) Hardware | Painted timber with brass hardware | Late 20th C | Moderate | Excellent |
| Special elements | | | | |
| Stairs (treads, riser, balusters, hand rail, newel posts, structure, soffit etc.) | Painted timber | Late 20th C | Neutral | Excellent |
| Special elements | | | | |
| Chimney breast | Brickwork | Original (infilled) | High | Good |
| Special elements | | | | |
| Services | Services riser—plasterwork | Late 20 th C | Neutral | Excellent |

| First Floor | | | | |
|---|--------------------------------------|-------------------------|-----------|-----------|
| Space F1 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20th C | Neutral | Excellent |
| Walls | All set plaster over brickwork | Original (repaired) | High | Excellent |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Window FW01 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C | Moderate | Excellent |
| Window FW02 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C | Moderate | Excellent |
| Special elements Stairs (treads, riser, balusters, hand rail, newel posts, structure, soffit etc.) | Concrete. Note fire stair | Late 20th C | Intrusive | Excellent |
| Special elements Chimney breast | Brickwork | Original (infilled) | High | Good |
| Special elements Services | Services riser—plasterwork | Late 20 th C | Neutral | Excellent |
| Space F2 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20th C | Neutral | Excellent |
| Skirtings | Painted timber | Late 20th C | Low | Excellent |
| Walls | | Original | | |

| | | | | |
|--|--------------------------------------|-------------------------|--|-----------|
| North | All set plaster over brickwork | (repaired) | High | Excellent |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Door FD01 | Painted timber flush door | Late 20th C | Neutral | Excellent |
| Architraves | | | | |
| Leaf | | | | |
| Hardware | | | | |
| Window FW03 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate— note moderate is for opening only | Excellent |
| Window FW04 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate— note moderate is for opening only | Excellent |
| Special elements Chimney breast | Brickwork | Original (infilled) | High | Good |
| Special elements Services | Riser-plasterboard | Late 20 th C | Neutral | Neutral |
| Space F3 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20th C | Neutral | Excellent |
| Walls | All set plaster over brickwork. | Original (repaired) | High | Excellent |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |

| | | | | |
|---|---|---------------------|----------|-----------|
| Window FW05 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate | Excellent |
| Window FW06 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate | Excellent |
| Special elements Stairs (treads, riser, balusters, hand rail, newel posts, structure, soffit etc.) | Painted timber | Late 20th C | Neutral | Excellent |
| Special Elements | Glass partition wall and associated opening | Late 20th C | Neutral | Excellent |
| Space F4 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20th C | Neutral | Excellent |
| Walls North South East West | All set plaster over brickwork. | Original (repaired) | High | Excellent |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Door FD02 Architraves Leaf Hardware | Painted timber flush door | Late 20th C | Neutral | Excellent |
| Window FW07 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate | Excellent |
| Window FW08 | | | | |

| | | | | |
|--|-------------------------------------|---------------------|-----------------------------|-----------|
| (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate | Excellent |
| Space F5 | | | | |
| Floor | Timber with recent covering (tiles) | Late 20th C | Neutral | Excellent |
| Walls | All tiles over brickwork | Late 20th C | Neutral (Brickwork high) | Excellent |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Window FW09 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate | Excellent |
| Special elements | Modern bathroom/amenities/kitchen | Late 20th C | Neutral | Excellent |
| Space F6 | | | | |
| Floor | Timber Carpet | Late 20th C | Neutral | Excellent |
| Skirtings | Painted timber | Late 20th C | Low | Excellent |
| Walls | All set plaster over brickwork | Original (repaired) | High | Excellent |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Door FD03 Architraves | Painted timber flush door | Late 20th C | Neutral | Excellent |

| | | | | |
|---|--|---|---|-----------|
| Leaf | | | | |
| Hardware | | | | |
| Window FW10 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C | Moderate | Excellent |
| Space F7 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20th C | Neutral | Excellent |
| Skirtings | Painted timber | Late 20th C | Neutral | Excellent |
| Walls North South East West | All set plaster over brickwork | Original (repaired) | High | Excellent |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Door FD04– French doors | Painted timber with brass hardware and door highlights | Late 20th C replica. (Original door highlight) | Moderate (Door highlight and frame exceptional - original) | Excellent |
| Window FW11 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate | Excellent |
| Special elements Stairs (treads, riser, balusters, hand rail, newel posts, structure, soffit etc.) | Painted timber | Late 20th C | Neutral | Excellent |
| Special elements Chimney breast | Brickwork | Original (infilled) | High | Good |
| Special elements | | | | |

| | | | | |
|---|--|--|--|-----------|
| Services | Riser-plasterboard to chimney with added staff mould. | Late 20 th C | Neutral | Neutral |
| Space F8 | | | | |
| Floor | Timber with recent covering (carpet) | Late 20th C | Neutral | Excellent |
| Skirtings | Painted timber | Late 20th C | Low | Excellent |
| Walls | All set plaster over brickwork | Original (repaired) | High | Excellent |
| North | | | | |
| South | | | | |
| East | | | | |
| West | | | | |
| Ceiling | Suspended | Late 20th C | Neutral | Excellent |
| Door FD05– French doors | Painted timber with brass hardware and door highlights | Late 20th C replica (Original door highlight) | Moderate (Door highlight and frame exceptional – original) | Excellent |
| Door FD06 | Flush panel fire door | Late 20th C | Neutral | Excellent |
| Architraves | | | | |
| Leaf | | | | |
| Hardware | | | | |
| Window FW12 (architraves, sashes, panelling and associated joinery) | Painted timber with brass hardware | Late 20th C replica | Moderate | Excellent |
| Special elements | Concrete. Note fire stair | Late 20th C | Intrusive | Excellent |
| Stairs (treads, riser, balusters, hand rail, newel posts, structure, soffit etc.) | | | | |
| Special elements | Brickwork | Original (infilled) | High | Good |
| Chimney breast | | | | |
| Special elements | | | | |

| | | | | |
|------------------|----------------------------|-------------------------|---------|-----------|
| Services | Services riser—plasterwork | Late 20 th C | Neutral | Excellent |
| Space A1 | | | | |
| Floor | Timber boarded | Late 20 th C | Neutral | Good |
| Walls | Plaster | Original (repaired) | Neutral | Good |
| Special elements | | | | |
| Services | Plant room and services | Late 20 th C | Neutral | Good |

