



Heritage Impact Statement

85 Harrington Street, The Rocks

January 2016



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Executive Summary

Urbis has been engaged by Golden Age & Hanna, The Rocks Pty Limited, to prepare the following Heritage Impact Statement (HIS) to accompany a Development Application (DA) for the subject site located at 85 Harrington Street, The Rocks.

Specifically, the subject site comprises of a large contemporary building (c1988-90), which spans between Gloucester Street and Harrington Street (and is formerly known as 'Harrington Court') and Bakers Terrace (c1875-1882) at 66-68 and 70-72 Gloucester Street, The Rocks. They are located on the one allotment (Lot 1, DP777033).

It is proposed to redevelop the subject site, with planning and approval via State Significant Development. This involves demolition of the existing c1988-90 building on the subject site and construction of a new mixed use development including a high-end residential apartment building, incorporating additional basement space, ground level retail spaces and new pedestrian links. The works will also involve the conservation and adaptive re-use of the Bakers Terraces.

The contemporary c1988-90 building on the subject site is not heritage listed. 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). They are also listed on the Sydney Harbour Foreshore Authority (SHFA) S170 Register as 66-68 Gloucester Street (4500100) and 70-72 Gloucester Street (4500101). The remainder of the site, including the rear courtyard of Bakers Terrace is not heritage listed.

The subject site as a whole is also identified as within The Rocks Conservation Area, listed on the Sydney Harbour Foreshore Authority S170 Register (item 4500458), and is in the vicinity of a number of heritage listed items, including the State heritage listed Cumberland Place (a pedestrian thoroughfare that connects Gloucester Street and Harrington Street), which is one of the oldest pedestrian routes in Australia and State heritage listed buildings along Gloucester Street (such as *Jobbins Terraces* and *Susannah Place*).

In accordance with the Secretary's Environmental Assessment Requirements (SEARS), a HIS is required to inform the Environmental Impact Assessment (EIS) currently being prepared for the proposed redevelopment of the subject site.

This document should be read in conjunction with the architectural plans and associated documentation prepared by Francis-Jones Morehen Thorp (FJMT) Architects. Background resources to this report include:

- Archaeological Assessment (AA), 85 Harrington Street, The Rocks, January 2016 (prepared by Urbis);
- Conservation Management Plan (CMP), Bakers Terrace, 66-68 & 70-72 Gloucester Street, The Rocks, January 2016 (prepared by Urbis); and
- Additional references as outlined in section 7 of this report.

The proposal replaces an existing 1988-90 office building on the site that has no heritage significance. The new building has been designed with the heritage items and precinct characteristics carefully considered and incorporated into the new design including;

- A new through site link providing compliant DDA access between Harrington Street, Cumberland Place and Gloucester Street that is characteristic of the rocks in a contemporary aesthetic;
- Adaptive reuse of the Bakers Terraces in part back to their historic residential use on ground and first floors and basement reinstatement of original levels, removal of intrusive fabric and installation retail or café space onto the redesigned courtyard outlined below; and
- Redesign of the central courtyard including reinstatement to original levels and interpretation and reintegration of the former Cumberland Lane.

The curtilage and significant views around the identified items in the vicinity would be retained and increased with the new design, particularly the redesigned courtyard and new through site link. The

character of the precinct is retained and the contemporary building response provides facades with architectural detailing of the terrace scale and proportion interpreting the precinct. The proposal also reintroduces residential use back onto the Bakers Terraces which is historically characteristic and a significant part of the precinct's significance. Residential use combined with commercial use also activates the site and street frontages including the Cumberland Place at an appropriate scale for the precinct.

In accordance with the above observations it is considered that the proposed works would have no negative impact on the heritage significance of the Bakers Terraces and have a neutral or positive impact on the identified heritage items in the vicinity and The Rocks precinct. Particularly the new interpretation across the site as a whole and integrated within the design of the partially reinstated former Cumberland Lane and the DDA compliant east west site through link assisting in relieving upgrade and usage pressure from the adjacent and highly significance Cumberland Steps. The proposal is therefore supported from a heritage perspective.

In addition to the Heritage Impact Statement the Secretary's Environmental Assessment Requirements (SEARS) required consultation with the Office of Heritage and Environment. We can confirm that the NSW Heritage Division have been consulted on the final design for the site as a whole and the detailed design for the State Heritage Listed Bakers Terraces (the site as a whole is not state heritage listed). They were positive regarding the development generally and specifically were positive about the proposal for the Bakers Terraces which includes removal of several intrusive elements. No changes or requests for further information were made.