4.6 SIGNIFICANCE DIAGRAMS

4.6.1 FLOOR PLANS

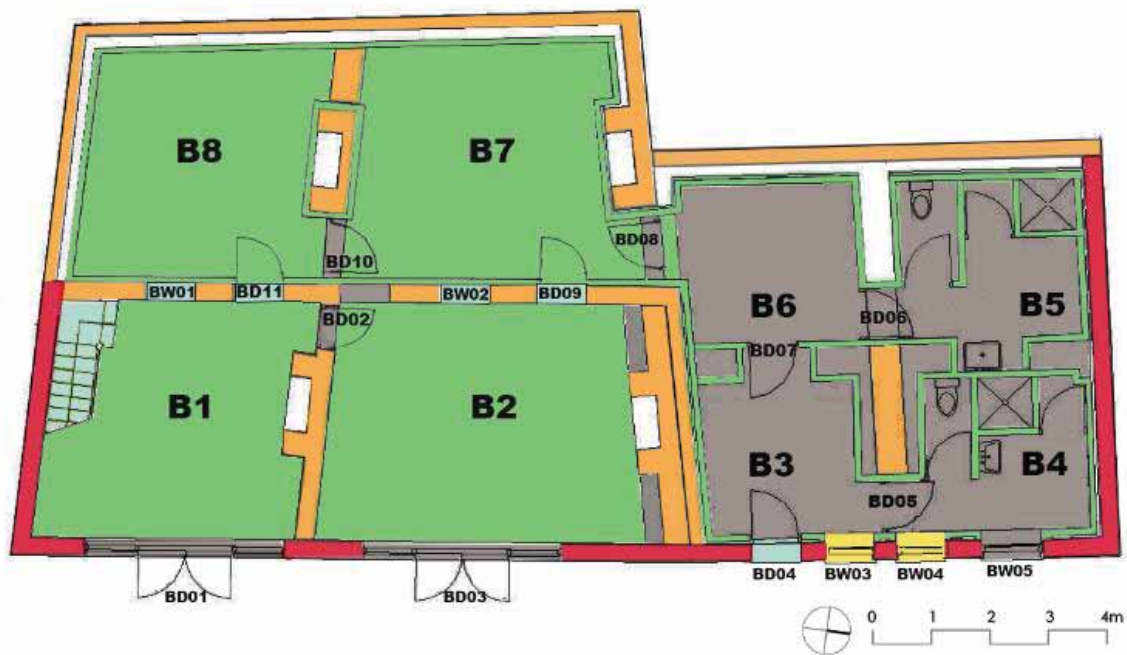


FIGURE 39 – BASEMENT LEVEL

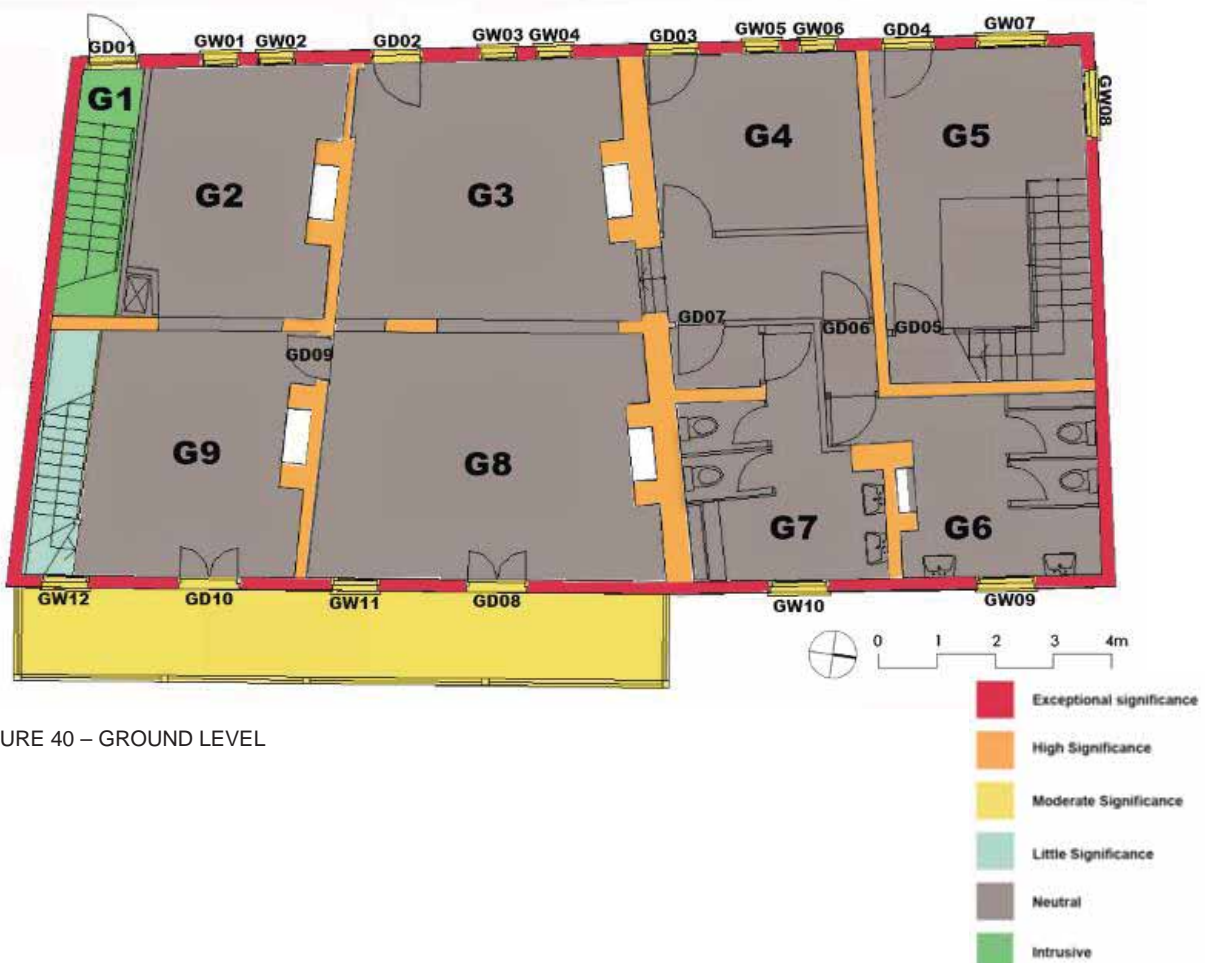


FIGURE 40 – GROUND LEVEL

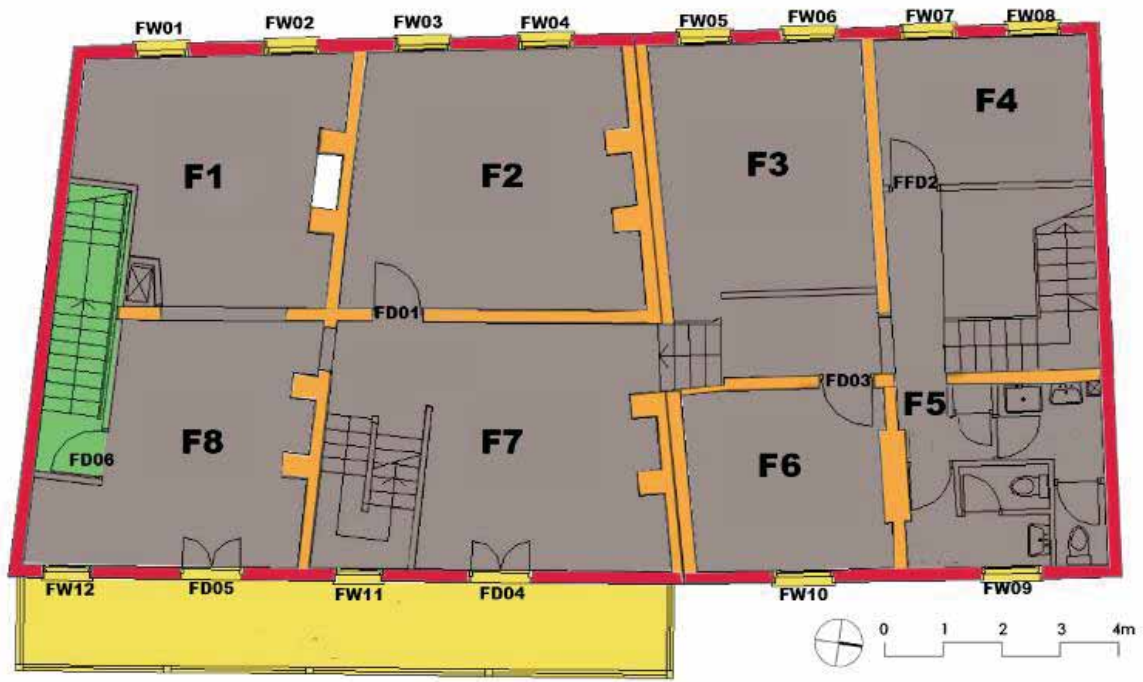


FIGURE 41 – FIRST LEVEL

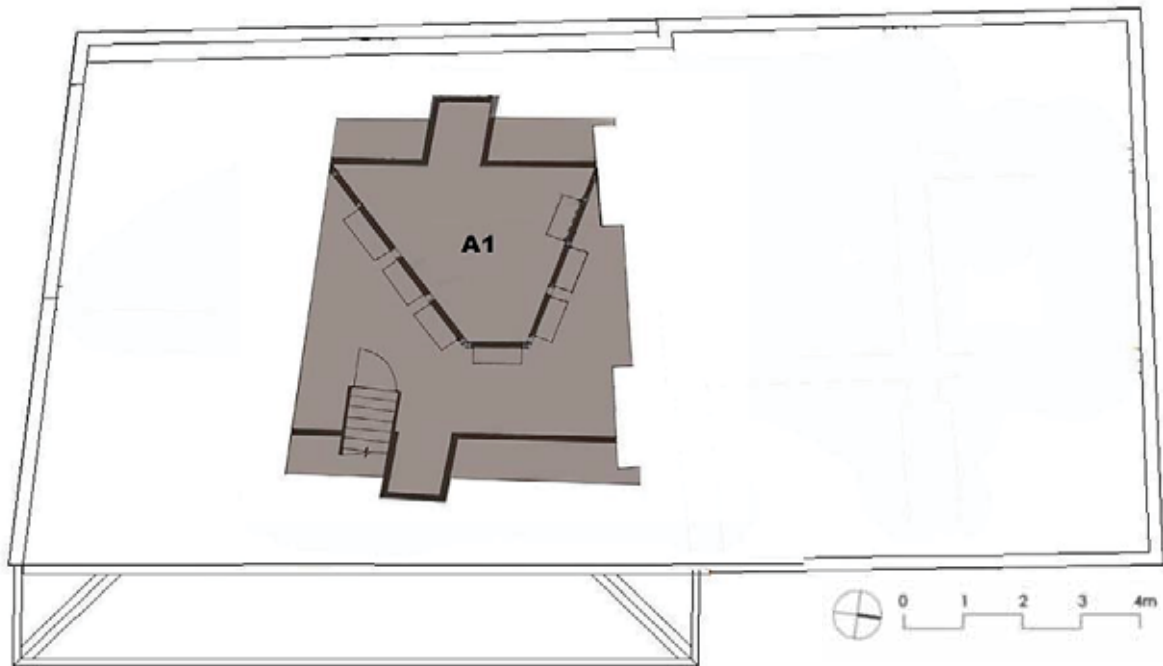


FIGURE 42 – ATTIC LEVEL



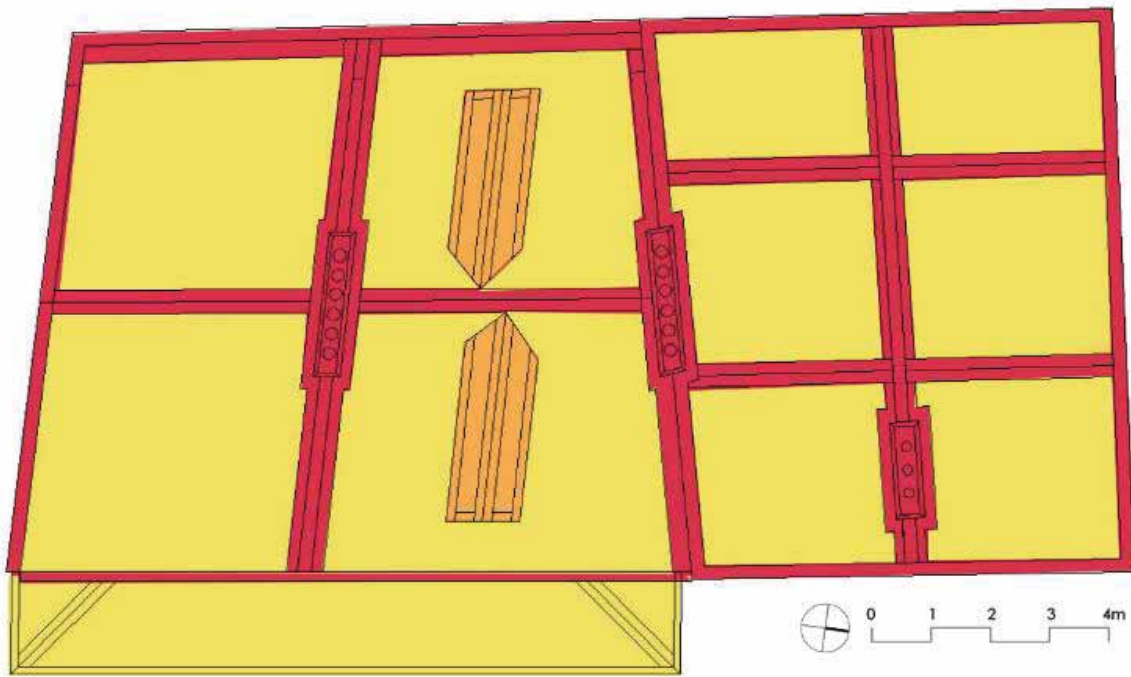


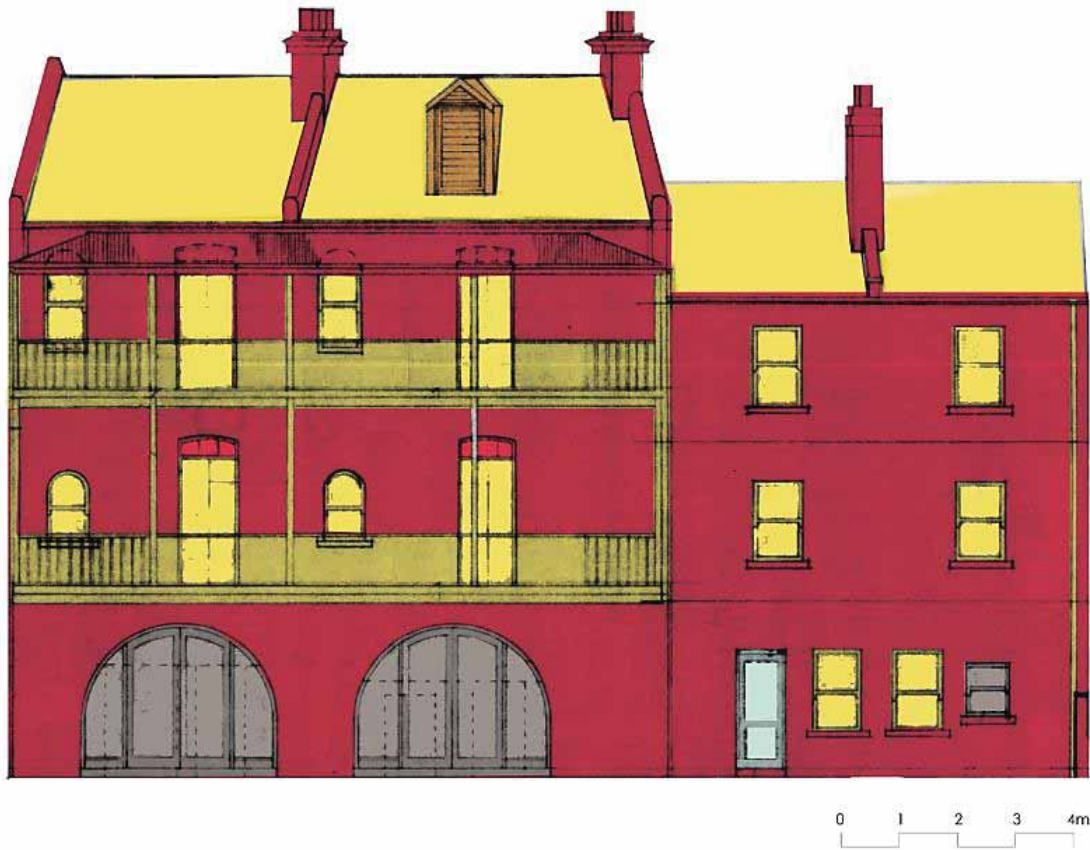
FIGURE 43 – ROOF PLAN

4.6.2 ELEVATIONS



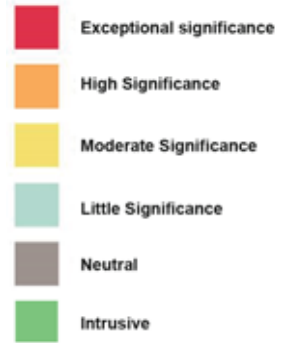
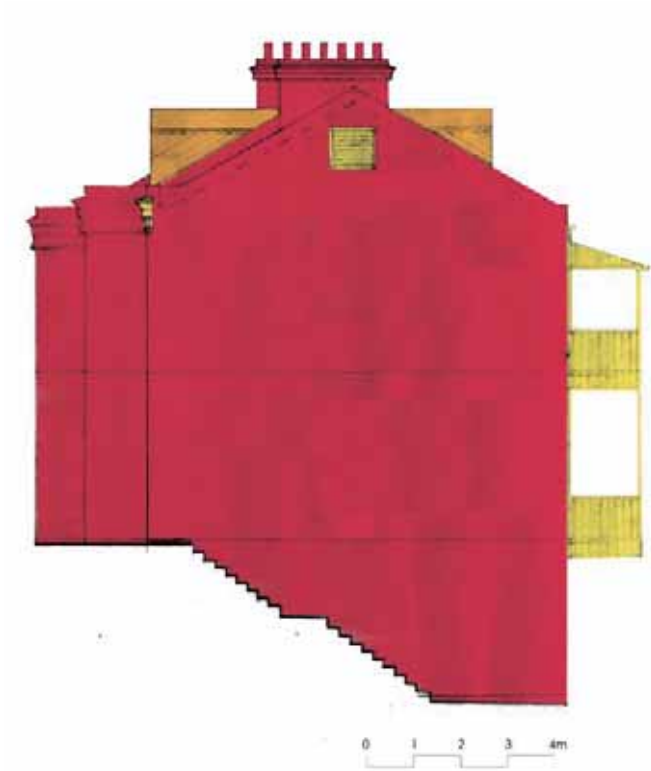
PICTURE 93 – WEST (GLOUCESTER STREET) ELEVATION

- Exceptional significance
- High Significance
- Moderate Significance
- Little Significance
- Neutral
- Intrusive



PICTURE 94 – EAST (GLOUCESTER STREET) ELEVATION





PICTURE 96 – NORTH/SOUTH ELEVATIONS.

4.7 ARCHAEOLOGY AND CULTURAL HERITAGE

A full indigenous and archaeological assessment was prepared for the site as part of the redevelopment assessment in January 2016 prepared by Urbis.

4.7.1 ABORIGINAL CULTURAL HERITAGE

Aboriginal cultural heritage consists of places and items that are of significance to Aboriginal people because of their traditions, observances, lore, customs, beliefs and history. It provides evidence of the lives and existence of Aboriginal people before European settlement through to the present. Aboriginal cultural heritage is dynamic and may comprise physical (tangible) or non-physical (intangible) elements. It includes things made and used in traditional societies, such as stone tools, art sites and ceremonial or burial grounds. It also includes more contemporary and/or historical elements such as old mission buildings, massacre sites and cemeteries.^[1]

Aboriginal cultural heritage also relates to the connection and sense of belonging that people have with the landscape and each other. It recognises that Aboriginal people understand cultural heritage and cultural practices as being part of both the past and the present and that cultural heritage is kept alive and strong by being part of everyday life.

Cultural heritage is not confined to sites; it also includes peoples' memories, storylines, ceremonies, language and 'ways of doing things' that continue to enrich local knowledge about the cultural landscape. It involves teaching and educating younger generations. It is also about learning and looking after cultural traditions and places, and passing on knowledge. It is enduring but also changing. It is ancient but also new. Aboriginal cultural knowledge provides crucial links between the past and present and therefore represents an essential part of the identities of Aboriginal people and all Australians.

Aboriginal occupation of the Sydney basin is likely to have spanned at least 20,000 years, however the majority of sites in the Sydney region date to within the last 3,000 to 5,000 years. The traditional owners of the land are the Gadigal people were a clan of the 'Eora', whose traditional lands included the southern side of Sydney Harbour, from Watsons Bay to Sydney Cove.¹³ The subsistence activities of the Gadigal clan were based primarily on the readily available marine and estuarine resources of the harbour, its beaches and the Parramatta River. The Sydney area was a rich ecological zone and the native flora and fauna of the area provided both an abundant and diverse variety of food resources and material culture.

When Governor Phillip established a colony at Sydney Cove in 1788, on what had traditionally been Gadigal land, the reaction of the local Aboriginal people was mixed. Initially, the local Aboriginal people of port Jackson were friendly and tried to assist the Europeans, but when the colonists began to clear vegetation and attempted to modify the landscape, the reaction was clearly negative.¹⁴ At Sydney Cove, the colonists were largely avoided as they cut down trees, established gardens, erected buildings, and exploited the natural resources of the area. At the turn of the century and into the early 1800s, Aboriginal people continued to venture into the settlement and still sometimes camped on the grounds of first Government House. Aboriginal populations were drastically reduced due to introduced disease and coupled with increasingly intensive land clearing and development, meant that by the mid- 1800s the area around Sydney Harbour was decidedly European and no longer used for traditional Aboriginal activities or customs.

Land in The Rocks was granted to a number of people as early as the 1790s. Trees were cut down, the thin soils were removed and the bedrock was levelled. In 1833 all the allotments in the study area were in ownership and the majority had buildings on at least part of the allotment. By 1855 the subject site consisted of terraces, houses and shops fronting Gloucester Street and Harrington Street with rear yards and out buildings generally facing Cambridge Street. Most of the buildings on the subject site were progressively demolished between 1905 and 1950, with only the Baker's Terrace remaining.

In 1988-90 major excavation of the site was undertaken for the construction of the new Harrington Court complex. Up to five meters of bedrock has been removed across the site for the construction of the

[1] Office of Environment and Heritage 2011a

¹³ Karskens 2009:37

¹⁴ Attenbrow 2002:14

underground car park and the current hotel and office. The scale of the works suggest that there are no longer any original levels or soil deposits remaining on the site.

As a result of these works, there is no potential for evidence of Aboriginal occupation in the study area as the original ground levels are almost completely removed across the site due to several phases of building changes to road alignment and construction of basement car parking.

4.7.2 HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains, it is also about landscapes and links between sites.

Archaeological Potential is defined as^[2]:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:

- known archaeological features/sites (high archaeological potential);
- potential archaeological features/sites (medium archaeological potential);
- no archaeological features/sites (low archaeological potential).

In 1833 all the allotments in the study area were in ownership and the majority had buildings on at least part of the allotment. By 1855 the subject site consisted of terraces, houses and shops fronting Gloucester Street and Harrington Street with rear yards and out buildings generally facing Cambridge Street. Only two allotments on Gloucester Street were vacant at this time.

The buildings at Bakers Terrace were typical two up two down Victorian buildings with frontage onto Gloucester Street. Cambridge Street, at the rear is significantly lower, allowing an additional basement level, yard and privy backing onto Cambridge Street. By the 1880s other buildings in the study area included large stables opening to Cambridge Street, one and two storey dwellings, most without yards and a four storey sandstone hotel known as the Ship and Mermaid. Most of the buildings on the subject site were progressively demolished between 1905 and 1950, with only the Baker's Terrace remaining.

In 1988-90 major excavation of Cambridge Street was undertaken for the construction of the new Harrington Court complex. Cambridge Street was truncated and reconstructed at a higher level (approximately 1.0m). This work will have removed all archaeological potential from those areas. The interiors of the buildings have also been completely reconstructed, and the basement areas are likely to have been cleared during the 1988-90 conservation works.

The archaeological potential of the site was assessed in *The Rocks and Millers Point Archaeological Management Plan in 1991* as Site #93. It was identified as having only limited archaeological potential due to the extensive redevelopment which occurred in the late 1980s. The archaeological assessment for the site prepared by Urbis (2015) states that the potential for the study area to contain a historical archaeological resource has been assessed as low.

4.7.3 ARCHAEOLOGICAL SIGNIFICANCE

In NSW the process of finding out whether an item is important is called assessing significance.

Archaeological sites, which contain 'relics' as defined in the NSW Heritage Act, are managed like any other significant item of environmental heritage. They should be treated in the same way with the same level of consideration and assessment process as any other surviving physical evidence of the past such

^[2] Department of Urban Affairs and Planning 1996

as buildings, works, precincts, landscapes or other places and items with potential or known heritage value. Significance is thus an expression of the cultural value afforded a place, site or item.

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. These include Historic, Social, Associative, Aesthetic, Scientific/Technical, Rarity and Representative.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential:

*A site or resource is said to be scientifically significant when its further study may be expected to help answer questions. That is scientific significance is defined as research potential.*¹⁵

There are two levels of heritage significance used in NSW: State and local.

The significance of the site has been assessed in the Harrington Court Conservation Management Plan¹⁶ This report considers only the archaeological resource of the study area.

- In the unlikely event that archaeological evidence predating the 1860s remains on site, including wells cess pits, evidence of previous structures, bedrock modification, drainage, underfloor and yard occupation deposits, it would be considered of local and possibly state significance.
- In the unlikely event that archaeological evidence postdating the 1860s remains on site, including yard and underfloor occupation deposits and structures, the resource would be considered of local significance. These deposits and features are common within The Rocks and have been well documented on the Gloucester-Cumberland Street archaeological site and at adjacent Susannah Place.

It is considered that the any remaining archaeological resource remaining on the site will be disturbed. The recovery of intact archaeological features or deposits is highly unlikely. Any archaeological deposits present are likely to duplicate those from other sites in the area that have been methodically excavated.

¹⁵ Heritage Branch 2009 Assessing Significance for Historical Archaeological Sites and Relics (Bickford and Sullivan, 1984 pp 23–24).p:8

¹⁶ Urbis November 2015

5 Comparative Analysis

5.1 INTRODUCTION

Terrace house construction developed in the early 19th century, modelled on similar development in England and Ireland. By the 1850s, Sydney was largely a city of terraces and town houses. The more modest dwellings for workers were one or two storeys high, but town houses for the well-to-do were three and four storeys or more. Only vestiges of the City's town houses and terraces remain, however a variety of terrace housing survives in Sydney's inner-city suburbs. A variety of terrace housing survives in Sydney's inner city suburbs; however, Millers Point is the most representative with substantial rows of terrace housing from the 1830s through to the early 20th century surviving. Early terrace housing in Sydney dates mainly from the 1840s. The oldest terrace in The Rocks is Susannah Place in Gloucester Street (1844). Most of the terrace residences were later adapted in a style that was to become recognised as typically Australian, characterised in particular by front balconies.¹⁷

The early houses of Sydney were detached, of one or two storeys and often with attic bedrooms. As pressure on land increased with the rise in population, attached cottages started to appear. The earliest surviving example is now known as Glover Cottages at 124-126 Kent Street, Millers Point built in the late 1820s by Thomas Glover. This form of building developed in the early 19th century into the row or terrace house which was once the dominant style of housing in The Rocks and Millers Point and in inner city suburbs of Sydney such as Balmain, Woolloomooloo, Paddington, Redfern, and Pyrmont.

5.2 SUMMARY

The below comparative analysis demonstrates that late 19th century Victorian terraces, constructed as typical residential accommodation, were a common built form in The Rocks and Millers Point and Sydney generally. Bakers Terrace can be described as a less elaborate version of a Victorian terrace that were common during this period.


In addition, whilst Bakers Terrace are distinctive as a pair of terraces constructed in separate phases and unified as one building, with the construction of a new decorative façade, it is not rare. There are other examples of this within Sydney.



Baker's Terrace make a significant contribution to Gloucester Street and The Rocks. The importance of buildings in The Rocks is reflected in their State heritage significance for their historic, aesthetic and social significance.



¹⁷ Orwell & Peter Phillips 2007: 55-56


The comparison predominantly considers examples in the City of Sydney LGA, specifically within The Rocks and Millers Point and an example from Chippendale. The following comparative analysis principally considers typical late 19th century residential terraces constructed in the Victorian period, with the exception of the Chippendale example which dates from a slightly earlier period, although had a new facade in the early 20th century.