1 Introduction

1.1 BACKGROUND

Urbis has been engaged by Golden Age & Hanna The Rocks Pty Limited, to prepare the following HIS for proposed works to the subject site located at 85 Harrington Street, The Rocks.

In accordance with the Secretary's Environmental Assessment Requirements (SEARS), a HIS is required to inform the Environmental Impact Assessment (EIS), currently being prepared for the proposed redevelopment of the subject site.

Specifically, the subject site comprises of a large contemporary building (c1988-90), which spans between Gloucester Street and Harrington Street (and is formerly known as 'Harrington Court') and Bakers Terrace (c1875-1882) at 66-68 and 70-72 Gloucester Street, The Rocks, and they are located on the one allotment (Lot 1, DP777033).

The c1988-90 contemporary building on the subject site is not heritage listed. 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). They are also listed on the Sydney Harbour Foreshore Authority (SHFA) S170 Register as 66-68 Gloucester Street (4500100) and 70-72 Gloucester Street (4500101). The remainder of the site, including the rear courtyard of Bakers Terrace is not heritage listed.

The subject site as a whole is also identified as within The Rocks Conservation Area, listed on the Sydney Harbour Foreshore Authority S170 Register (item 4500458), and is in the vicinity of a number of heritage listed items; including the State heritage listed Cumberland Place (a pedestrian thoroughfare that connects Gloucester Street and Harrington Street), which is one of the oldest pedestrian routes in Australia and State heritage listed buildings along Gloucester Street (such as *Jobbins Terraces* and *Susannah Place*).

1.2 SITE LOCATION

The site is located between Gloucester Street and Harrington Street, The Rocks (Figure 1).

FIGURE 1 – THE SUBJECT SITE LOCATED AT 85 HARRINGTON STREET, THE ROCKS (BAKERS TERRACE SHOWN IN DASHED BLUE).



SOURCE: SIX MAPS LAND AND PROPERTY INFORMATION

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

1.4 AUTHOR IDENTIFICATION

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

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 THE PROPOSAL

Sydney Harbour Foreshore Authority (SHFA) is presently releasing land within its precinct for the development of residential apartment buildings and offices. The proposal includes works to the overall site as well as Bakers Terraces, including:

Summary of works to the overall site:

- Demolition of the existing c1988-90 building at 85 Harrington Street, The Rocks (formerly known as Harrington Court);
- Construction of a new 5-9 storey high-end luxury residential apartment building with ground level retail spaces;

- Further excavation of the basement within the existing footprint;
- Re-design of the existing courtyard at the rear of Bakers Terraces, in association with the redevelopment of the subject site; and
- Provision of site specific heritage interpretation.

Summary of works to Bakers Terraces:

- Retention of the existing Bakers Terraces (four merged terraces) and their conversion into basement/ lower ground level dining/café and ground and first floor level residential units.
- Alterations to recent fabric internally to remove office fitout and return to residential, with minor modifications to original fabric.
- Removal of intrusive basement slab and brick skin walls.
- Various conservation and maintenance works.

The full set of architectural documentation is provided with the submission.

In accordance with the Secretary's Environmental Assessment SEARs, the following were required to be identified in this report:

- *"All heritage items (state and local) within and in the vicinity of the site including built heritage, landscapes and archaeology (including the Baker Street Terraces, Susannah Place and Cumberland Place Stairs), and detailed mapping of these items, and why the items and site(s) are of heritage significance;*
- *What impact the proposed works will have on their significance, including impacts as a result of the proposed adaption of the Baker Street Terraces into residential apartments, and impacts on views to and from heritage items;*
- *Detailed mitigation measures to offset any potential impacts on heritage values; and*
- *Provide details of visual impacts of the proposed development on the historic streetscapes of Gloucester Street and Harrington Street."*

In addition to the Heritage Impact Statement the Secretary's Environmental Assessment Requirements (SEARS) required consultation with the Office of Heritage and Environment. We can confirm that the NSW Heritage Division have been consulted on the final design for the site as a whole and the detailed design for the State Heritage Listed Bakers Terraces (the site as a whole is not state heritage listed). They were positive regarding the development generally and specifically were positive about the proposal for the Bakers Terraces which includes removal of several intrusive elements. No changes or requests for further information were made.

2 Site Description

2.1 SITE LOCATION AND DESCRIPTION

The subject site is located at 85 Harrington Street, within the historic Rocks precinct. Specifically, the site is located between the Bradfield Highway and Sydney Cove.

The subject site is bounded by Cumberland Place to the north, Harrington Street to the east, Cahill Expressway to the South and Gloucester Street to the west. It comprises of a large contemporary c1988-90 development (formerly known as Harrington Court) and a group of four historic terraces (known as Bakers Terraces) at 66-88 and 70-72 Gloucester Street, The Rocks.