TABLE 10 – COMPARATIVE ANALYSIS

| SITE | DATE | STATUTORY LISTING | SIGNIFICANCE, INTEGRITY AND OTHER DETAILS | IMAGES |
|---|-------------|--|--|---|
| <p>Playfair Terraces</p> <p>1-7 Atherden Street, The Rocks</p> | <p>1880</p> | <p><i>Heritage Act - State Heritage Register (Listing No. 01569)</i></p> <p><i>Heritage Act - s.170 NSW State Agency Heritage and Conservation Register (SHFA)</i></p> | <p>These terraces are described as a continuous row of four two storey Victorian terraces, each of two bays and built of stuccoed brick with a simple parapet above a projecting cornice. The hipped roof behind is of iron (formerly slate), intersected by the partition parapets. There is no visible division between the houses on the façade which has rectangular openings with top corners rounded and simple corbelled sills. Windows to front are four pane while those at the rear are twelve. The terraces were tenanted and in 1896 Playfair's terraces were managed by Mr. Jessie Walker and Alfred Playfair as trustees and benefactors of T Playfair's will.</p> <p>These terraces are significant in their own right as well as for their contribution to the Rocks. These terraces together with Avery Terrace at Nos 2-4 Atherden Street, are well scaled buildings and good examples of their size and type. The terraces, and the escarpment at the end of Atherden Street, provide a fine intimate street space and sense of enclosure. The buildings and the enclosed street space make an important contribution to the heritage significance of The Rocks Conservation Area</p> <p>Source directly from State Heritage Register (Listing No. 01569)</p> |  <p>SOURCE: SHR LISTING FORM (LISTING NO. 01569).</p> |

| | | | | |
|--|-------------|--|---|---|
| <p>Avery Terrace (Formerly Ebsworth Terraces)</p> <p>2-4 Atherden Street, The Rocks</p> | <p>1881</p> | <p><i>Heritage Act - State Heritage Register (Listing No. 4500005)</i></p> <p><i>Heritage Act - s.170 NSW State Agency Heritage and Conservation Register (SHFA)</i></p> | <p>These terraces are described as a pair of two storey Victorian terraces, each two bays wide, constructed of stuccoed brick with simple pitched iron roofs between flanking and common brick walls. Windows have single pane sashes with flat arched heads. This and the facing terrace at 1-7 Atherden Place are built within two metres of the ten metre escarpment at the end of the street. The terraces were restored and renovated in 1975.</p> <p>These terraces are significant in their own right as well as for their contribution to the Rocks. They are significant as surviving examples of a small residential development commissioned by Edward Stanley Ebsworth in c.1881 and is important as one of a group of residential buildings surviving the demolitions that followed land resumptions. The form, scale, planning and detailing of Avery Terrace are evidence of Victorian Regency Style terrace housing of The Rocks. The high quality construction and detailing is uncommon in working-class rental housing of the era and contributes to its rarity. Despite some alterations it remains a good example of its type. Set against the sandstone escarpment Avery Terrace, with Playfair and Argyle Terrace, make an important contribution to the late 19th century character of the streetscape.</p> <p>Sourced directly from State Heritage Register (Listing No. 4500005).</p> |  <p>SOURCE: SHR LISTING FORM (LISTING NO. 4500005).</p>  <p>SOURCE: FLICKR, WEBPAGE ACCESSED 2015.</p> |
|--|-------------|--|---|---|

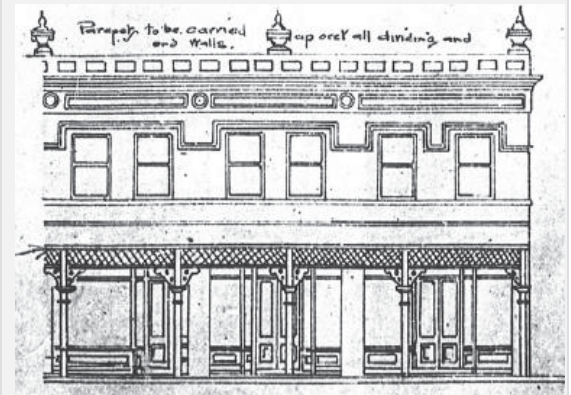
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|--|------------------|--|---|---|
| <p>Argyle Terrace</p> <p>13-15 Playfair Street, The Rocks</p> | <p>1883-1884</p> | <p><i>Heritage Act - State Heritage Register (Listing No. 01525)</i></p> | <p>These terraces are described as having external walls finished in stucco and painted and incorporate Italianate details such as string courses, a wide cornice, decorative moulded brackets to sills and arched window heads. A parapet exists to the Playfair Street facade and the roof is of a much lower pitch than those of the adjoining buildings. Nevertheless, the buildings are representative of the Worker's housing of this slightly later period and share many features of the other terraces in Playfair Street.</p> <p>These terraces are significant in their own right as well as for their contribution to the Rocks. They are a good example of the both the terrace style of residential development and the subdivision patterns that occurred in the mid Victorian period of Sydney, particularly in the Rocks precinct. They are representative of typical workers housing being built for the rental market and indicate the minimal space and resource standard of the time. They formed part of a development which became a slum typical of the inner city residential areas during the early and mid-Victorian period, when the degree and success of government intervention in building and health affairs was minimal. The site has scientific and research potential because of the archaeological potential which may remain in the under floor deposits and the rear yard spaces which may reveal information of working class lifestyles and values</p> <p>Sourced directly from State Heritage Register (Listing No. 5053140).</p> |  <p>SOURCE: SHR LISTING FORM (LISTING NO. 5053140).</p>  <p>SOURCE: FLICKR, WEBPAGE ACCESSED 2015.</p> |
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| <p>Carlson Terrace</p> <p>110-114A Kent Street, Millers Point/3 Agar Steps</p> | <p>1882-1883</p> | <p><i>Sydney Local Environment Plan (LEP) 2012</i> (Listing No. I922)</p> | <p>These terraces are described as a set of three terraces set behind a common façade which only has a very subtle bracket on a cornice line to denote the boundary between the terraces. The façade has features of the Italian Villa style, a precursor to Italianate, and is made up of a front parapet wall with rendered ornamental detailing. Doors have label moulds, there are cornices at first floor and parapet levels, and the parapet is decorated with panels and bracket details. A central semi-circular pediment motif sits at the centre of the parapet with the name and date of the terraces in raised lettering. A wrought iron balustrade sits just behind the parapet. Decorative rendered chimneys can easily be seen behind the parapet and the parapet detailing wraps around the side of the building to front the Agar Steps, and the building also steps up dramatically to a third floor set back from the street. The parapet is broken and stepped with higher windows sitting on top of the lower cornice line.</p> <p>These terraces are significant in their own right as well as for their contribution to Millers Point. They are significant as an example of the Italian Villa style of architecture in a terrace form, which contributes to an architecturally diverse and historically important residential streetscape of Kent Street. The terrace's relationship to the Agar steps demonstrates 19th century pedestrian networks and urban principles associated with the Millers Point precinct. They contribute to the historical and aesthetic development of late 19th century housing in Millers Point forming part of the Observatory Hill Precinct.</p> <p>Sourced directly from State Heritage Inventory (Listing No. I922).</p> |  <p>SOURCE: STATE HERITAGE INVENTORY LISTING FORM (LISTING NO. I922).</p> <p>SOURCE: STATE HERITAGE INVENTORY LISTING FORM (LISTING NO. I922).</p> |
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| <p>Abercrombie Street terraces.</p> <p>CUB Site (Carlton Street Precinct), 8-12 Abercrombie Street, Chippendale.</p> | <p>C1846. (modified with new facades in 1911)</p> | <p><i>City of Sydney LEP 2012</i></p> | <p>These terraces are described as a group of three two storey “Victorian Georgian” style terraces built in c1846. And altered to form shops in the early 20th century (c1911). The terraces feature parapets, mouldings, upper floor ashlar rendered masonry, multi-pane double hung windows with projecting rendered sills and shopfronts with glazed tiling. Glazing, mosaic floor tiles and pressed metal ceilings.</p> <p><u>New Façade to terraces</u></p> <p>Specifically, these terraces were constructed as working class terraces in c1846, and were initially constructed as residences, but their ground floor functions changed over time and were used for various retail premises. When the Australian hotel on the corner of Abercrombie street (adjacent to the terraces) was constructed, a new two storey facade containing a pediment was constructed and formalised the group of terraces and tied the facade into the façade of the hotel, creating a unified streetscape.</p> <p>These terraces are significant as forming part of the wider CUB site and amongst some of the oldest known structures constructed in Chippendale. They provide a remnant of working class terrace construction and are significant for representing the changing character of the area which was largely converted to retail space in the 1880s. There is some potential for archaeological remains under the underfloor area and ceiling space, including remains of former cesspits and/or remains of previous occupation of the site.</p> <p>Sourced directly from the Specific Element Conservation Schedule, report prepared by Urbis for the redevelopment of the CUB site, July 2009.</p> |
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SOURCE: SPECIFIC ELEMENT CONSERVATION SCHEDULE, REPORT PREPARED BY URBIS, JULY 2009.



SOURCE: PLAN SHOWING NEW FACADE FOR TERRACES, DATED 1911, SPECIFIC ELEMENT CONSERVATION SCHEDULE, REPORT PREPARED BY URBIS, JULY 2009.

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| <p>Shop and Residence (The Butchery Building)</p> <p>178-180 Cumberland Street, The Rocks</p> | <p>1890-1899</p> | <p>Heritage Act - State Heritage Register (Listing No. 01593).</p> | <p>This terraces are described as two, two storey, Victorian stuccoed brick terraced houses erected in the late 1880s. They are located in Cumberland Street, with an extended side elevation to Essex Street. Each house has a basement area to respond to the sloping nature of the site. The two buildings are located hard against the Cumberland Street and Essex Street frontages resulting in relatively plain facades. They are designed in a restrained late Victorian style with rendered string course and cornice detailing. No. 178 has a triple rounded headed window to light the principal ground floor front room. No. 180 contained a ground floor corner shop with a large display window facing Cumberland Street.</p> <p>These terraces are significant in their own right and for their contribution to The Rocks. They form a group of buildings including this site, as well as Lilyvale, (176 Cumberland St) and Hart's Building (10-14 Essex St). These surviving buildings occupying the block bounded by Cumberland, Essex and Gloucester Streets, south of the Cahill expressway, collectively illustrate the range and diversity of small scale development in this area of The Rocks between 1840 and the First World War.</p> <p>Sourced directly from State Heritage Register (Listing No. 01593).</p> |  <p>SOURCE: SHR REGISTER LISTING (LISTING</p> |
|--|------------------|--|---|--|

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|--|--------------|--|---|--|
| <p>Winsbury Terrace</p> <p>75, 77 and 79 Kent Street, Millers Point</p> | <p>C1875</p> | <p>Heritage Act - State Heritage Register (Listing No. 00930)</p> <p>Heritage Act - s.170 NSW State Agency Heritage and Conservation Register (SHFA)</p> | <p>These terraces are described as a group of elaborately detailed three storey Victorian Italianate terrace houses constructed of rendered masonry walls, slate roof to main body of house, corrugated galvanised iron to rear wing and painted timber balconies. They feature bowed iron lace to mid floor balcony, triple arched windows to ground floor, splendid chimney pots and cast iron lace to ground floor balustrading Painted</p> <p>These terraces are significant in their own right as well as for their contribution to Millers Point. They are one of a group of three elaborately detailed Victorian Italianate terrace houses. Their rear wings are amongst the most significant on any terrace house in Sydney. They are a significant streetscape element. They are also significant as part of the Millers Point Conservation Area, an intact residential and maritime precinct. It contains residential buildings and civic spaces dating from the 1830's and is an important example of C19th adaptation of the landscape.</p> <p>Sourced directly from State Heritage Register (Listing No. 00930).</p> |  <p>SOURCE: SHR LISTING FORM (LISTING NO. 00930).</p>  <p>SOURCE: SHR LISTING FORM (LISTING NO. 00930).</p> |
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6 Heritage Listings and Statutory Obligations

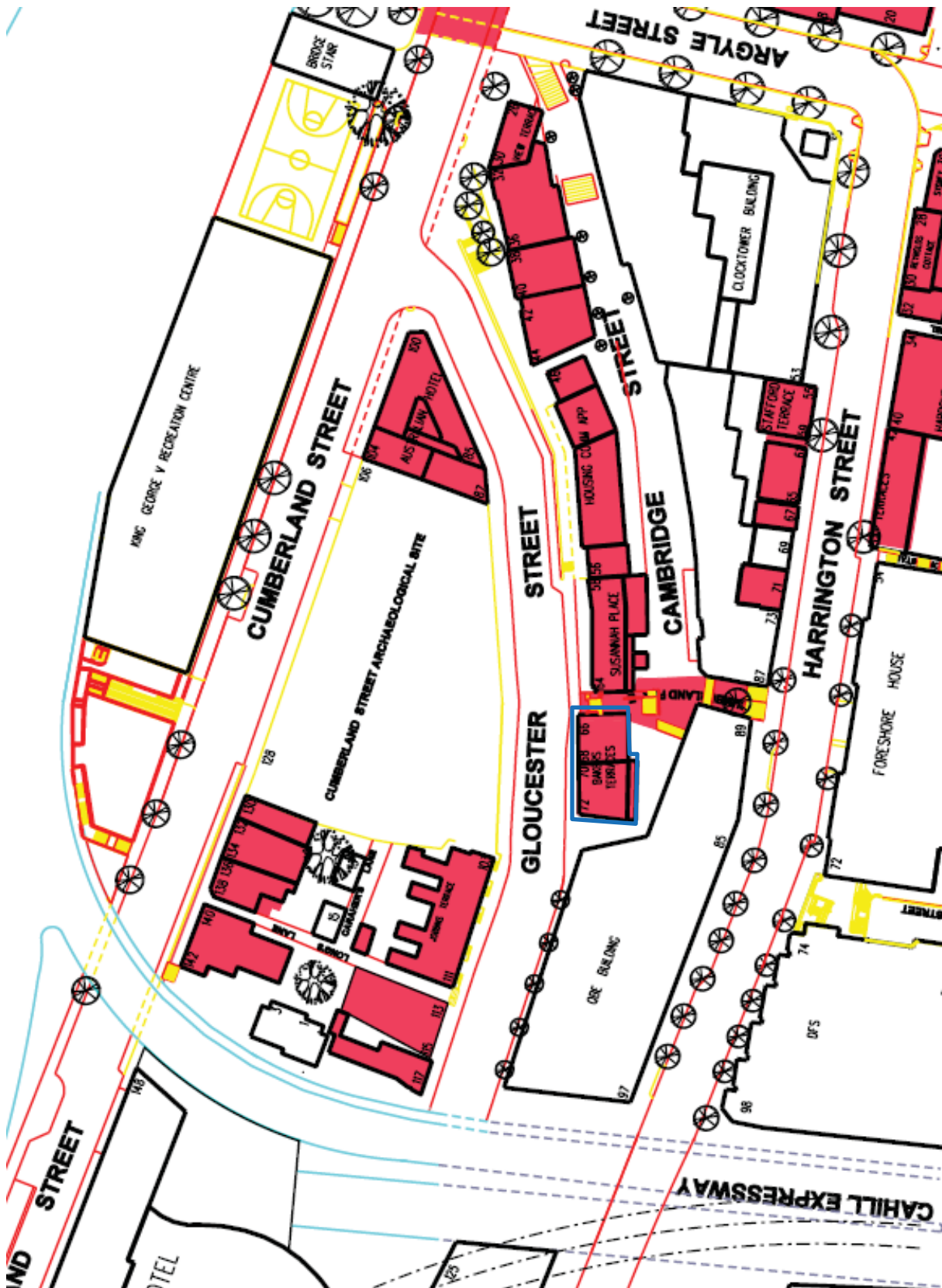
6.1 HERITAGE LISTINGS

The following heritage listings apply to the subject site.

TABLE 11 – HERITAGE LISTINGS

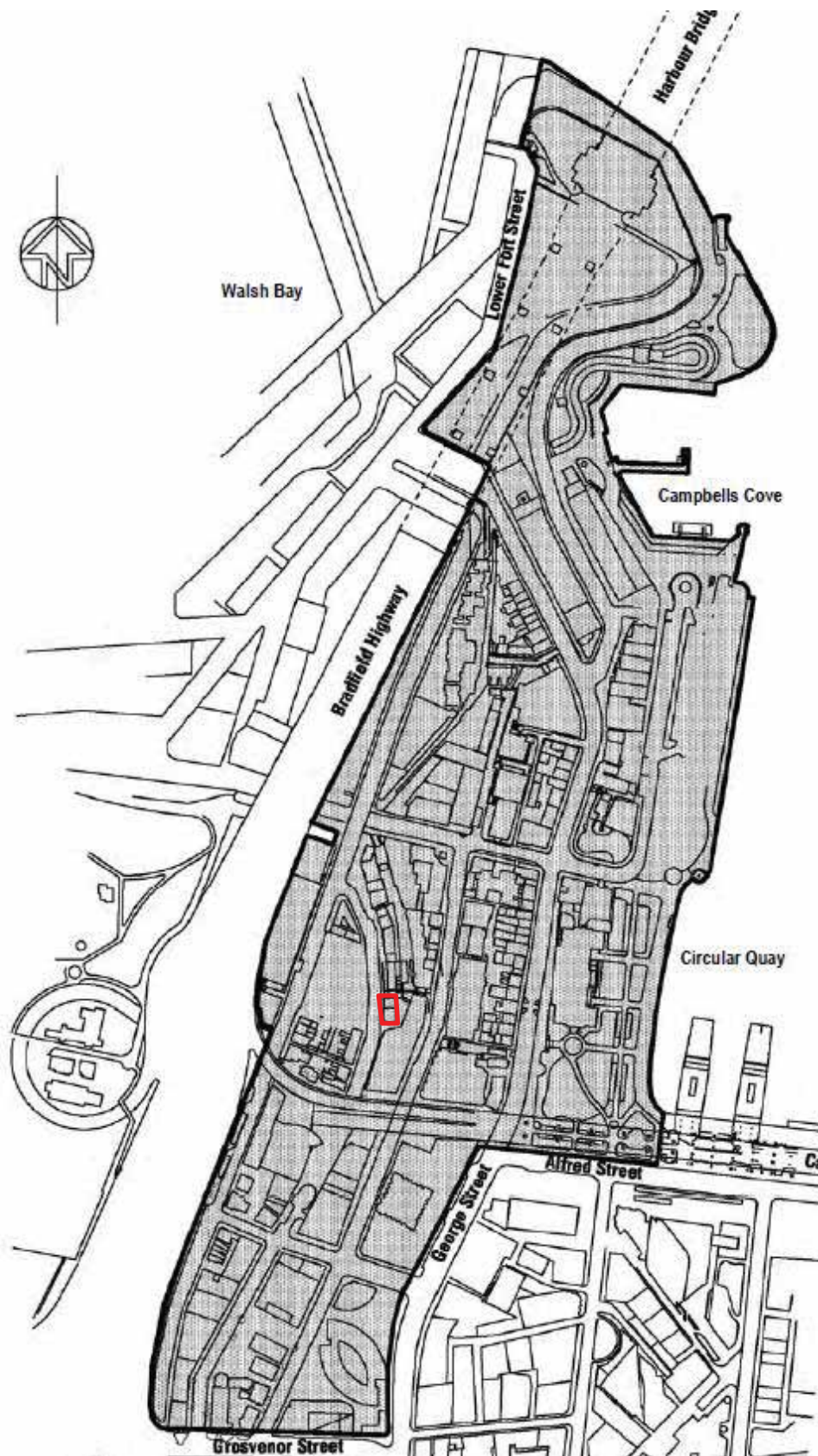
| TYPE OF LISTING | NAME OF ITEM |
|---|---|
| STATUTORY LISTINGS | |
| NSW State Heritage Register under the <i>Heritage Act 1977</i> (items of state significance) | 66-68—Item No. SHR 01530 70-72— Item No. SHR 01531 |
| Sydney Harbour Foreshore Authority Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i> (items of local or state significance) Refer to Figure 44. | 66-68—Item No. 4500100 70-72—Item No.4500101 |
| Sydney Harbour Foreshore Authority Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i> (items of local or state significance) Refer to Figure 45. | The Rocks Heritage Conservation Area—Item No. 4500458 |
| NON-STATUTORY LISTINGS | |
| National Trust of Australia (items of local, state or national significance) | 66-68—Listing ID S10125 70-72—Listing ID S10124 |
| National Trust of Australia (items of local, state or national significance) | Gloucester Street— Listing ID S10041 |
| Register of the National Estate under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (items of local, state or national significance) | Gloucester Street North Precinct—Place ID 2297 |
| Register of the National Estate under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (items of local, state or national significance) | 66-68—Place ID 2305 70-72—Place ID 2306 |

FIGURE 44 – SHFA MAP OF STATE LISTED HERITAGE ITEMS - SUBJECT SITE SHOWN IN BLUE.



SOURCE: MAP OF HERITAGE LISTINGS IN THE ROCKS, THE ROCKS HERITAGE MANAGEMENT PLAN VOLUME 1, 2010, SYDNEY HARBOUR FORESHORE AUTHORITY.

FIGURE 45 – PHYSICAL CURTILAGE OF THE ROCKS HERITAGE CONSERVATION AREA. THE SUBJECT SITE SHOWN IN RED.



(SOURCE: THE ROCKS HERITAGE MANAGEMENT PLAN VOLUME 1, BY SYDNEY HARBOUR FORESHORE AUTHORITY (SHFA), 2010, P7).

6.2 STATUTORY OBLIGATIONS

Works to the subject site may require particular approvals depending on the nature of proposed works.

Key commonwealth, state and local legislation, plans, policies and programs and committees affecting the management of the place are described below.

This Section should be referred to in addition to other management plans for the site.

6.2.1 COMMONWEALTH LEGISLATION

Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's environment and heritage legislation. This act is triggered by developments or actions that will have a significant impact on matters of National environmental significance, including world heritage areas, Commonwealth marine areas, nationally threatened species and communities and migratory birds. The EPBC Act includes a process for assessment of proposed actions that have, or are likely to have, a significant impact on matters of national environmental significance. These actions require approval from the Commonwealth Minister, Environment and Heritage.

The Register of the National Estate (RNE) is a statutory heritage register under the EPBC Act. The RNE is a list of natural, Indigenous and historic heritage places throughout Australia. The RNE was frozen in February 2007, which means that no new places could be added or removed. Places listed on the RNE are being transferred to appropriate heritage registers where necessary and to amend legislation that refers to the RNE as a statutory list. From February 2012 all references to the Register will be removed from the EPBC Act and the AHC Act. The RNE will be maintained after this time on a non-statutory basis as a publicly available archive.^[1]

A new national heritage system was established in January 2004 under the EPBC Act. This led to the introduction of the National Heritage List, which recognises and protects places of outstanding heritage to the Nation, and the Commonwealth Heritage List, which includes Commonwealth owned or leased places of significant heritage value.

The subject site is not listed on the National and/or Commonwealth Heritage Lists.

6.2.2 NSW LEGISLATION

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW only. Development approval for works may be required under Part 3A, Part 4 or Part 5 of the Act. The subject site is owned by SHFA a NSW State Government Entity however the site is occupied on a long term lease of 99 years.

It is necessary in most cases to submit a development application to the relevant Local Council for permission to erect or alter a building, demolish a building; or change the use of an existing building. This does not apply to a building proposal defined as an 'Exempt Development'. Six categories of development are defined by the new legislation: Exempt Development, Complying Development, Local Development, Integrated Development, Designated Development or State Significant Development.

Approval is required under this Act for alterations and additions to the buildings or landscape at Bakers Terraces if undertaken by a state government entity. The REF or similar assessment process must consider the impact of the proposed works on the heritage significance of the place, which is required under *the State Owned Heritage Management Principles* guidelines for all agency name - if applicable heritage assets. Independent heritage advice or assessment may be required if works are likely to impact

^[1] <http://www.environment.gov.au/heritage/places/rne/index.html>

on the overall heritage significance of the place or elements identified in this report as being of exceptional or high significance.

Heritage Act 1977

The Heritage Act is administered by the Office of Environment and Heritage. The purpose of the Heritage Act 1977 is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act. Bakers Terraces are listed on the SHR.

Historical Archaeology

Historical relics are also protected under the Heritage Act throughout all areas of NSW. If historic relics are discovered on the site during any maintenance or construction works, the Office of Environment and Heritage of the NSW Department of Planning must be notified under Section 139 of the Act or Section 57 if it is a State listed item.

Section 170 Heritage and Conservation Register

Under Section 170 of the Act, all government instrumentalities are required to establish and maintain a Heritage and Conservation Register (S170R) that details each item of environmental heritage that the agency owns or occupies. The Register should include cultural and natural heritage places. This Register comprises individual inventory entries for each item or place that has been identified to be of heritage significance.

The subject site, 66-68 Gloucester Street (Item No. 4500100) and 70-72 Gloucester Street (Item No. 4500101) and The Rocks Conservation Area is listed as a heritage item on SHFA S170R. SHFA have responsibilities under this Section of the Act to maintain and manage the site with due diligence in accordance with *State Owned Heritage Management Principles* and comply with guidelines issued by the Heritage Council from time to time. The property owner is responsible for retaining the heritage significance of each place as well as their operational use.

The Heritage Council has published a guideline for State Government Agencies to manage heritage assets under their care and control.¹⁸ Part 1 (State-owned Heritage Management Principles) provides principles to guide stewardship of government heritage assets, which were approved by the Minister on the 16 December 2004. Part 2 (Heritage Asset Management Guidelines), which sets out process for identifying, planning, managing, implementing, monitoring and reporting on heritage assets. The Guide was endorsed by the Heritage Council for issue under section 170 the Heritage Act on the 1 December 2004.

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* is administered by the Office of Environment and Heritage. Under the Act, the Director-General of the National Parks and Wildlife Service is responsible for the care, control and management of all national parks, historic sites, nature reserves, reserves, Aboriginal areas and state game reserves. State conservation areas, karst conservation reserves and regional parks are also administered under the Act. The Director-General is also responsible for the protection and care of native fauna and flora, and Aboriginal places and objects throughout NSW.

If Aboriginal objects and places are found, the National Parks and Wildlife Service must be informed under Section 91 of the Act and permits may apply under Section 90. A licence may also be required under the Act to damage or destroy threatened fauna species. Penalties apply for the destruction of Aboriginal objects and places, and the harm of any protected species. There are Interim Guidelines for Consultation associated with applications for permits under Section 90 of the Act.

6.2.3 COMMONWEALTH POLICIES

National Construction Code 2015 (NCC) (formerly Building Code of Australia 1996)

¹⁸ NSW Heritage Office 2005

The National Construction Code series of Australia guides all construction work in Australia. Under the *Local Government (Approvals) Regulation 1993* the consent authority has the discretionary power to require that existing buildings comply with current building standards, as a condition of approval for proposed works to the building. The NCC provisions relate to fire safety, access and egress, and services and equipment.

Any strategies or solutions to ensure that components of property to comply with the NCC should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

6.2.4 LOCAL GOVERNMENT POLICIES

Sydney Local Environmental Plan

The subject site is excluded from the City of Sydney LEP as it is located within the Sydney Cove Redevelopment Authority Scheme - The Rocks (SCRAS). Therefore the City of Sydney LEP and DCP do not apply to this site.

However for development under \$5 million dollars the City of Sydney is the consent authority for the subject site and therefore the LEP and DCP should be referred to for reference as part of any development that requires their consent as this is the guiding document the council use to assess any proposal.

Clause 5.10 Heritage Conservation of the Sydney LEP 2012 has been prepared in accordance with the NSW Government's Standard Instrument—Principal Local Environmental Plan, and is consistent with current heritage best practice guidelines, providing for the protection of heritage buildings, places, works and trees, heritage conservation areas, and archaeological relics.

6.2.5 MANAGEMENT PLANS AND GUIDELINES

The Rocks and Millers Point Archaeological Management Plan

The Rocks and Millers Point Archaeological Management Plan (AMP) was commissioned jointly by the Department of Planning and the Sydney Cove Authority in 1991. The purpose of the AMP is to provide a manual for the land managers and owners in The Rocks and Millers Point, outlining procedures for the management and conservation of archaeological sites and explaining their importance. It also provides a reference document for archaeologists, historians and others, involved in the management and conservation of archaeological sites in The Rocks and Millers Point. Among other things the AMP identifies archaeological sites in The Rocks and Millers Point area and predicts their survival and recommended management.

The 1991 AMP was reviewed and updated by E. Higginbotham in 2002. The revised AMP forms Appendix K of the CMG, which is discussed above.

National Parks and Wildlife Service

The *National Parks and Wildlife Act 1974* is administered by the Office of Environment and Heritage. Under the Act, the Director-General of the National Parks and Wildlife Service is responsible for the care, control and management of all national parks, historic sites, nature reserves, reserves, Aboriginal areas and state game reserves. State conservation areas, karst conservation reserves and regional parks are also administered under the Act. The Director-General is also responsible for the protection and care of native fauna and flora, and Aboriginal places and objects throughout NSW.

If Aboriginal objects and places are found, the National Parks and Wildlife Service must be informed under Section 91 of the Act and permits may apply under Section 90. A licence may also be required under the Act to damage or destroy threatened fauna species. Penalties apply for the destruction of Aboriginal objects and places, and the harm of any protected species. There are Interim Guidelines for Consultation associated with applications for permits under Section 90 of the Act.

7 Opportunities and Constraints

7.1 INTRODUCTION

Bakers Terrace has been assessed as an item of cultural significance for the State, which should be conserved as part of the locally-significant precinct of The Rocks. The consequence of this for the building is that, in general terms, no activity should occur on the site that would;

- Remove or obscure significant elements of the structure, fabric, external appearance and internal volumes of the building,
- Remove or reduce the visual prominence of the building on the site,
- Remove or obscure the ability of the building to demonstrate its original and continuing uses.

There exists an opportunity to interpret this building creatively to allow it to better demonstrate its history and original configuration, and also to assist in the interpretation of the Rocks precinct as a whole.

7.2 CONSTRAINTS AND OPPORTUNITIES ARISING FROM SIGNIFICANCE

This CMP advocates for the residential use of the terrace group. The use of the building for housing helps to maintain the significance of the place as one of the oldest continually occupied residential areas in Australia.

- Being so little remaining, all original fabric should be retained, in order to preserve the essential integrity of the heritage resource and preserve the cultural significance of the property.
- Fabric of exceptional significance should be retained, conserved and maintained in accordance with the Burra Charter.
- The specific character, quality, physical, historical and social values of the building and its setting contribute to its cultural significance.
- Elements of exceptional/high significance should not be obstructed by new works, structures or services.
- Unsympathetic alterations and additions or alterations that dominate the heritage character of the building are not permissible.

7.3 CONSTRAINTS AND OPPORTUNITIES ARISING FROM OWNER'S REQUIREMENTS

This CMP should be adopted by present and future owners and used as a guide for the management, conservation and maintenance of the subject site and/or its components.

Owners of items listed on the NSW State Heritage Register are required under Section 118 of the *NSW Heritage Act 1977* to ensure minimum standards of maintenance and repair are met, and that heritage significance is maintained. The standards are set out in the Regulation, and relate to:

- Provision of Weather Protection,
- Fire Protection (and additional fire protection for unoccupied buildings),
- Security (and additional security for unoccupied buildings),
- Essential maintenance and repair,
- Preparation of a Conservation Management Plan.

These are minimum standards to ensure that heritage significance is maintained. They do not require owners to undertake restoration works, but where works are needed owners may be eligible to apply for financial assistance through the Heritage Incentives Program.

Where these standards are not met and the heritage significance of the item is in jeopardy, the Heritage Council has the power to order repairs after consultation with the owner.

As a last resort, if negotiations have failed and the owner does not comply with the order, the Heritage Council can arrange for the works to be carried out and charge the expenses to the owner. The Minister may consent to the Heritage Council's prosecution of the owner for failure to comply with and order under this section of the act.

7.4 CONSTRAINTS AND OPPORTUNITIES ARISING FROM CONDITION AND INTEGRITY

The subject site is generally in excellent physical condition as a result of the 1988-90 extensive conservation works program to the building. It appears to not have been subject to any maintenance and repair work since this time. The subject site requires repainting inside and out where previously painted, and shows evidence of damp problems and termite damage. Internally, there appears to be damp corners of brickwork to walls of the basement, due to an unsympathetic concrete floor incorporated as part of the 1988-90 works and some repointing needs to be replaced to brickwork in the basement.

In addition, as a result of the 1988-90 extensive conservation works program to the building, it features modern kitchen and bathrooms and other fixtures and fittings. There is scope for services and fit outs to be upgraded across all levels of the building. Alterations and additions are acceptable to the interior of the property where confined to contemporary fabric. In the case of Bakers Terrace is all internal fabric (with the exception of masonry walls and window highlights), subject to approval by the consent authorities, the policies of this CMP, and limited to sympathetic works to ensure the continued adaptive reuse of the building. Due to most of the interior comprising of contemporary fabric, it is appropriate and recommended to convert the use of the property to its former use as four residential terraces, with principle terrace rooms remaining in their current configuration but with the reinstatement of original elements of the building associated with its former use, such as the reinstatement of former central walls and staircases. It is considered that its conversion to residential use will contribute to the State significance of the building as its historical use is being restored, albeit not in the original terrace configuration.

No changes to the front, side or rear elevations are permitted. Principal views to the property as discussed in (Section 2.4) should be carefully considered and not obscured.

7.5 CONSTRAINTS AND OPPORTUNITIES ARISING FROM STATUTORY REQUIREMENTS

Under the *NSW Heritage Act*, approval is required for all work to items listed on the State Heritage Register, with the exception of works that are classified as exempt as outlined at Appendix C and **Error! Reference source not found.** Approval is required under Section 57(1) of the Act, and a Section 60 application is required to be submitted.

Statutory requirements that apply to the subject site have been outlined in Section 0. This includes information regarding applicable legislation, approvals and consent processes, types of applications and non-statutory obligations.

7.6 SITE ISSUES AND CONDITIONS

The front elevation of the subject site is constructed hard up to Gloucester Street and therefore no front yard is present. The configuration of the front of the terrace is such that there is not a suitable location for garbage bins. The rear yard should be used for bin storage with access from the rear of the properties. However, as the rear also contributes to the significant setting of Cumberland Place and Steps, garbage storage at the rear should be sympathetic and discrete to the setting.

There is no potential for onsite parking, as is typical of the terrace house form in Sydney. The site is in close proximity to Circular Quay and is served by a bus route (which follows an earlier tram route). The close proximity to Circular Quay means that it is a short walk into the city.

7.7 CONSTRAINTS AND OPPORTUNITIES ARISING FROM SETTING AND PUBLIC DOMAIN

Many of the views captured in significant early etchings, paintings and photographs are still evident today. The intact nature of the built urban environment of the Rocks is appreciated by the community, and the maintenance of views to and from the area is important. Many of the properties (and property groups) in the Rocks have important views and vistas; many are highly visible landmarks seen from across the harbour. All new construction work needs to avoid adversely affecting these views and settings.

Bakers Terrace contributes to the streetscape and to the area as a whole and views to and from the building from Gloucester Street and Cumberland place and Steps at the rear should be retained. Significant views to and from the subject site have been shown in section 2.4.

8 Conservation Policies

8.1 INTRODUCTION

A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance, and how the significance can be enhanced and maintained. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

8.2 DEFINITIONS

The below table outlined the definitions of terms used throughout the conservation policy section.

TABLE 12 – DEFINITIONS OF TERMS

| TERM | DEFINITION |
|-------------------------------------|---|
| Archaeological assessment | A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions |
| Archaeological potential | The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research |
| Archaeology | The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence |
| Australia ICOMOS | The national committee of the International Council on Monuments and Sites |
| Burra Charter | Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW |
| Conservation | All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these |
| Conservation Management Plan | A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place |
| Conservation policy | A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations |
| Context | The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb |
| Curtilage | The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide |
| Heritage and Conservation Registers | A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the <i>Heritage Act</i> |

| TERM | DEFINITION |
|-----------------------|---|
| Heritage item | A landscape, place, building, structure, relic or other work of heritage significance |
| Heritage significance | Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations |
| Integrity | A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact |
| Interpretation | Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place |
| Maintenance | Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction |
| Setting | The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting |
| SHFA | Sydney Harbour Foreshore Authority |
| Use | Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place |

8.3 CONSERVATION PHILOSOPHY

Bakers Terrace is an item of State heritage significance. It has historic, associative, aesthetic, social and representative significance. They are significant as a group of typical late 19th century workers terraces constructed in the mid-Victorian period and they are representative of the continued pressure for greater density housing of the period. Their historical development is associated with the overall development, decline and redevelopment the Rocks and they were some of only a few that survived wide spread demolition of buildings on Gloucester, Cambridge and Harrington Streets from the 1890s to the 1940s. They make a strong contribution to Gloucester Street and to the complex layering of the Rocks precinct.