The contemporary c1988-90 development comprises of a six storey hotel and office building. It has an entrance from Harrington Street and is constructed stepping up the slope between Harrington Street and Gloucester Street. The complex has basement level car parking accessed from Harrington Street. Prior to the construction of this building, the site was vacant. The shops, houses and hotel that had inhabited the site during the 19th century were progressively demolished between 1905 and 1950.

Bakers Terrace is located on the north western corner of the site, which is accessed from Gloucester Street and Cambridge Street. These terraces date from c1875-1882 and are rendered masonry, with a two storey front and three storey rear. They are attached to each other centrally and freestanding on either end. The terraces are similarly proportioned, but number 70-72 is slightly wider and taller than number 66-68.

FIGURE 2 – THE SUBJECT SITE (SHADED IN RED). NOTE THIS IMAGE IS DATED PRIOR TO THE CONSTRUCTION OF THE BIG DIG CENTRE IN C2008-2009 (BAKERS TERRACE SHOWN IN DASHED BLUE)..



SOURCE: SHFA WEBPAGE, AVAILABLE AT: WWW.SHFA.NSW.GOV.AU/HERITAGE, ACCESSED JANUARY 2016.

Cambridge Street formerly joined Harrington Street to the south of the study area. The construction of the existing contemporary development truncated Cambridge Street, incorporating it into the new building and forming a courtyard. This courtyard was originally the rear yards of Bakers Terrace. The interior of the Terraces were also extensively refurbished and converted into offices as part of the redevelopment of the site.

The stone retaining wall in Harrington Street originally separated the upper level of Harrington Street from the lower level. The topography was so steep in this part of The Rocks it required separation of the road. The lower section of the road was widened around 1900 and is Harrington Street that we know today. The houses accessed by the upper portion were demolished and allotments remained vacant until the late 1980s redevelopment of the site, which is built on the vacant allotments and the upper level road. Photographs of The Rocks Resumptions demonstrate the retaining wall was constructed between 1900 and 1914 as a facing over the existing bedrock. The top of the wall acquired several additional courses after 1980.

2.2 THE SURROUNDING CONTEXT

To the north of the subject site is the State heritage listed Cumberland Place and Steps, a pedestrian thoroughfare that connects Gloucester Street and Harrington Street. It is one of the oldest pedestrian routes in Australia, and has been in continuous use since c1808. It comprises of a continuous group of four sets of stairs with two associated concourses and an open space. Also to the north of the subject site is *Susannah Place*, an early Victorian terrace row dating from 1844, which is located at 58-64 Gloucester Street. To the south of the subject site is stairway access between Gloucester and Cumberland Street and the Cahill expressway.

To the east of the subject site is Harrington Street. Opposite the subject site, on the opposite side of Harrington Street, is the rear of DFS Galleria complex. It is a tall c1980s commercial development which was erected behind heritage buildings which front George Street (at 145-155 George Street). Adjacent to this is 66 Harrington Street, a large brick building occupied by Service NSW.

To the west of the subject site is Gloucester Street. Opposite the subject site, on the opposite side of Gloucester Street, are buildings which form part of the Long's Lane precinct. This is a cluster of nineteenth and early twentieth century houses, rear yards and laneways between Gloucester and Cumberland Streets. Located at 103-111 Gloucester Street is *Jobbins terrace*, which is an example of a Greek revival terrace row and dates from c1855-1857. Adjacent to this, located at 113-155 Gloucester Street, is a pair of c1880s Victorian terraces and located at 117 Gloucester Street is a terrace of the Edwardian/Australian Federation Style which dates from c1912-1915. Also 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.

2.3 THE ROCKS HERITAGE CONSERVATION AREA

The Rocks is sited on a rocky promontory projecting into the Harbour on the western side of Sydney Cove, with the southern approach of the Sydney Harbour Bridge along the ridge marking the western boundary of the area, and is some 21 hectares in area. The ground falls steeply to the east, in a series of sandstone escarpments, giving the important harbour views characteristic of the area. The topography gave rise to an erratic street pattern with many cuts into the rock to provide building materials and enable streets and stepped pedestrian ways to traverse the area. The conservation of The Rocks from the 1970s has reinforced these diverse streetscapes, laneways and pedestrian links.