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter). Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. One of the key objectives therefore, of contemporary conservation practice, is to retain as much of the **significant** original fabric as possible, in order to preserve the essential integrity of the heritage place.

The Statement of Significance (Section 4.4) and The Schedule of Significant Elements (Section 4.5) should be accepted as a base for future planning and work.

8.4 STATUTORY APPROVALS PRIOR TO ANY WORK BEING CARRIED OUT

Various legislation applies to the management of Bakers Terrace. The buildings comprising Bakers Terrace are separately listed as two buildings on the State Heritage Register (SHR) as 66-68 Gloucester Street, The Rocks (item 1530) and 70-72 Gloucester Street, The Rocks (item 1531). They are also separately listed as two buildings on the Sydney Harbour Foreshore Authority S170 Register as 66-68 Gloucester Street, The Rocks (4500100) and 70-72 Gloucester Street., The Rocks (4500101). They are also identified as within The Rocks Conservation Area.

Guidelines

- The City of Sydney LEP provisions do not apply under the legislation as the site falls under the *Sydney Cove Redevelopment Authority Scheme - The Rocks (SCRAS)* legislation and the associated controls. However the City of Sydney is the consent authority for development/works under \$10 million in value and the DCP 2012 does apply and any works proposed will be assessed against these control. <http://www.cityofsydney.nsw.gov.au/development/planning-controls/development-control-plans>
- Works that require a Development Application via the City of Sydney also require approvals from the NSW Heritage Division under the Heritage Act. This can be obtained via a single application lodged to the City of Sydney via an integrated development application. The City of Sydney will then refer the application to the NSW Heritage Division and manage the process.
- The NSW Planning Minister is the consent authority for development that is the subdivision of land or has a capital investment of more than \$10 million.
- Approvals are required for development works from the NSW Heritage Council under the Heritage Act as outlined above except where exemptions apply or for **maintenance or minor works** as per the Heritage information Series: Standard Exemptions document (refer Appendix C). It should be noted, however, that notification to and approval from Heritage Council is still required for works covered by Standard Exemption.
- Modifications to the building are to be subject to undertaking a formal heritage impact statement (HIS) in accordance with the NSW Heritage Manual and lodgement of a section 60 application under the Heritage Act to the NSW Heritage Division.
- The Sydney Harbour Foreshore Authority are the landowner, as the property is leased and therefore are required to sign off on any works applications

Policy 1. Future proposed changes to the building need to be assessed in accordance with the this CMP, the NSW Heritage Act 1977, the NSW Heritage Office guidelines and with regard to the Sydney LEP and DCP provisions.

8.5 GENERAL POLICIES

The Statement of Significance for Bakers Terrace embodies its core heritage values. All future decisions and works to the terraces must be guided by its statement of significance, the identified significant spaces, fabric and building elements identified in this CMP, and any additional detailed research and assessment. The significance is defined in Section 4 of this report with a schedule of significant external and internal elements provided in Section 0.

Policy 2. The Statement of Significance set out in this report is to be accepted as the basis for future conservation of the fabric and values of the place (Section 4.4).

*Policy 3. Undertake works to the property in accordance with the principles of the Australia ICOMOS Burra Charter (refer **Error! Reference source not found.**).*

Policy 4. Unless otherwise stated in these policies, surviving original and early fabric and spaces identified as exceptional or high must be retained intact and conserved.

Policy 5. Elements of exceptional or high significance must not be obstructed by new works, structures or services where possible and they must be clearly visible and interpreted as part of any new works.

Policy 6. Any repair, conservation or reconstruction works to significant elements or façades must be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator and with reference to historical documentation.

8.6 ADOPTION AND REVIEW OF POLICIES

Any works to the property must comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited to the *Heritage Act 1977* (NSW), the Building Code of Australia

(National Construction Code NCC), the Australia ICOMOS Burra Charter 2013, the NSW Heritage Division (formerly Heritage Office) guidelines

Guidelines

- All persons responsible for the management and maintenance of the site should be familiar with the significance of the place and the conservation policies in this CMP.

Policy 7. This CMP is to be reviewed and updated within 5 years to remain relevant to ongoing change and use of the place, and statutory compliance. A copy of this CMP is to be retained on site at all times for use by those responsible for the management and conservation of the place.

Policy 8. This conservation management plan is to be adopted by present and future owners and used as a guide for management and conservation of the place.

Implementation Strategies

The following table lists strategies for implementing the conservation policies for Bakers Terrace. The strategies have been cross-referenced to conservation policies of this CMP and prioritised as follows:

- high priority works should be undertaken within the next 12 months.
- medium priority works should be undertaken within the next two to four years, and
- low priority works should be undertaken within the next six years.

TABLE 13 – IMPLEMENTATION STRATEGIES FOR CONSERVATION POLICIES

| STRATEGY | CONSERVATION POLICY | PRIORITY |
|--|---------------------------------|--|
| Adopt CMP to guide management of the place | Policy 7 and Policy 8 | From endorsement or finalisation of draft report |
| Implement the cyclical maintenance plan | Policy 68 | Ongoing and regular process (high priority) |
| Implement the schedule of conservation works | Policy 66 | Within 6 months from endorsement or finalisation of draft report |
| Undertake Heritage Interpretation Strategy | Policy 83, Policy 85, Policy 86 | Medium |
| Provide copies of the CMP to the consent authority and OEH | Policy 87 | Within 6 months from endorsement or finalisation of draft report |
| Undertake CMP review | Policy 7 | As per the guidelines in section |

8.7 SETTING

Conservation requires the maintenance of an appropriate visual setting for the property. Many properties (and property groups) in the Rocks have important views and vistas and many are highly visible landmarks seen from across the harbour. All new construction work needs to avoid adversely affecting these views and settings.

Policy 9. The original external façade to Gloucester Street and the significant character of the subject site as part of a distinct terrace group when viewed from the street are to be retained without change.

Policy 10. The significance of the rear and side façades must be carefully considered as they are unique in that they are highly visible from the public realm. Where any new buildings or modification of the existing are proposed, this must not detract from the significance of the individual items or from the terrace group.

Policy 11. The original external façade to the north elevation and rear and the significant character of the subject site as part of a distinct terrace group when viewed from Cumberland Lane are to be retained without change

Policy 12. Proposed alterations to the rear courtyard are to consider the laneway character of Cumberland Place and Steps, and the immediate and distant view impacts from the rear.

8.8 SITE CONTEXT (RELATIONSHIP WITH THE ROCKS HERITAGE CONSERVATION AREA)

Part of the significance and charm of The Rocks is created by its remarkably intact late nineteenth and early twentieth-century buildings that form both picturesque and historically important streetscapes which continue to be viewed from distant vantage points and at a pedestrian scale. These views have been recorded from the earliest days of the colony through a variety of media; hence, many of the views captured in significant early etchings, paintings and photographs are still evident today. The intact nature of the built urban environment of The Rocks is appreciated by the community, and the maintenance of views too and from the area is important.

Policy 13. Unsympathetic alterations and additions or alterations that dominate the heritage character of the building are not permissible.

Policy 14. Development in the vicinity of the terrace is to have regard to the heritage significance and setting of the place.

Policy 15. Bakers Terrace contributes to streetscape views that must be conserved (refer Figure 5). Both the front and rear of the terrace is visible from public spaces. The front façade forms an important part of the streetscape at the southern end of Gloucester Street, as a distinct group of early terraces. The rear is visible from the public domain via the rear courtyard (part of the surrounding Harrington Court Development) and from Cumberland Place and Steps. Cumberland Place and Steps is significant in its own right as an early pedestrian thoroughfare dating from c1811 (although it is speculated to have existed earlier than this). Views to the ground and first floor façades from this aspect are to be retained without interruption.

8.9 LANDSCAPING AND WORKS TO THE REAR COURTYARD

Future designs for, and works to the rear courtyard should take into account available documentary, physical and/or archaeological evidence of earlier layouts, character and detailing, and interpret these as part of the conservation, adaptation and upgrading of these areas.

Re-landscaping of the rear is acceptable provided it is appropriate to the setting of Bakers Terrace and does not damage the building fabric (e.g. the activity of tree roots, trunks and limbs, the raising/lowering of ground levels, and increased moisture and salts due to watering) or significant views.

Policy 16. Future designs for the rear courtyard should seek to provide interpretation of original elements of the setting of Bakers Terrace, including lowering the ground level to its original level (Figure 28) and interpreting the former Cumberland Street laneway.

Policy 17. Modern services such as water tanks and solar panels are not to be visible from the public domain to the front or rear.

8.10 FUTURE USE

Bakers Terrace was originally designed and constructed (c. 1875 No.66-68 Gloucester Street (with late 1880s façade modification) and c1882 No.70-72 Gloucester Street) as four single residential terrace dwellings and continued to be utilised as residential terraces throughout its occupation up until the 1970s, which is highly significant. In 1988-90, it was converted to office use, and underwent extensive renovations, which removed most of its original fabric.

Despite extensive renovations to the interior of the property in 1988-90, residential use is the preferred use of the property as it will reinstate and interpret the former use of the property, which contributes to its significance. Works to the interior of the property should involve the least intervention of original fabric as well as retention of the fabric of sympathetically reconstructed elements. Whilst single residential use for each terrace would be preferable, given the extensive changes to the setting, including the basement and rear courtyard which are publicly accessible it is acknowledged this may not be possible.

Policy 18. The preferred historical use of the property is residential. The way the place is used must maximise the conservation of the fabric considering the effects of structural loadings; statutory requirements; code compliances; service installations; and meeting access needs.

Policy 19. Due to the unusual nature of the rear courtyard being a publicly accessible space alternate uses for the basement are permissible.

Policy 20. Future adaptive reuse in the future should consider reinstatement of private courtyards to the rear of each terrace.

Policy 21. Future adaptive reuse in the future should consider reinstatement of each individual terrace as a single entity including rear courtyard and occupation.

Policy 22. The building is not to be used for any purpose for which compliance with building regulations would adversely affect its significance.

8.11 CONSERVATION AND MAINTENANCE OF FABRIC

The conservation and maintenance of fabric is essential in retaining significance. Conservation and maintenance is to aim to conserve and enhance the identified heritage values of the asset wherever possible.

Skills and Experience

Policy 23. Professional and trade skills with heritage experience appropriate to the site or building's fabric and significance is to be employed to carry out maintenance and works. This is essential to ensure protection of heritage fabric and values as well as optimal use of funding to carry out works.

Original fabric

Masonry Walls

Policy 24. Retain and maintain all original sandstone and masonry. Unpainted sandstone must remain unpainted. If new stone is required, use a durable stone of similar colour and texture. Where brick repairs are required, repair rather than replace where possible, any new bricks must be the same size and shape. Do not use sealants on sandstone that prevent the stone from breathing.

Policy 25. Retain original mortar and pointing where possible, where replacement or repairs to mortar are required;

- *Do not rake joints unless absolutely necessary; retain as much original pointing as possible.*
- *Do not widen existing masonry joints under any circumstances.*
- *Mortar is to match in appearance including colour and joint profile, strength and composition as the original adjacent.*
- *Where previous cement mortar or other inappropriate repairs have been made these should be removed and replaced with new in accordance with the above.*
- *Retain all internal original plaster where possible. Where repairs are required they are to match original in finish and texture.*

Policy 26. Retain all internal original set plaster where possible. Where repairs are required they are to match original in finish and texture.

Doors and Windows

Policy 27. Where replica doors and windows are required to be repaired or replaced they should be done with a similar detailing as to the existing sympathetic reconstructed joinery.

Policy 28. The only original joinery on site is the door highlights and frames. This must be retained and minor repairs undertaken where necessary and not replaced.

Policy 29. Repaint timber windows and doors regularly in accordance with Section 9.

Roofing

Policy 30. When replacement is required replace with galvanised metal corrugated roof in traditional profile. Preferably in traditional short sheet lengths with traditional fixings.

Policy 31. If flashing required replacement. Remove straight line galvanised flashing where present and replace with traditional stepped lead flashings.

Policy 32. Replace gutters, downpipes and rainwater heads using profiles and sizes to match the existing sympathetic on site or replace based on documentary and on site evidence. If a profile cannot be established use ogee or half round unfinished galvanised consistently across the group.

Floors

Policy 33. Any future modifications should consider reinstatement of timber floor boards in traditional widths and profile to the ground and first floor.

Policy 34. Any works to the basement floor must be of a breathable nature, concrete slabs are not permitted.

Sympathetic Reconstruction joinery (1988-90)

All joinery except for door highlights and frames was removed as part of the 1980s works. Therefore all remnant joinery is replacement and is a sympathetic replica.

Policy 35. Retain all internal elements/fabric which are a sympathetic reconstruction dating from the 1988-90 works or repair or replace as required to match these profiles.

8.12 TREATMENT OF HISTORIC FABRIC

Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. One of the key objectives therefore, of contemporary conservation practice is to retain as much of the **significant** original fabric as possible, in order to preserve the essential integrity of the heritage resource

Guidelines

The statement of significance embodies the core heritage values of the terrace row and all future decisions and works to the buildings must be guided by the statement of significance and the identified significant spaces, fabric and building elements identified in this CMP together with any additional detailed research and assessment. The significance is defined in Section 4 of this report with a Schedule of Significant Elements/Components provided in Section 4.5 of this report. Management of the site under legislation should be guided by the site's significance, this CMP and the following policies.

Future proposed changes to the building need to be undertaken in accordance with the NSW Heritage Division (formerly Heritage Office) guidelines. A heritage impact statement or archaeological assessment may be required to assess any works to the place.

The consent authority and NSW Heritage Council should refer to the CMP when considering proposed changes to the building.

Owners, occupiers and stakeholders responsible for and involved in the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.

Works to the property are to be undertaken in accordance with the principles of the Australia ICOMOS Burra Charter.

Fabric of exceptional significance must be retained, conserved and maintained in accordance with the Burra Charter.

Policy 36. Elements of exceptional significance are rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change is to be minimal and retain significant values or fabric

Policy 37. Elements of high significance have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and must be retained and conserved; retention should be considered in-situ; minor change is allowed so long as significant values and fabric are retained and conserved.

Policy 38. Elements of moderate significance have been altered or modified or do not demonstrate a key aspect of the significance of the place; they contribute to the place's overall heritage significance however change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance. These elements may also include sympathetic external replica joinery.

Policy 39. Elements of little significance do not substantially add to the significance of the place in a positive way, though neither do they detract from its overall significance. Elements of little significance may also reflect fabric that is reproduction or may have been substantially altered or modified or may reflect non-significant phases of development. Changes are allowed so long as it does not adversely affect values and fabric of exceptional or high significance. These elements may also include sympathetic internal replica joinery.

Policy 40. Elements identified as neutral do not contribute or detract from significance. The attribution of 'neutral' typically applies to introduced new or utilitarian fabric that does not relate to a significant historical period or use. Changes are allowed so long as they do not impact on associated fabric of higher significance.

Policy 41. Intrusive elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration.

Policy 42. Where elements of exceptional or high significance have been damaged they are to be repaired with sympathetic materials in preference to replacement. Significant elements should be repaired in-situ wherever possible.

Policy 43. If changes to the significant building fabric are required, they should be carefully considered and the approach should be one of minimal intervention, as much as necessary, as little as possible.

Policy 44. Intervention for purposes other than conservation of the fabric is to occur in areas of lower rather than higher significance.

Policy 45. Any work involving removal of significant fabric is to be conducted with utmost care and in accordance with advice from a suitably qualified heritage consultant. A minimal amount of

fabric is to be removed and adjacent fabric carefully protected. Removed fabric is to be salvaged and reused on site where possible.

Policy 46. No remaining original joinery (highlights) are to be replaced. It should be repaired to match the existing, due to the limited amount remaining.

Policy 47. Reconstructed joinery elements (1988-90) should be retained. If required it should be repaired to match the existing, due to being sympathetic to the existing building and would result in less impact to the building.

8.13 INTERNAL LAYOUT AND SPACES

The subject site underwent extensive internal renovations associated with the 1988-90 works to convert the building into commercial space as part of the 85 Harrington Street / Harrington Court development. There is potential in the future for the former use of the building as four single terrace houses to be reinstated and interpreted in the future. This can be achieved by reinstatement of party walls (where there are existing penetrations and reinstatement of former staircases). It is acknowledged that given the extensive modifications partially to the basement opening directly onto public space that reinstatement back to residential terraces may not be possible; however a residential use is desired.

Further there is also scope to drop the basement level to its original level and remove intrusive elements in the basement such as the existing new brick skin cavity wall and concrete flooring. These works are proposed to be undertaken as part to the current proposal.

Guidelines

- It is preferable to reinstate original central walls between terraces in the future if possible.
- It is a desired option to reinstate terrace staircases in the future if possible.
- It is recommended to keep services and amenities to the rear of the layout of the terraces.
- Remnant set plaster to the basement walls must be retained in situ

Policy 48. The remnant walls particularly the party walls between terraces should be retained without further penetrations where possible.

Policy 49. The remnant central dividing wall and layout of the principal two rooms of the ground and first floors should generally be retained.

Policy 50. The existing courtyard may be reconfigured to the original layout in the future pending formal heritage assessment and approval of the design

8.14 EXTERNAL ALTERATIONS AND ADDITIONS

The general intent for alterations and additions to site are to be cognisant of its heritage values. Any proposed modifications to the heritage item must take into consideration the identified exceptional and highly significant fabric, particularly the principal facades, and must have regard for the total resource. Fabric of exceptional significance is largely intact and this significance should not be eroded.

Guidelines

- When designing and undertaking new work at Bakers Terrace it is strongly recommended that owners work with a suitably qualified and experienced heritage professional with proven skills and experience, to guide works projects from the planning phase through to construction supervision and certification.

Policy 51. No alterations or additions are permissible to the exteriors or façades, roof and dormer form or chimneys of Bakers Terrace.

Policy 52. The openings to the rear basement level have been modified (raised from their original level) and have all replica neutral joinery. Joinery to all these openings may be replaced with an alternate design if desired and approved.

- Policy 53. The basement level, rear façade, northern opening was formerly a door, it is preferable to be reinstated as door as part of any future redevelopment.*
- Policy 54. Any proposed new construction to the courtyard is to be limited to sympathetic landscaping works, to interpret the former rear courtyard of the building (i.e. the former ground level and Cambridge Street) No rear additions to the building are permissible that obscure the views to the rear ground or first floor façade. Views to the rear facade are to be retained unobstructed from the rear courtyard or from Cambridge Street and Cumberland Place and Steps.*
- Policy 55. If changes are proposed to fabric of exceptional or high significance, they are to be as minimal as possible and carefully considered.*
- Policy 56. New works must not further diminish the interpretation of the significant former building use as a terrace group.*
- Policy 57. The principal façades to Gloucester Street, the northern facade to Cumberland Place / steps, the rear facade to the existing courtyard and southern facade must be retained without further penetrations.*
- Policy 58. All recent penetrations to side facades should be infilled where possible and refinished to match the adjacent ashlar render.*
- Policy 59. Security doors are discouraged, however if required but must be designed and installed to not detract from heritage significance, subject to approval from consent authorities and adoption of a consistent design across the group.*
- Policy 60. Security bars are discouraged on the Street façade, surface mounted reed switches and internal mechanical fixings are preferred for security.*

8.15 BUILDING SERVICES

Services that are visible to pedestrians on the building facades are not permissible, including roof mounted services. Any proposed roof mounted services including vent pipes and air conditioning must be below the parapet and not visible from Gloucester Street.

Guidelines

- Due to the extensive existing services runs installed throughout the terraces in the late 1980s there is extensive opportunity to reuse and upgrade these and minimise intervention to remaining significant fabric.

- Policy 61. Services should be brought into the building via underground routes where possible.*
- Policy 62. Reuse existing services runs to where possible to minimise intervention into significant fabric.*
- Policy 63. Small cabling such as phone lines may be chased into existing set plaster provided intervention is kept as minimal as possible and plaster repaired to match existing. This guideline is not possible for plumbing due to diameter.*
- Policy 64. Do not chase any new services into existing significant masonry, surface mount if required.*
- Policy 65. Where rainwater heads and box gutter are shared retain shared services and upgrade replace or repair as required. Do not add additional rainwater outlets or downpipes to the façade.*

8.16 MAINTENANCE AND REPAIR

Overall the subject site is in excellent condition. However, regular maintenance and scheduled conservation works are required to be implemented to conserve its heritage significance and identified significant fabric. A maintenance and repair plan has been provided in Section 9 of this report, along with a schedule of conservation works at Section 9.3, which addresses required actions.

Maintenance should aim to conserve and enhance the identified heritage values of the asset, wherever possible, while accommodating its continued use.

Fabric identified as exceptional and highly significant is to have priority works undertaken when required. Impact on significant fabric is to be considered and the appropriate approvals sought.

Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works are to be sympathetic to exceptional and highly significant fabric and repairs are to be undertaken over replacement, if possible.

A schedule of cyclical and ongoing maintenance and schedule of conservation have been prepared in Section 9 of this report to guide the conservation of fabric at the site. The schedules should be adopted as minimum requirement for maintenance works. It is noted that this schedule will require to be supplemented by further physical investigation into the fabric to identify further required works and latent conditions.

Maintenance works to the buildings should be undertaken on a regular basis to avoid the need for substantive conservation works.

Effort should be made by owners to collectively maintain and share certain works that affect shared fabric to ensure consistency of presentation and materials.

Any repair, conservation or reconstruction works to significant elements or facades are to be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator and with reference to historical documentation.

Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2012*, is recommended to be applied to the asset to ensure its long-term conservation. The minimum standards refer to weatherproofing, fire protection, security and essential maintenance, to ensure that the significance of the place is retained.

Policy 66. The significant fabric of the building is to be maintained by the implementation of a cyclical maintenance program. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric. Maintenance is to be in accordance with the NSW Heritage Division Guidelines.

Policy 67. The schedule of conservation works (Section 9.3) should be implemented as a priority action and as part of long term management and maintenance of the property.

Policy 68. The schedule of cyclical maintenance works (Section 9.2) should be adopted and implemented as part of the ongoing management and maintenance of the property.

8.17 CO-ORDINATION, CONTINUITY AND CONTROL

Any works to the property is to comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited to the *Heritage Act 1977* (NSW), the Building Code of Australia / National Construction Code, the Australia *ICOMOS Burra Charter 2013*, City of Sydney LEP and DCP (for reference), as well as the NSW Heritage Division Guidelines.

Guidelines

- Any works to the place are to be carried out in accordance with the principles set out in the Australian *ICOMOS Burra Charter*.

- All persons responsible for the management and maintenance of the site should be familiar with the significance of the place and the conservation policies in this report
- Any proposed works will require liaison with SHFA as the landowner

Policy 69. When designing and undertaking new work on the property, it is strongly recommended that owners work with a suitably qualified and experienced heritage professional with proven skills and experience, to guide works projects from the planning phase through to construction supervision and certification.

Policy 70. A copy of this CMP is to be retained on site at all times for use by those responsible for the management and conservation of the place.

8.18 BOUNDARIES, CURTILAGE, SETTING, SIGNIFICANT VIEWS

Bakers Terraces contribute to streetscape views that are to be conserved (refer Figure 5). All facades of the free-standing terrace group are visible from public spaces. The front façade forms an important part of the streetscape at the southern end of Gloucester Street, as a distinct free-standing terrace group. The Side facades are visible from public staircases running to the north (being Cumberland Place and Steps) and the south stairs. The rear is visible from the public domain via the existing rear courtyard of the building and from Cumberland Place and Steps, which is significant in its own right as part of the Rocks precinct. Views to these aspects are to be retained as without interruption.

Policy 71. The original external façades to the street and significant character as part of a distinct terrace group when viewed from the street are to be retained, without change.

Policy 72. Any proposed alterations to the rear are to consider the laneway character of Cumberland Place and Steps and distant view impacts from Cumberland Street. Any new rear buildings proposed are required to carefully consider and receive design guidance/input from a heritage consultant as to the impact on the significance of the rear façade and setting of Cumberland place and Steps.

Policy 73. The significance of the rear façade must be carefully considered where any new modification of the existing are proposed, so as to not detract from the significance of the terrace group.

8.19 ARCHIVAL RECORDING

Policy 74. Any significant elements proposed for demolition or removal should be subject to archival photographic recording, copies of which should be retained on site and provided to the consent authority (Sydney Harbour Foreshore Authority and the NSW Heritage Council). This should include photography and/ or measured drawings as deemed necessary. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording.

8.20 COMPLIANCE WITH BUILDING REGULATIONS

Guidelines

- New works must not be detrimental to significance. It is to comply with the Building Code of Australia unless the heritage significance is negatively impacted then the matter should be professionally determined under performance standards, advice of a heritage consultant should be sought.
- Any modification to significant fabric or spaces in the building for BCA compliance is to be carefully considered and may be subject to undertaking a formal Heritage Impact Statement in accordance with the NSW Heritage Manual.

Policy 75. New services are not to be located on the streetscape façades.

Policy 76. New services are not to be chased into significant fabric. Surface mount if required.

Disability Access

The Commonwealth Disability Discrimination Act (DDA) makes it unlawful to discriminate against people on the grounds of their disability. Section 23 of the Act requires non-discriminatory access to premises which the public or a section of the public is entitled or allowed to use.

Where the Act does apply, heritage places are not exempt from it, although the Australian Human Rights Commission has advised that heritage significance may be taken into account when considering whether providing equitable access would result in unjustifiable hardship.

Guidelines

- As the terrace group has no remaining internal fabric to any floor including the structure (only original masonry walls remain) there is opportunity to install universal / DDA access if required internally and externally to the rear basement level. As the street frontage is hard up to the footpath there is no opportunity to install a ramp to the front entries.

Policy 77. Changes to facilitate disabled access may be acceptable if they are designed and implemented to effect areas of less significance rather than those of higher significance, and that all the options to create reasonable access have been conscientiously investigated (and this investigation is demonstrated).

Policy 78. Changes to facilitate DDA access should be undertaken with the design advice of a heritage consultant to limit heritage impact.

Fire Separation

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA) is a national set of building regulations with some state-specific variations. The performance requirements of the NCC are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the Environmental Planning and Assessment (EP&A) Regulation 2000, all new building work must be carried out in accordance with the Building Code of Australia. In the case of an existing building, there is generally no requirement to comply with the NCC unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the National Construction Code of Australia (EP&A Act Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use, while for a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143).

In certain circumstances, exemption can be obtained from the requirements of the BCA under Clause 187 of the EP&A Regulation. Because in most cases there will be an acceptable alternative solution to satisfy the performance requirements of the NCC, applications for exemption are sought comparatively rarely. If such an application is contemplated, it should be sought at development application stage. The Fire, Access and Services Advisory Panel of the Heritage Council of NSW may be able to assist in resolving conflicts between heritage and regulatory requirements. The building is not to be used for any purpose for which compliance with building regulations would adversely affect its significance. This policy is not intended to rule out, for example, the sympathetic installation of fire safety equipment to enable a building to continue to be used for housing.

Compliance with building regulations is to be achieved using their objectives and performance requirements rather than deemed-to-satisfy provisions. In many cases, the buildings in The Rocks will not comply with the deemed-to-satisfy requirements because of the original construction methods and materials used. The NCC permits alternatives to its deemed-to-satisfy requirements provided that these can be demonstrated to achieve at least the same level of compliance with its performance requirements.

Policy 79. Changes to achieve fire safety may be acceptable provided they are planned to occur in areas of lower significance in preference to higher significance and that all alternatives are conscientiously investigated and demonstrated to have been investigated.

8.21 ARCHAEOLOGICAL INVESTIGATION AND MANAGEMENT

It is considered that any remaining archaeological resource remaining on the subject site will be disturbed. The recovery of intact archaeological features or deposits is highly unlikely. Any archaeological deposits present are likely to duplicate those from other sites in the area that have been methodically excavated.

An archaeological assessment has been prepared for the site. Due to the level of disturbance the site has experienced over time, it is considered that the site is unlikely to contain an intact or even partially intact archaeological resource relating to the occupation of the site prior to the mid 20th century. The location of the proposed excavation would impact on bedrock and areas that have been significantly disturbed on numerous occasions in the past and have been assessed as having low archaeological potential and significance.

The site has no Aboriginal Archaeological potential. It is considered that no further archaeological assessment or investigation is required. Excavation permits from OEH heritage branch under Section 140 or Section 60 of the Heritage Act are not required.

If unexpected archaeological material was encountered during works, it would be necessary to stop all work in the immediate vicinity of the identified deposits. The NSW Heritage Council would be notified and a qualified archaeologist would need to be engaged to assess the significance of the material and recommend whether further investigation is required.

Archaeological Assessment

If works are proposed at any property which involve building demolition, new construction, modification of existing open spaces and the provision of underground services (sewerage, storm water, power, etc.), excavation or opening up of building cavities (including sub floor areas), an archaeological assessment should be undertaken prior to design development, to inform the design proposal.

Policy 80. Any future works that propose excavation of the basement area within the footprint of Bakers Terraces will require an archaeological assessment by a suitably qualified and experienced historical archaeologist as part of the application to the Heritage Division.

Application for Excavation

Policy 81. As the property is listed on the State Heritage Register, an archaeological approval under the Heritage Act will be necessary, as outlined above.

Documentation of Archaeological Relics

Policy 82. In the unlikely event that historical archaeological relics are exposed on the site, they should be appropriately documented according to the procedures outlined in the archaeological methodology accompanying the application for an excavation under the Heritage Act. Should any unexpected archaeology be uncovered during excavation works, the Heritage Council must be notified in accordance with Section 146 of the Heritage Act. Works must stop and a suitably qualified and experienced archaeologist must be brought in to assess the finds. Depending on the results of the assessment, additional approvals may be required before works can recommence on site.

8.22 INTERPRETATION

Interpretation is an essential part of the conservation process. In residential properties, opportunities to interpret the heritage values of the property through conservation works and new development should be incorporated in development proposals. A variety of methods may be used to interpret the significant values and associations of the property, and identified in the Analysis of Significance section of a CMP.

Methods of interpretation may include conserving original features and fabric, reconstructing missing or damaged elements based on documentary and/or archaeological evidence, introducing interpretative devices (such as discreet labelling), the use of historic photographs, preserving evidence of original finishes and fabric (e.g. a cleaned patch of original wall colour), facilitating access for specialist study and/or presentation in publications and websites.

The heritage values of the building should be interpreted for public education and understanding. The history, as outlined in Section 3 and the significant features, as identified in Section 0 should form the basis of this interpretation. It would be appropriate to reinstate the former ground level at the rear and interpret the former Cumberland Street and lane. It would also be appropriate to reinstate limited low-key, robust and largely self-guided interpretation would be most appropriate for the subject site and may include (but is not limited to) signage for the terrace group. Currently there is no heritage interpretation at the site.

Guidelines

- Interpretation should be consistent with the NSW Heritage Manual, the NSW Heritage Division (former Heritage Office) Interpreting Heritage Places and Items: Guidelines (August 2005) and the NSW Heritage Council (former Heritage Office) Heritage Interpretation Policy (endorsed by the Heritage Council August 2005)

Interpretation Requirements Generally

Policy 83. Interpretation should be planned and integrated with the site redevelopment as a whole.

Policy 84. Bakers terrace interpretation should include construction date, interpretation of the rear courtyards and lane and the extension of the front façade of the northern pair. Currently there is no heritage interpretation at the site.

Interpretation through Conservation Works

Policy 85. Preservation, restoration and reconstruction of key significant elements, areas and fabric are the preferred method of meaningfully interpreting important attributes and associations of the property. Where adaptation is part of the conservation work, measures should be incorporated to show the location, character and/or role of removed or altered elements, where appropriate.

Interpretation as Part of any Alterations and Additions

Policy 86. Appropriate measures to interpret the history and significance of the site as a whole should be incorporated into any new work. Interpretation measures may include physical site elements which reflect past features as well as more formal means such as historic photographs and brief historical accounts.

Rocks Contributions to the City of Sydney Archives

Policy 87. Copies of Conservation Management plans and future Interpretation Plans should be lodged with the SHFA, NSW Heritage Council and City of Sydney archives and made publically accessible.

8.23 CO-ORDINATION AND CONTINUITY OF TERRACE GROUP RELATIONSHIP

Bakers Terrace were constructed under single ownership, and were intended to be used and viewed as a terrace group. They have historically been owned as a group, and have been subject to repairs and maintenance as a group. One terrace is not more prominent or important than another and the conservation of the subject site should be considered within the context of the terrace group.

CONSISTENT EXTERNAL COLOUR SCHEME

- Policy 88. Existing unpainted surfaces of moderate, exceptional or high significance must remain unpainted and unfinished. In particular exposed unpainted sandstone and brickwork where present.*
- Policy 89. New paint schemes for joinery should be sympathetic to the character of the building and consistent across the terrace group where possible, and should be based on historical evidence of former/traditional paint schemes.*

CONSISTENT ROOFING MATERIAL

- Policy 90. Refer to Policy 30, Policy 31 and Policy 32 above.*

CONSISTENT RAINWATER GOODS

- Policy 91. All rainwater goods across the group are to match exactly and be historically correct.*
- Policy 92. Replace gutters, downpipes and rainwater heads using profiles and sizes to match the originals based on documentary and on site evidence. If a profile cannot be established use ogee or half round unfinished galvanised consistently across the group. Profiles must match across the group.*
- Policy 93. Refer to Policy 30, Policy 31 and Policy 32 above.*

CONSISTENT DOORS AND WINDOWS

- Policy 94. Refer to above to policy Policy 27, , Policy 29.*

SIGNAGE, GARBAGE BINS

Guidelines

Signage generally is discouraged and should be kept as minimal as possible if signage is deemed necessary the below policies should be observed.

- Policy 95. In the event that signage is required, the erection of any signage should be minimal, and must be fixed to mortar joints.*
- Policy 96. Garbage bins should be stored discreetly within the new development adjacent as there is no rear yard there is no suitable location to store these within the curtilage.*

9 Conservation and Maintenance Schedules

9.1 FUTURE EMERGENCY MAINTENANCE AND REPAIRS

Emergency maintenance and repairs due to accidental, unforeseen or storm damage should be repaired as soon as possible to prevent further damage or degradation to the item. Any short term emergency, temporary or short term repairs should be reversible and not damage or remove significant fabric

TABLE 14 – SCHEDULE OF EMERGENCY CONSERVATION WORKS

| ITEM | FREQUENCY |
|--|--|
| Blocked or broken stormwater or sewer lines | Repair as they occur as soon as possible |
| Clearing of blocked gutters or downpipes | Repair as they occur as soon as possible |
| Broken water supply lines | Repair as they occur as soon as possible |
| Damaged or defective light fittings | Repair as they occur as soon as possible |
| Vandalism that allows access to the building Repair immediately with temporary measure E.G. screw fixed ply sheeting to broken window. Repair to match existing as soon as possible | Repair as they occur as soon as possible |
| Storm damage to external fabric | Repair as they occur as soon as possible |
| Breaking of defective security including locks latches and alarms | Repair as they occur as soon as possible |

9.2 CYCLICAL MAINTENANCE PLAN

Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2012*, are recommended to be applied to the subject site to ensure its long-term conservation, particularly in relation to neighbouring properties and the overall maintenance standards of the conservation area/precinct. The minimum standards refer to weather protection, fire protection, security and essential maintenance, to ensure that the good condition of the property is maintained. It is also intended to protect the neighbouring heritage listed properties from any damage or adverse impacts associated with a lack of adequate maintenance at the subject site.

The following schedule of maintenance works should be incorporated into maintenance actions as part of property management. Frequency of inspection may need to be adjusted if the rate of decay is accelerated due to adverse weather conditions.