There is a mixture of individually important buildings by significant architects and more humble shops, cottages and terraces from different eras. Within this diversity the area has a coherent and consistent character of streetscapes and urban spaces in a very strong topographical setting. It has a strong maritime character, with warehouses and bond stores, and philanthropic buildings for seamen who also were abundantly catered for in the provision of public houses. A large amount of public open space is included in the area, including Dawes Point Park, with its early fortifications and archaeological remains, Foundation Park, West Circular Quay, First Fleet Park, the public domain around the Museum of Contemporary Art, Overseas Passenger Terminal, Campbells Cove, Park Hyatt and the Hickson Road Reserve.

South of the Cahill Expressway the area has pockets of heritage items and streetscapes intermingled with high rise buildings dating from the 1970s.¹

FIGURE 3 – THE SUBJECT SITE VIEWED FROM HARRINGTON STREET WITH CUMBERLAND STAIRS LEADING TO CAMBRIDGE STREET ON THE RIGHT (SOURCE: GOOGLE MAPS –STREET VIEW).



FIGURE 4 – REAR OF BAKER'S TERRACE AND STAIRS LEADING TO CAMBRIDGE STREET ON THE LEFT AND TO GLOUCESTER STREET ON THE RIGHT.



¹ The Rocks SHFA Heritage and Conservation Register

FIGURE 5 – GLOUCESTER STREET, THE ROCKS



FIGURE 6 – CUMBERLAND PLACE AND STEPS, THE ROCKS.



PICTURE 1 – VIEW TO GLOUCESTER STREET



PICTURE 2 – VIEW TO HARRINGTON STREET

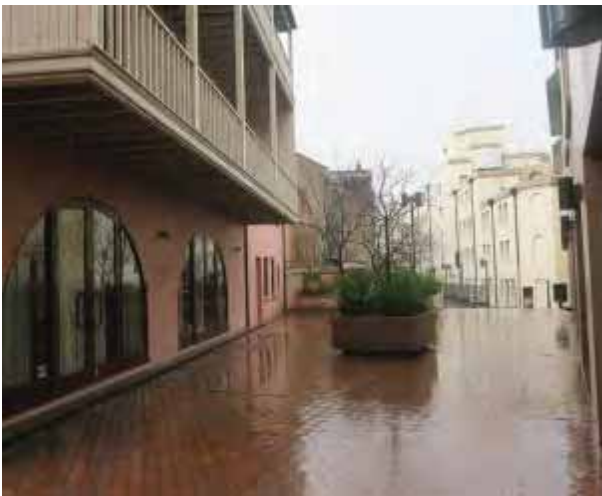
FIGURE 7 – THE SUBJECT SITE



PICTURE 3 – CUMBERLAND PLACE



PICTURE 4 – THE COURTYARD



PICTURE 5 – COURTYARD VIEW TO CAMBRIDGE STREET



PICTURE 6 – BAKERS TERRACE FACADE



PICTURE 7 – STONE RETAINING WALL HARRINGTON STREET.



PICTURE 8 – RETAINING WALL AND CUMBERLAND PLACE STAIRS ON THE RIGHT.

3 Historical Overview

A detailed history of the development of the site and specifically Bakers Terraces is available in the Conservation Management Plan prepared by Urbis in November 2015.

3.1 DEVELOPMENT OF THE SUBJECT SITE

The Aboriginal people who lived along the coastal area of Sydney were called (erroneously by the Europeans) the Eora. The Sydney area, including The Rocks, Darling Harbour and Pyrmont/ Ultimo formed the territory of a “clan” (subgroup) known as the Gadigal. 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”.

European settlement of Australia commenced in 1788 when Governor Phillip established a colony at Sydney Cove, on what had traditionally been Gadigal land. The reaction of the local Aboriginal people to the arrival of First Fleet 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.² At Sydney Cove, the colonists were largely avoided by the Aboriginal population as they cut down trees, established gardens, erected buildings, and exploited the natural resources of the area.

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.

FIGURE 8 – HOUSES ON CAMBRIDGE STREET STEPPING UP THE ROCKY TERRAIN, C1900



SOURCE: TROVE –NATIONAL LIBRARY OF AUSTRALIA.

² Attenbrow 2002:14

By 1807 the central part of The Rocks, including Cumberland, Gloucester and Harrington Streets, was settled, mainly with freestanding residential buildings with yards and probably gardens. The streets in the area were beginning to formalise with streets running north - south along the ridge and steep lanes and stairs connecting them. Prior to 1810, a steep thoroughfare from Harrington Street through to Cumberland Street was locally known as Cribbs Lane. It was named after George Cribb, a convict butcher who lived opposite the study area on the corner of the laneway and Gloucester Street. The lane was formalised and named by 1830, later being known as Cumberland Place. This was originally a steep lane which acquired a series of stairs and landings that were constructed between 1880 and 1887. By 1900 there were also bollards placed in Cumberland Place to stop carts from using the stairs.

FIGURE 9 – 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.

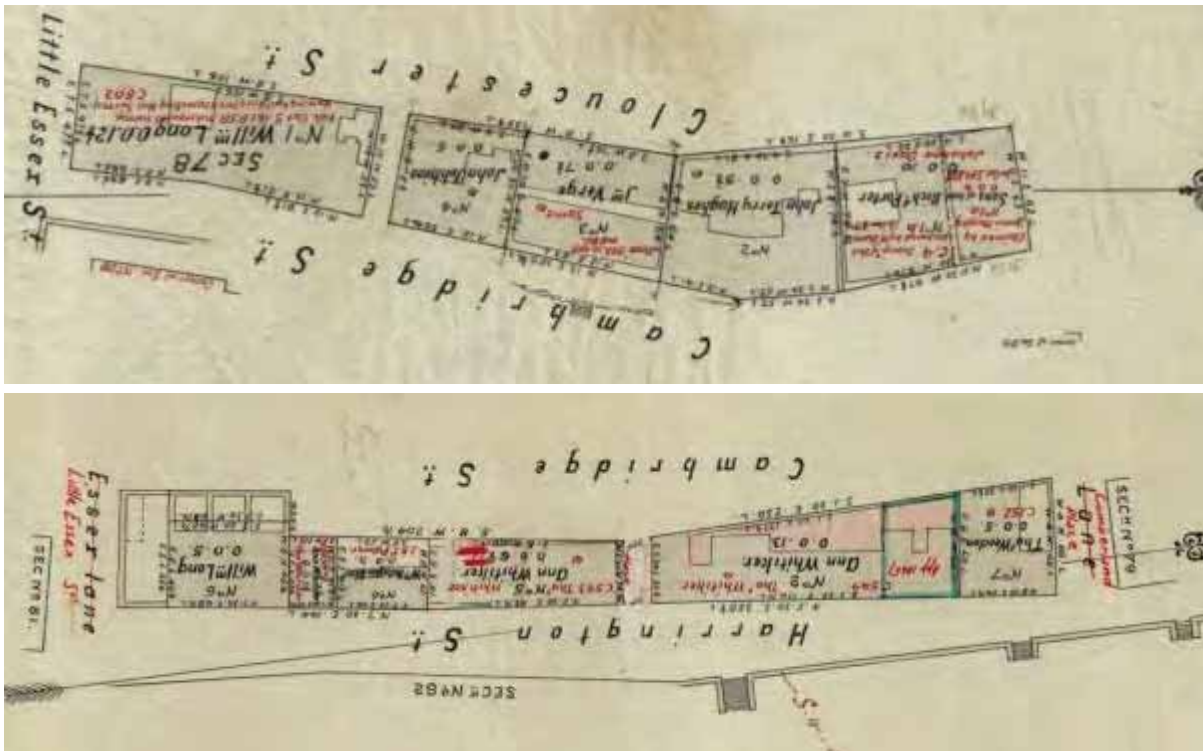


FIGURE 10 – EXTRACT FROM THE 1865 TRIGONOMETRICAL SURVEY OF SYDNEY AND APPROXIMATE SITE OVERLAY.



SOURCE: CITY OF SYDNEY ARCHIVES.