Maintenance guidelines:

Avoid the following:

Roofing

- Combing dissimilar metals (eg. Copper surfaces draining onto galvanised roof sheeting , gutters or downpipes);

- Replacing original roof coverings, flashings etc. , unless recommended by heritage architect or consultant;
- Cement mortar repairs;
- Placing ladders or leaning objects onto soft copper or stainless steel gutters or ridges;
- Replacing roofing in part with roofing of alternate material, design or colour;
- If replacing 100% of roof, advice must be sought from heritage consultant on suitable replacement specification;

Masonry (brickwork and stone)

- Covering wall vents and damp proof courses with garden beds, soil or structure;
- Building up garden beds adjoining masonry;
- Applying anti-graffiti or protective coatings to stonework unless specifically tested and approved for stone and recommended by a heritage architect or consultant;
- Inappropriate cleaning including, water jets or pressure washers, wire brushes or chemical detergents that may damage masonry or mortar;

Joinery

- Replacing original hardware unless absolutely necessary and preferably recommended by heritage architect or consultant;
- Removing original hardware, keep in place and install new adjacent;
- Installing or replacing hardware with new not in keeping with the building;
- Installing one way or different coloured glass when replacing glazing;
- Replacing original joinery, patch repair where required;
- Using difference timber species to repair joinery where possible;

Paint

- Painting surfaces not previously painted such as face brick and stonework;
- Using inappropriate colours, inconsistent with the neighbour;
- Stripping painted surfaces back to substrate without heritage advice. (evidence of existing colour schemes must be retained).

TABLE 15 – CYCLICAL MAINTENANCE PLAN

| ITEM | FREQUENCY | | | |
|--|--|---|---|--|
| | 12 MONTHS | 2 YEARS | 5 YEARS | 10 YEARS |
| External | | | | |
| General: Cleaning | | Clean external painted surfaces. Clean down with water to remove built up dust and pollutants. | | |
| Generally Pest control | Termite inspection and report by suitably qualified pest inspector. Complete any recommendations in report | . | | |
| Paint Generally External | Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; flaking or chalking that may indicate damp. Repairs as required in report. | | Previously painted surfaces. Prepare and paint in approved colours | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |
| Timber linings (external) Timber lining boards, timber structure, linings etc. | Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; rotting, loose fixings, damage, unapproved fixings or alterations, water egress and shedding. Repairs as required in report. | | Previously painted surfaces. Prepare and paint in approved colours | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |

| ITEM | FREQUENCY | | | |
|---|--|---------|---|--|
| | 12 MONTHS | 2 YEARS | 5 YEARS | 10 YEARS |
| Timber joinery. External Windows, doors, fascias, columns, balustrades etc. | Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; rotting, damage, loose or damaged mouldings, parting beads and stop beads, binding sashes, weather tight door fit, cracked or broken glass, weathered sills, decay, broken sash cords, hardware and locks are in working order. Repairs as required in report. | | Previously painted surfaces. Prepare and paint in approved colours | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |
| Cast iron Columns, balustrades etc. | Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; rusting, peeling paint, secure fixings etc Repairs as required in report. | | Previously painted surfaces. Prepare and paint in approved colours | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |
| Masonry (brickwork and stone) Walls, sills, chimneys, parapets, footings | Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; vegetation growth, cracking, delamination, crumbling, missing or flaking pointing, evidence of surface salt, damp proof courses and water | | If previously painted: Prepare and paint in approved colours | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |

| ITEM | FREQUENCY | | | |
|---|--|--|--|---|
| | 12 MONTHS | 2 YEARS | 5 YEARS | 10 YEARS |
| | <p>egress and shedding.</p> <p>Repairs as required in report.</p> | | | |
| <p>Rainwater goods Gutters, rainwater heads, downpipes, support bracket etc.</p> | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Gutter and downpipes: Inspect gutters and downpipes clear any debris and ensure they are free flowing. Check brackets are all secure, and are draining effectively. Repairs as required in report.</p> | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including; damage, weathering, deterioration, corrosion, blockages, water ingress, fall of gutters, brackets downpipes, sumps and rainwater heads.</p> | <p>If previously painted: Prepare and paint in approved colours</p> | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> |
| <p>Roofing Corrugated iron and metal, Roof sheeting, ridge capping, roof lanterns, vents, fixings etc.</p> | | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including; Damage, weathering, rust stains around fixings, deterioration, corrosion, dissimilar metals, capping Repairs as required in report.</p> | | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> |
| <p>Roofing Slate. Roof sheeting, over, & under flashings, ridge capping, roof lanterns, vents, fixings etc.</p> | | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including; terracotta tiles that have slipped, cracked, broken or become porous. Inspect for timber shingles that have slipped, cracked, decayed or badly formed.</p> | | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in</p> |

| ITEM | FREQUENCY | | | |
|---|--|--|---|---|
| | 12 MONTHS | 2 YEARS | 5 YEARS | 10 YEARS |
| | | Repairs as required in report. | | report. |
| Roofing Flashings and cappings. Over, & under flashings, | | | Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; Loose, raised, lifted, slipped deteriorated lifting and missing flashings. Also check bedding is secure/ Check for dissimilar metals. Repairs as required in report. | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |
| Eaves | | Inspection, condition & repair/maintenance report by appropriate personnel. Inspect for holes from old service pipes where birds can nest, and for surface stains to fascia and soffit that indicate roof or valley and gutter failure. Check for ventilation holes. Identify any wasp or hornet nests for removal. Repairs as required in report. | | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |
| Security | Inspect walls, roof and other building elements, doors, windows and other closures, glazing, locking and latching mechanisms. Inspect electronic surveillance and alarm systems and any other security components. | | | |

| ITEM | FREQUENCY | | | |
|---|--------------------------------|---|--|---|
| | 12 MONTHS | 2 YEARS | 5 YEARS | 10 YEARS |
| | Repair and secure as required. | | | |
| Paint Generally | | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including; flaking or chalking that may indicate damp.</p> <p>Repairs as required in report.</p> | | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Previously painted surfaces. Prepare and paint in approved colours</p> |
| Walls | | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including; checking for cracks indicating structural movement (if substantial structural engineer to inspect)</p> <p>Repair to match existing as required.</p> | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including ; plaster and tiled surfaces and finishes for cracking, drummy and failing plaster, evidence of rising or falling damp</p> <p>Repair to match existing as required.</p> | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> <p>Previously painted surfaces. Prepare and paint in approved colours</p> |
| Timber joinery. Internal Windows, doors,, balustrades, handrails etc. | | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Repairs as required in report.</p> <p>Inspection including; rotting, damage, loose or damaged mouldings, parting beads and stop beads, binding sashes, weather tight door fit, cracked or broken glass, weathered</p> | <p>Inspect condition of surface finish for defective or failing finish. If repainting or refinishing is required within the next five years schedule.</p> | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> <p>If previously painted, prepare and paint</p> |

| ITEM | FREQUENCY | | | |
|-------------------------|-----------|--|---|--|
| | 12 MONTHS | 2 YEARS | 5 YEARS | 10 YEARS |
| | | sills, decay, broken sash cords, hardware and locks are in working order. | | in approved colours. Alternate finishes: Inspect for condition and refinish if required. |
| Ceilings | | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including; checking for cracks indicating structural roof movement , sagging ceilings and water damage (if substantial structural engineer to inspect)</p> <p>Repair to match existing as required.</p> | | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> <p>Prepare and paint in approved colours</p> |
| Timber Structure | | | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including;</p> <p>Sub-floor, walls and roof structure for termites, dry rot, wet rot, ant caps, unapproved penetrations, sagging and subsidence.</p> <p>Termite & Pest Inspection and Report by Specialist</p> | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> |
| Ventilation | | | | |
| Sub Floor | | Check sub floor ventilation is clear of obstructions and debris and functioning correctly. | | Detailed inspection by Heritage Consultant / Architect with appropriate |

| ITEM | FREQUENCY | | | |
|---|---|---|---------|--|
| | 12 MONTHS | 2 YEARS | 5 YEARS | 10 YEARS |
| | | Check sub floor for signs of damp and sub floor walls for signs of rising damp. | | personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |
| Walls Internal and external | | Check wall vents are functioning free from obstructions paint build up and operating correctly if mechanical. | | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |
| Roof space and eaves | | Check vents are functioning free from obstructions paint build up and operating correctly if mechanical. | | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. |
| Services | | | | |
| Services Fire services | Inspection, condition & repair/maintenance report by appropriate personnel. | | | Detailed inspection by Heritage Consultant / Architect with appropriate personnel and fire consultant and |

| ITEM | FREQUENCY | | | |
|---|--|---------|---------|---|
| | 12 MONTHS | 2 YEARS | 5 YEARS | 10 YEARS |
| | <p>Inspection including; fire services and fixtures including sprinkler and hydrant line, exits signs, smoke detectors and controls, fire control room, fire doors etc. in accordance with Australian Standards and regulations.</p> <p>Repair or upgrade as required in report.</p> | | | <p>prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> |
| <p>Services Stormwater, water and sewage</p> | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including; dish drains and sumps for blockages, internal and external taps for leaks and drips.</p> <p>Repairs as required in report.</p> | | | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> |
| <p>Services Electricity</p> | <p>Inspection, condition & repair/maintenance report by appropriate personnel.</p> <p>Inspection including; all electrical appliances and systems are in safe working order approved by a qualified electrician.</p> <p>Repairs as required in report.</p> | | | <p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> |

9.3 SCHEDULE OF CONSERVATION WORKS


A number of condition issues were noted in conjunction with the fabric condition survey in particular the intrusive contemporary late 1980s / early 1990s suspended concrete slab and masonry skin wall to the basement. This was installed to attempt to treat the damp issue to the basement, however this method is detrimental to the original fabric and causes further damage and extensive deterioration to the softer stone, mortar and brickwork as it seals the damp in with non breathable materials like the concrete slab, hard contemporary bricks and cement based mortars.

To assist the property owners to manage the heritage significance of the terrace group as well as its functional requirements, the following schedules of conservation and maintenance works and guidelines have been prepared.

- **urgent** priority works should be undertaken as soon as possible
- **high** priority works should be undertaken within the next 12 months
- **medium** priority works should be undertaken within the next two to four year
- **low** priority works should be undertaken within the next six years.
- **optional** works are desirable to remove intrusive element and or increase heritage significance but are not required to preserve the current heritage significance

TABLE 16 – SCHEDULE OF CONSERVATION WORKS

| ELEMENT | CONSERVATION WORKS | TIMING |
|---------------------------------------|---|--------|
| NOTE | All work to significant fabric, particularly masonry and rendered masonry must be conducted by trades with heritage experience. | |
| NOTE: Prior to any conservation works | Prior to commencement of any conservation works the basement works including removal of the concrete slab and masonry skin wall must be completed to allow assessment of damp issues and condition of original fabric behind. | Note |
| Basement | Remove late 1980s / early 90s masonry skin walls to all rooms, shown below in red. Remove late 1980s / early 90s raised suspended concrete slab and associated brick piers shown below in green Subsequent to removal of slab and skin walls a review of condition required by heritage architect to assess condition and schedule conservation works. Advice to also be given on new detailing and damp treatment in association. New floor options include traditional timber floor or sandstone flags, both with drainage and ventilation below. | |

| ELEMENT | CONSERVATION WORKS | TIMING |
|--|---|--------|
|  | | |
| External | | |
| Front façade (sandstone base) | Checkover sandstone for fretting and delamination Review sandstone with stonemason and schedule remediation and repairs to sub floor stone Schedule any damp proof course requirements post assessment of basement condition. Checkover present ventilation and ensure clear and working | Medium |
| All façades (ashlar render) | Schedule any damp proof course requirements post assessment of basement condition. Checkover minor cracking and delamination and repair to match existing Prepare and paint in approved colour | Medium |
| All façades (render capping) | Checkover and repair all render capping as required to match existing | Medium |
| North facade | Structural engineer to check over cracking to western end of north façade. This is at the point that the front extension was added. We assume the brickwork behind was not toothed in correctly at the time, this likely will require crack stitching to the brickwork but will require a structural engineers inspection and specification. | Medium |
| Front and rear façade (sandstone sills) | Numerous sills are showing signs of delamination particularly to the underside. Checkover with stonemason and stabilise as required 1 x sill to the rear may require replacement | Low |
| All façades (timber windows and doors) | Checkover and put into working order as required. Prepare and paint in approved colours. | Low |
| Roofing and rainwater goods (corrugated metal) | Check over all cappings and flashings to ensure water tightness Checkover all gutters and downpipes ensure they are clear, draining and connected to stormwater. | High |
| Roofing (chimneys) | Check over and point up and repaint as required. Replace chimney pots with new terracotta as recommended by heritage architect or consultant in keeping with the period. | Medium |
| Interiors | | |

| ELEMENT | CONSERVATION WORKS | TIMING |
|---------|---|--------|
| | No interior conservation works other than those outlined above for the basement are required. | High |
| | | |

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

Appendix A

Heritage Listing Inventory Form

Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|-----------------|------------------|--|-----------------|
| Name of Item | Bakers Terrace, 66-68 & 70-72 Gloucester Street, The Rocks | | | | |
| Other Name/s Former Name/s | None | | | | |
| Item type (if known) | Terrace building (group of 4) | | | | |
| Item group (if known) | | | | | |
| Item category (if known) | | | | | |
| Area, Group, or Collection Name | Bakers Terraces | | | | |
| Street number | 66-68 & 70-72 | | | | |
| Street name | Gloucester Street | | | | |
| Suburb/town | The Rocks | Postcode | 2000 | | |
| Local Government Area/s | City Of Sydney | | | | |
| Property description | <p>The subject site is located at 66-68 and 70-72 Gloucester Street, The Rocks, Sydney. Bakers Terrace (constructed from c1875- c1887) is a free-standing building comprised of two pairs of terrace houses situated on the eastern side of Gloucester Street. It is surrounded by and forms a part of a larger site which also comprises of a contemporary development (c1988-90) at 85 Harrington Street, The Rocks, which spans between Harrington Street and Gloucester Street (also known as 'Harrington Court'), and they share the same allotment (Lot 1, Deposited Plan 777033)</p> <p>Bakers Terrace are separated into two separate office tenancies. The existing ground and basement floors are combined into one tenancy. Access to this tenancy is from Gloucester Street, there is also direct access at the rear from the courtyard to the basement level. There is a separate tenancy on the first floor). Access to this tenancy is from Number 66 Gloucester Street. Access to the plant room (in the attic) is from the first floor tenancy only.</p> | | | | |
| Location - Lat/long | Latitude | | Longitude | | |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private long term lease, property owner Sydney Harbour Foreshore Authority | | | | |
| Current use | Commercial office | | | | |
| Former Use | Original – residential terraces | | | | |
| Statement of significance | <p>The subject site has historical significance as a row of typical late 19th century workers terraces constructed in the mid-Victorian period for the purpose of residential accommodation. Historical research shows the subject site was built in c1875 (66-68) and c1882 (70-72). The northern pairs façade was extended by approximately 1-1.5m post c1882 but prior to c1900 to match the new southern pair of terraces. It is speculated to have occurred between c1885-1887.</p> <p>Bakers Terraces as a whole, is associated with significant historical events including the development, decline and redevelopment of The Rocks. The terraces were some of only a few that survived the wide spread demolition of buildings on Gloucester, Cambridge and Harrington Streets from the 1890s to the 1940s. The erection of Bakers Terraces demonstrates the continued pressure for greater density to</p> | | | | |

Heritage Data Form

| | | |
|-----------------------|---|--------------------------------|
| | <p>house the local maritime workforce and other working class occupants. Bakers Terraces are aesthetically distinctive as a row of terraces constructed in separate phases and unified as one building with the construction of a new decorative façade. The subject site has social significance as part of one of the oldest precincts in the country. It has significant meaning to the residents of the area, visitors and historians. Bakers Terraces form part of the complex layering of The Rocks, which is rare as a whole in its ability to provide evidence of ways of life, customs, technologies and processes from 1788 to the present. The subject site has representative significance as typical residential accommodation in The Rocks and demonstrates the continued pressure for greater density to house the local maritime workforce and other working class occupants.</p> | |
| Level of Significance | State <input checked="" type="checkbox"/> | Local <input type="checkbox"/> |

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| DESCRIPTION | | | | | | |
|--|---|---------------------------------|--------------------|--|--------------|--------------------------|
| Designer | Unknown | | | | | |
| Builder/ maker | Unknown, possibly Edward Baker | | | | | |
| Physical Description | <p>The subject site is located at 66-68 and 70-72 Gloucester Street, The Rocks, Sydney. Bakers Terrace (constructed from c1875- c1887) is a free-standing building comprised of two pairs of terrace houses situated on the eastern side of Gloucester Street. It is surrounded by and forms a part of a larger site which also comprises of a contemporary development (c1988-90) at 85 Harrington Street, The Rocks, which spans between Harrington Street and Gloucester Street (also known as 'Harrington Court'), and they share the same allotment (Lot 1, Deposited Plan 777033)</p> <p>Bakers Terrace are currently separated into two separate office tenancies. The existing ground and basement floors are combined into one tenancy. Access to this tenancy is from Gloucester Street, there is also direct access at the rear from the courtyard to the basement level. There is a separate tenancy on the first floor. Access to this tenancy is from Number 66 Gloucester Street. Access to the plant room (in the attic) is from the first floor tenancy only.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The physical condition upon inspection in December 2015 was a sound watertight building. The basement level has a recent (1988-1990) suspended concrete slab throughout, this lifted the internal floor levels by approx. 500-600mm from the original (and subsequently the rear courtyard). The basement level at this time also had a new brick skin installed throughout. Both these measures were an attempt to control damp and are scheduled for removal as part of the 2016 proposed works.</p> <p>Bakers Terrace date from c1875-c1887, but were extensively restored in the late 1980s to convert them into office and dining space as part of the surrounding contemporary development (prior to the late 1980s works, Bakers Terrace were in very poor condition and uninhabitable).</p> <p>As a result of the conservation and renovation works undertaken at this time, there is very little original fabric remaining. Bakers Terrace retains their overall built form, original masonry walls and chimneys, sandstone base, sandstone window sills and door highlights. All other fabric is contemporary.</p> <p>In addition, as a result of these works, the fabric of Bakers Terrace as a whole is in good to excellent condition.</p> <p>Due to the above works that included extensive excavation to the surrounds and removal of floors to the interiors the archaeological potential has been assessed as very low.</p> | | | | | |
| Construction years | Start year | c1875 (66-68) c1882 (70-72). | Finish year | | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>Historical research shows that Bakers Terrace has been subject to two major phases of external change, including in c1880s, when the northern two terraces were extended with new facades to match the southern terraces and in c1988-90 when the building was extensively remodelled. Table 2 provides a summary of alterations and additions to the subject site.</p> <p>DATE WORK TO BAKERS TERRACE PHASE ONE</p> | | | | | |