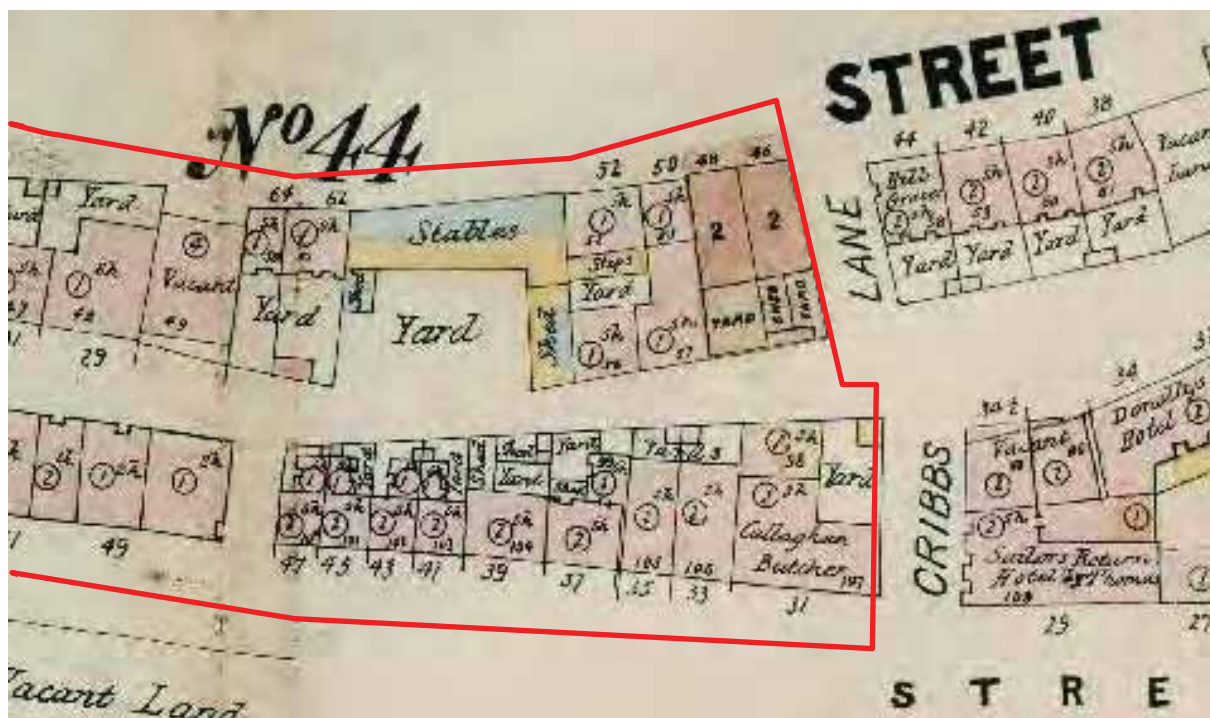
By 1830, the primarily freestanding buildings on larger lots had given way to a greater density of attached buildings. Commercial, industrial and residential buildings shared The Rocks with people living and working in the same buildings. Pubs were a very common feature of The Rocks.

Sewer lines were installed down the main streets in the 1850s, but not every house was connected. Many houses had stone cesspits and some had nothing at all and had to share a neighbour's facilities. With the discovery of gold in 1851, immigration to the colony rose dramatically, resulting in an intense demand for housing. Developers and residents began subdividing the large old yards and built rows of small, plain terrace housing.³ By 1865 the allotment configuration was set. The study area consisted of single and double storey free standing houses, conjoined terraces, shops, a pub and storage sheds. The buildings on both sides of Cumberland Place were also provided with reticulated water by 1865 (Figure 10).

Redevelopment of the entire Rocks, Millers Point and Darling Harbour area took place in the wake of the bubonic plague outbreak which began in January 1900. The plague was a catalyst for the redevelopment of the entire harbour foreshore area of Sydney. Sydney Harbour Trust was formed to take on the role as landlord of all residential and commercial premises in the area and all of Millers Point, The Rocks and Darling Harbour were resumed by the Stat Government. Over the following 20 years, the entire waterfront was demolished and rebuilt. In the residential areas, hundreds of houses were demolished and the enormous task of demolition and reconstruction of the wharves, streets and public housing began.⁴

In 1900, the study area consisted of around 30 buildings which included single and double storey houses, stables, the four storey 'Ship and Mermaid Hotel' (Figure 12) that was operating as a boarding house, shops and additional sheds and outbuildings. The topography in Harrington Street was so steep that the road was divided into an upper and lower level in front of the study area. Cambridge Street was more like a lane than a street and joined the upper level of Harrington Street at its southern end. The lower level of Harrington Street is the road we know now, while the upper level now has the large contemporary late 1980s building constructed on it.

FIGURE 11 – EXTRACT FROM PERCY DOVE'S 1880 PLANS OF SYDNEY SHOWING APPROXIMATE LOCATION OF THE SUBJECT SITE.



SOURCE: CITY OF SYDNEY ARCHIVES.

³ Dictionary of Sydney- The Rocks

⁴ Dictionary of Sydney- The Rocks

FIGURE 12 – BUILDINGS IN THE STUDY AREA IN 1900, BETWEEN GLOUCESTER STREET AND HARRINGTON STREET WITH SITE OVERLAY



SOURCE: THE ROCKS AND DARLING HARBOUR RESUMPTION PLANS- CITY OF SYDNEY ARCHIVES

FIGURE 13 – GLOUCESTER STREET 1901, PART OF THE STUDY AREA INCLUDING THE STONE SHIP AND MERMAID HOTEL, COTTAGE AND TERRACES. ALL OF THESE BUILDINGS WERE DEMOLISHED BY 1949.



SOURCE: ROCKS RESUMPTION PHOTOGRAPHS, TROVE – NATIONAL LIBRARY OF AUSTRALIA

FIGURE 14 – CAMBRIDGE STREET (UPPER LEVEL HARRINGTON STREET) 1901— PART OF THE STUDY AREA INCLUDING SMALL COTTAGES, THE SHIP AND MERMAID HOTEL AND BAKERS TERRACES IN THE BACKGROUND



SOURCE : ROCKS RESUMPTION PHOTOGRAPHS, TROVE – NATIONAL LIBRARY OF AUSTRALIA

FIGURE 15 – C1901 SHOWING THE CUTTING BACK OF THE ROCK FACE ON HARRINGTON STREET AND PARTIAL CONSTRUCTION OF THE STONE FACING OF THE WALL.



SOURCE : CUMBERLAND PLACE CMP SHFA 2008

FIGURE 16 – THE SAILORS RETURN TO THE NORTH OF STUDY AREA ON HARRINGTON STREET AROUND 1915. THE STAIRS TO CUMBERLAND PLACE CAN BE SEEN CUT INTO THE BEDROCK AND THE SANDSTONE WALL ON THE LEFT REMAINS IN THE STREET TODAY. SUBJECT SITE TO THE LEFT OF THE RED DASHED LINE



SOURCE : CUMBERLAND PLACE CMP SHFA 2008

In 1900 Harrington Street had a raised cut rock face and timber picket fence presenting to the street. A set of timber stairs attached to the rock face provided access to the upper level of Harrington Street. Harrington Street underwent some realignment and levelling around 1905 and the timber stairs may have been removed and the stairs leading to Cumberland Place may have been constructed at the same time. The Cumberland Place stairs were certainly in place by 1912 according to pictorial images.⁵ The original stairs were much narrower than those that exist today. They were widened to twice their original width during the 1970s. Due to wear, the older side of Harrington Street Steps were fenced off and the other side capped with concrete in the 1990s.⁶

The sandstone retaining wall on Harrington Street has not changed significantly since the early 20th century and the same bedrock and stone blocks adjacent to the Cumberland Place stairs are clearly identified in images from around 1915 (Figure 16). Photographs of The Rocks Resumptions demonstrate the retaining wall was constructed between 1900 and 1914 (Figure 15). It is constructed as a facing in front of the natural bedrock. The houses accessed by the upper portion of Harrington Street were demolished and allotments remained vacant until the construction of Harrington Court. Harrington Court is built on the vacant allotments and the upper level road. The timber picket fence remained until the 1970s and the top of the wall acquired several additional courses after 1980. The pipes post-date 1965 and have since been replaced. The current footpaths were constructed after the 1980s.

During the early years of the 20th century the buildings in The Rocks were seen as out-dated at a time when the Government wanted to move away from terrace houses. Land on which buildings had been demolished in The Rocks generally remained vacant, although some public housing was constructed such as the 16 duplex style three bedroom units arranged in eight terraces at 45-56 Gloucester Street built in 1914. By the 1920s more buildings were being demolished to make way for the approach to the Harbour Bridge. Streets in The Rocks were also realigned during this time with Harrington and Gloucester Streets undergoing substantial changes. A number of hotels were also reconstructed including the Australian and the Glenmore Hotel.

⁵ CMP (Cumberland Place), p 25

⁶ *ibid.*

FIGURE 17 – C1900 SHOWING CAMBRIDGE STREET. PART OF THE STUDY AREA INCLUDING CUMBERLAND PLACE IN THE FOREGROUND AND REAR OF BAKERS TERRACE.



SOURCE: ROCKS RESUMPTION PHOTOGRAPHS, TROVE – NATIONAL LIBRARY OF AUSTRALIA

When Cumberland Street was realigned and widened in 1911, the streetscape of Gloucester Street also changed significantly, as a number of buildings were demolished including the notable Gloucester Street Bridge over Argyle Street to the north of the study area. The level of Gloucester Street in the vicinity of the study area was raised and a retaining wall was constructed in front of the Gloucester Street terraces and Susannah Place to support the newly elevated road level. These works necessitated alterations to the stairs from Cumberland Place to Gloucester Street. Additional steps were added to the stairs to Gloucester Street to accommodate the level change (Figure 18).

FIGURE 18 – GLOUCESTER STREET SHOWING BAKERS TERRACES, C1910 PRIOR TO THE REALIGNMENT OF GLOUCESTER STREET AND THE RETAINING WALL TO THE FRONT OF SUSANNAH PLACE.



SOURCE: CMP BAKERS TERRACES, 2007

Between 1905 and the 1940s the bulk of the buildings in the study area were demolished. By 1943 Bakers Terraces, the Ship and Mermaid Hotel and seven terraces facing Gloucester Street remained in the study area, however all the buildings fronting Cambridge and Harrington Streets had been demolished. Five years later only Bakers Terraces had survived further demolition in the area to enable the construction of the Cahill Expressway. Between 1954 and 1963 construction of the Cahill expressway resulted in more demolition of buildings in Gloucester and Harrington Streets. Gloucester Street was truncated and Harrington Street was lowered slightly to allow traffic to pass under the overhead roadway.