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| | <p>c. 1875 Construction of Number 66-68 Gloucester Street, The Rocks c. 1882 Construction of Number 70-72 Gloucester Street, The Rocks c.1882-c.1900 (speculated c1885-1887) Façade alterations and additions to northern terraces (Number 66-68), to match the southern terraces. New façade location increased interiors by approximately 1-1.5 meters to the west to align with No 70-72.</p> <p>PHASE TWO 1988-90</p> <p>It is noted in the CMP prepared by Futurepast in 2007 that Bakers Terrace were in very poor condition post 1970s.</p> <p>In c1988-90, extensive modifications were undertaken to Bakers Terrace to convert them to commercial office and dining space and incorporate the building into the greater Harrington Court development. Images of these works are provided in Figure 34. Architectural plans of these works are provided in Figure 32 to Figure 38.</p> <p>Note that the only original fabric remaining is the masonry shell of the building and door highlights. The summary of modifications which took place in c1988-90 include the following:</p> <p>Exterior Changes</p> <ul style="list-style-type: none"> • Extensive excavation of the rear and raising of the ground level • Rear landscaping works. • Reconstruction of rear balcony in its entirety. • Reconstruction of rear dormer. (New timber louvres to existing roof dormers). • New roof sheeting. • Reconstruction of chimneys and chimney pots. • Repairs external render and new paintwork. • New rainwater goods. <p>Interior Changes</p> <p>All Levels</p> <ul style="list-style-type: none"> • Removal of all original floor structure, floors and ceilings and replacement with new. This work involved raising basement floor level and installation of a new concrete slab. • Installation of new services (including air conditioning, amenities and kitchens etc.). • Installation of new service risers to chimneys at various locations. • Replacement of all joinery including windows, doors, skirtings and stairs (note that door highlights on site are original and all internal stairs are contemporary fabric). • New concrete fire rated stair to southern terrace. • Various new penetrations and openings and in-between terraces. • Removal of early stove chimneys to basement level and infill with salvaged bricks. Removal of fire place inserts mantels and hearth to ground and first floor levels. • Installation of new kitchens and bathrooms throughout <p>Basement Level:</p> <ul style="list-style-type: none"> • Installation of a new brick wall skin in rooms B3, B4, B5, B6, B7 and B8 in basement level. • Removal of set plaster to basement level (note remnant remains in Room B2) (Picture 25). • Lifting of existing door head heights due to new floor level in basement level. <p>Attic Level</p> <ul style="list-style-type: none"> • Installation of new plant to attic. |
| Further comments | |

Heritage Data Form

| HISTORY | |
|------------------|--|
| Historical notes | <p>Please note the below is an extract from the CMP prepared by Urbis in January 2016.</p> <p>A painting of the Whalers Arm Hotel on Gloucester Street, painted by Sir William Johnson (1862-1932), dates from around the time Baker acquired the subject site in 1880. This image shows the subject site as occupied by two storey terraces fronting Gloucester Street. The perspective appears to show the southern pair of terraces. The terraces present as typical mid-Victorian style terraces with flat unadorned facades and a top parapet.</p> <p>Original plans do not exist for these buildings; however, it is likely they were constructed as two separate terraces attached by a central wall. The Council Rates Assessment Records also indicate that each terrace consisted of six rooms, two on each of the three floors, which included a small basement level due to being cut into the bedrock. The single storey cottage to the south was present in the 1833 plans and was still standing in 1901 when detailed photographs of the area were taken. It is likely that the previous single storey houses occupying the subject site prior to the construction of Bakers Terrace were of a similar style.</p> <p>According to the 1880 Dove Plans of the City of Sydney (Figure 23), the subject site (with street numbers shown as number 46-52 Gloucester Street) is illustrated as being occupied with the new terraces on the northern allotment. This plan confirms that they were constructed of brick or stone and both had rear yard and appear as separate tenancies. This plan also illustrates the single storey brick and stone houses on the southern allotment (perhaps just prior to their demolition). The overall surrounding area has maintained primarily residential by this time, although some commercial buildings are indicated, such as 'Bill Grocer' and 'Callaghan Butcher'.</p> <p>In 1880, Edward Baker is first recorded in the rates assessment books as being the owner of the northern allotment (66-68), which already contained two (two and three) storey mid-Victoria terraces. By 1882, Baker is recorded as being the owner of the southern allotment (70-72) as well. It is presumed the Baker demolished the existing old single storey houses on the southern allotment to make way for the construction of Bakers Terrace (a new pair of terraces) between 1880 and 1881. The entire site is recorded as being 'three storey' by 1882.</p> <p>Baker appears to have had a number of occupations as recorded in the Sands Directories, such as a grocer, a fuel merchant and a clerk. In addition, a newspaper article dating from 1910 (an obituary) likely refers to him. It notes that Edward Baker purchased property and resided in The Rocks in the late nineteenth century. He was a well-educated man who came to Sydney from England as a free man and was involved in a number of industrious fields and later held a number of offices in the church.</p> <p>Baker's newly constructed terraces at 70-72 were typical late Victorian two up and two down, opening directly onto the street, with slightly larger basements, providing six rooms in total to each terrace. These also had a finished attic possibly dormers (unsure if these were constructed later). It is unclear whether the attic was accessible from both tenancies or only one. It had a timber and iron veranda to the east side of the building. Toilets were located to the rear yard adjoining Cambridge Street.</p> <p>Between 1884-1894, the Sands Directories indicate that the subject site is in continuous occupation as residential accommodation with various working class tenants. Edward Tweedle, quarryman and Alfred Miller, mariner, appear to be long term tenants of the northern terraces. Edward Baker lived in the southern terraces until 1891. The northern terraces are briefly recorded as being boarding houses in 1893 and 1894. The buildings were renumbered to 66-68 and 70-72 Gloucester Street around c1887.</p> <p>Between 1885-1887, Baker remodelled/unified the existing terraces on the northern allotment to match</p> |

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| | <p>his newly constructed terraces on the southern allotment, giving the building an appearance of one large building, which is its present configuration. It is speculated that this occurred around this time as the Sand Directories records some vacancies in the northern terraces. An addition was made to the front of the building pushing it approximately 1.5 m into Gloucester Street beyond its original boundary and the street alignment. The site was known as 'Bakers Terrace' by 1890. Baker remained the owner of the property until the early 1900s.</p> <p>By the turn of the twentieth century, The Rocks was regarded as a slum, and the outbreak of the bubonic plague led to large scale government resumption of the area. The subject site recorded as being acquired by the NSW Government as part of The Rocks resumption. A Rocks Resumption Plan of the subject site, dated c1901.</p> <p>The first photograph of the terraces dates from 1901 but only the rear of the terraces is visible. Following this, the next available images date from c1910 . The 1910 images of Bakers Terrace show that they are in a dilapidated condition at this time. The front façade features wooden shutters to the lower level of the southern terraces. The rear features small skillion structures in the rear yard of the southern terraces, which may have been the kitchens and a small brick structure in the rear yard of the northern terraces. An additional image from 1910 , shows the rear balconies were originally iron.</p> <p>Around 1911, Cumberland Street was realigned and widened and the streetscape character of Gloucester Street changed significantly with a number of buildings demolished including the notable Gloucester Street Bridge. As two sections of Gloucester Street were divided, the level in the vicinity of Cumberland Place and Steps was raised and a retaining wall was constructed in front of Susannah Place, with an additional set of stairs added to Cumberland Place.</p> <p>The subject site remained in government ownership until the c1970s, and was tenanted by various occupants. Many appear to be long term, such as John McNamara and Eliza Miller. In the 1970s, the buildings were in poor condition and uninhabitable and were taken over by the Sydney Cove Redevelopment Authority. A painting of the rear of the site dating from c1963 shows that Bakers Terrace appear essentially unchanged from the earlier c1910 photographs.</p> <p>In 1988-90, an extensive program of works was undertaken to the subject site, associated with the redevelopment of the surrounding site for Harrington Court. These works primarily comprised of the construction of a new seven storey development designed by Mitchell Giurgola and Thorp Architects, as well as the adaptation of Bakers Terrace for use as restaurant and office space. This development truncated Cambridge Street at the rear of the site.</p> <p>Work to Bakers Terrace primarily involved removal and replacement of the rear verandas, removal of the single storey skillions to the rear yards and levelling off the ground, as well as extensive internal restoration and reconfiguration. The construction of Harrington Court truncated Cambridge Street, incorporating it into the new building and forming a courtyard. This courtyard was originally the rear yards of Bakers Terrace.</p> |
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| THEMES | |
|----------------------------------|--|
| <i>National historical theme</i> | 4 Building settlements, towns and cities. 7 Governing 8 Developing Australia's cultural life |
| <i>State historical theme</i> | Towns, suburbs and villages Land tenure Accommodation Domestic life Welfare |

Heritage Data Form

| APPLICATION OF CRITERIA | |
|--|---|
| Historical significance SHR criteria (a) | <p>The subject site has historical significance as a pair of typical late 19th century workers terraces constructed in the mid-Victorian period for the purpose of residential accommodation.</p> <p>The erection of Bakers Terraces demonstrates the historical development of The Rocks and its continual pattern of human use and occupation.</p> <p>Their construction in the late 19th century reflects the development of The Rocks, where there was continued pressure for greater density to house the local maritime workforce and other working class occupants.</p> <p>The terraces experienced a decline to slum like conditions by the early 20th century which reflects the rapid change in the fortunes of The Rocks and its residents.</p> <p>The subsequent 1980s restoration of the terraces reflects conservation efforts in The Rocks as a historical precinct in late 20th century and the overall development of heritage conservation in Australia.</p> <p>The subject site forms part of a significant cultural landscape with a substantial collection of 19th century residential buildings. Bakers Terraces as a whole, as well as its two original components at 66-68 & 70-72 Gloucester Street separately, meet the criterion at a Local and State level.</p> |
| Historical association significance SHR criteria (b) | <p>Bakers Terraces as a whole, is associated with significant historical events including the development, decline and redevelopment of The Rocks. The terraces were some of only a few that survived the wide spread demolition of buildings on Gloucester, Cambridge and Harrington Streets from the 1890s to the 1940s.</p> <p>Bakers terraces meet the criterion at a Local level</p> |
| Aesthetic significance SHR criteria (c) | <p>The subject site has aesthetic significance as a pair of mid-late Victorian terraces.</p> <p>It retains its principle exterior form and principal facade with characteristic features (such as parapet wall, cornice, dormer gables, chimneys and door and windows detailing, including arched heads, defined by string course and masonry sills), albeit with the sympathetic replacement of some joinery, some modifications to its rear façade and internal modifications, which is not detrimental to its significance.</p> <p>They are distinctive as a pair of terraces constructed in separate phases and unified as one building with the construction of a new decorative façade.</p> <p>Bakers Terraces as whole are an important part of the streetscape of Gloucester Street, make a strong contribution to the character of The Rocks and meets the criterion at a Local and State level.</p> |
| Social significance SHR criteria (d) | <p>The subject site has social significance as part of one of the oldest European settled precincts in the country, which was established shortly after the colonies formation in 1788. It has a long and varied history with a complex layering of significant fabric, uses and associations.</p> <p>It has significant meaning to the residents of the area, who sought for the retention of the built fabric of The Rocks and those who campaigned vigorously against plans for its full scale redevelopment by the Sydney Cove Redevelopment Authority in the 1960s and 1970s.</p> <p>It has significant value to historians, heritage professionals and others who hold The Rocks in high regard for its historical, archaeological and architectural significance and research potential.</p> <p>It has significant value as a tourist destination to a large number of national and international visitors.</p> <p>Bakers Terraces as a whole, as well as its two original components at 66-68 & 70-72 Gloucester Street separately, meet the criterion at a Local and State level.</p> |
| Technical/Research significance SHR criteria (e) | <p>In 1988 major renovations of the building was undertaken as part of the redevelopment of the Harrington Court complex. In addition, the area surrounding the terraces was extensively excavated removing all former levels. The potential for the study area to contain a historical archaeological resource has been assessed as low.</p> <p>Any archaeological deposits remaining will be disturbed due to extensive modification of the exterior and interior of the building and the loss of their rear yards in the development process. Any</p> |

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| | <p>archaeological deposits present are likely to duplicate those from other sites in the area that have been methodically excavated. In the unlikely event that archaeological resource is present on site is likely to be of local significance.</p> <p>Bakers Terraces as a whole do not meet this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The subject site has historic rarity as two pairs of terraces built at different times but incorporated to appear as one building by the construction of a new façade.</p> <p>A variety of terrace housing survives in Sydney's inner city suburbs, however The Rocks and Millers Point is the most representative with substantial rows of terrace housing dating from the early 19th century through to the early 20th century surviving relatively intact. However the subject buildings have been stripped internally of all joinery (sympathetic replica in place including rear veranda) and modified with only their external masonry elements being original.</p> <p>Bakers Terraces as a whole, as well as its two original components at 66-68 & 70-72 Gloucester Street are therefore not considered rare and do not meet this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The subject site has representative significance as typical residential accommodation in The Rocks, as a pair of late 19th century Victorian terraces, built in response to the increasing population.</p> <p>It has an overall surviving built form and features which contribute to the character of The Rocks. However, it has had some sympathetic replacement of joinery, as well as extensive modifications to its rear and interior.</p> <p>Bakers Terraces as a whole, as well as its two original components at 66-68 & 70-72 Gloucester Street separately, meet the criterion at a Local and State level.</p> |
| <p>Integrity</p> | <p>The only remaining original fabric is the masonry walls. Extensive modifications in 1988-1990 resulted in removal of all original joinery except for door highlights and frames (French and single leaf)</p> <p>All internal floors and structure were removed and replaced including roof and basement. Basement floor level and courtyard were lifted 500-600mm therefore rear elevation basement level is not original height.</p> |

Heritage Data Form

| HERITAGE LISTINGS | |
|--------------------|--|
| Heritage listing/s | <p>NSW State Heritage Register under the <i>Heritage Act 1977</i> (items of state significance) 66-68—Item No. SHR 01530 70-72— Item No. SHR 01531</p> |
| | <p>Sydney Harbour Foreshore Authority Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i> (items of local or state significance) 66-68—Item No. 4500100 70-72—Item No.4500101</p> |
| | <p>Sydney Harbour Foreshore Authority Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i> (items of local or state significance) The Rocks Heritage Conservation Area—Item No. 4500458</p> |
| | <p>National Trust of Australia (items of local, state or national significance) 66-68—Listing ID S10125 70-72—Listing ID S10124</p> |
| | <p>National Trust of Australia (items of local, state or national significance) Gloucester Street— Listing ID S10041</p> |
| | <p>Register of the National Estate under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> Gloucester Street North Precinct—Place ID 2297</p> |
| | <p>Register of the National Estate under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> 66-68—Place ID 2305 70-72—Place ID 2306</p> |

Heritage Data Form

| INFORMATION SOURCES | | | | |
|--|---|---|------|--|
| Include conservation and/or management plans and other heritage studies. | | | | |
| Type | Author/Client | Title | Year | Repository |
| CMP | Urbis | Bakers Terrace Conservation Management Plan | 2016 | Sydney Harbour Foreshore Authority and NSW Heritage Division |
| Archaeological assessment | <i>Archaeological Assessment 85 Harrington Street</i> | Archaeological Assessment 85 Harrington Street, The Rocks | 2016 | |
| CMP | Futurepast Heritage Consultants | Bakers Terrace Conservation Management Plan | 2007 | Sydney Harbour Foreshore Authority |
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| RECOMMENDATIONS | |
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| Recommendations | <p>Management of the site under legislation should be guided by the site's significance, the CMP and the policies included in the CMP. Policies address the heritage significance, maintenance, use, alterations and new works, archaeology, setting and views, and interpretation of the site, as well as the adoption and implementation of the policies.</p> <p>Sydney City Council and the NSW Heritage Division should refer to the CMP when considering proposed changes to the building.</p> |

| SOURCE OF THIS INFORMATION | | | |
|---|--|--------------------------------|-----------------------------|
| Name of study or report | Bakers Terrace, 66-68 & 70-72 Gloucester Street, The Rocks | Year of study or report | 2016 |
| Item number in study or report | | | |
| Author of study or report | Urbis – Kate Paterson (Associate Director – Heritage) | | |
| Inspected by | Urbis – Stephen Davies (Director) and Kate Paterson (Associate Director – Heritage) | | |
| NSW Heritage Manual guidelines used? | Yes <input type="checkbox"/> | | No <input type="checkbox"/> |
| This form completed by | Urbis – Kate Paterson (Associate Director – Heritage) | Date | January 2016 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|---------------|---|----------|-------|------------------------|-------|
| Image caption | Site Photographs of the front façade 2016 | | | | |
| Image year | 2016 | Image by | Urbis | Image copyright holder | Urbis |



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| Image caption | Site Photographs of the rear façade 2016 | | | | |
| Image year | 2016 | Image by | Urbis | Image copyright holder | Urbis |



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|---------------|--|----------|-------|------------------------|-------|
| Image caption | Site Photographs of the side / north façade 2016 | | | | |
| Image year | 2016 | Image by | Urbis | Image copyright holder | Urbis |



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|---------------|--------------------|----------|-------|------------------------|-------|
| Image caption | Rear (west) façade | | | | |
| Image year | 2016 | Image by | Urbis | Image copyright holder | Urbis |



Appendix B

Original 1988-90 Architectural Drawings Prepared by Mitchell/Giurgola & Thorp Architects.