In the 1930s the Maritime Service Board took over management of the area leasing properties to maritime workers. In 1970 the Sydney Cove Redevelopment (SCRA) became the landlords of The Rocks when most properties were occupied by Housing Commission tenants. The SCRA began infilling vacant land, leasing property for shops and cafes and instigated a large redevelopment program. The study area remained vacant apart from Bakers Terrace until 1988 when the construction of Harrington Court began.

The extant buildings on the site, known as Baker's Terrace, developed as a typical late 19th century terrace-style residential dwelling, built to accommodate multiple tenancies. Buildings are documented on the site in plans dating from 1833, 1855 and 1865. Small single storey buildings that had inhabited the northern allotments were demolished around 1875 and the construction of two (two and three storey) brick Victorian terraces in c1875 is indicated by a large increase in yearly rates.

FIGURE 19 – BUILDINGS IN THE STUDY AREA IN 1943, BETWEEN GLOUCESTER STREET AND HARRINGTON STREET WITH APPROXIMATE SITE OVERLAY, MUCH OF THE STUDY AREA IS VACANT AT THIS TIME.



SOURCE: SIX MAPS - LAND AND PROPERTY INFORMATION

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 a new pair of terraces between 1880 and 1881. The entire site is recorded as being 'three storey' by 1882.

Baker's Terrace is formed by the two buildings attached at the centre wall. In order to give the two sets of terraces the appearance of being one large building, a new façade was constructed onto the building between 1880 and 1887 resulting in Bakers Terraces protruding into the street further than the original building alignment. Edward Baker was the owner of the properties in 1900 when the area was resumed by the government. By the 1970s the buildings were in poor condition and uninhabitable and were taken over by the Sydney Cove Redevelopment Authority.

FIGURE 20 – GLOUCESTER STREET 1984



PICTURE 9 – BAKERS TERRACES IN THE MID—GROUND AND THE VACANT SUBJECT SITE COVERED WITH VEGETATION



PICTURE 10 – VACANT LOTS IN THE LOCATION OF THE SUBJECT SITE. NOTE THE TERRACING OF THE SITE.

The stairs adjacent to the rear of Bakers Terraces were also constructed between 1880 and 1887 which would have required the erection of the retaining wall between the rear yard of the terraces and the new stairs. It appears that the rear yard of Bakers Terraces was excavated into the original slope and that there were several steps leading from the rear basement door to the back yard.

In 1988, an extensive program of works was undertaken to the building, linked to the redevelopment of the surrounding site for the Harrington Court. The large vacant block to the south and east of Bakers Terrace was offered for commercial redevelopment, with the restoration of Baker's Terrace to form part of the terms of the leasehold and redevelopment. This involved the removal of the rear verandas and single storey skillions, removal of all original internal fabric and room configuration changes.

Bakers Terraces were incorporated into the construction of Harrington Court but separated from the new development by a stair way from Cambridge Street to Gloucester Street. Work to Bakers Terraces primarily involved removal and replacement of the rear verandas, removal of the single storey skillions to the rear yards as well as extensive internal restoration and reconfiguration. A detailed list of these works is provided in the CMP⁷.

The hotel and basement parking necessitated major works to Cambridge Street including excavation of up to five metres of sandstone and complete removal of the rear yards of the terraces (Figure 21). The rear yards have been turned into an open paved courtyard. The ground levels have also been raised to allow direct entry into the basement levels, whereas originally there would have been several steps down to the rear yards. There are now stairs leading up to the Cambridge Street courtyard where originally Cambridge Street was flat.

⁷ Bakers Terrace Conservation Management Plan Urbis 2015

FIGURE 21 – THE STUDY AREA IN 1980 INCLUDING THE STAIRS OF CUMBERLAND PLACE, THE STONE RETAINING WALL AND BAKERS TERRACES IN THE REAR.



SOURCE: CUMBERLAND PLACE CMP SHFA 2008.

FIGURE 22 – EXCAVATION OF CAMBRIDGE STREET AS PART OF THE LATE 1980S REDEVELOPMENT WORKS FOR THE SUBJECT SITE.



SOURCE: FUTUREPAST BAKERS TERRACE CMP (NO PRIMARY REFERENCE).

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 contemporary development on the subject site 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 DATE OF CONSTRUCTION

Bakers Terrace was 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.

4 Heritage 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.

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. There are two levels of heritage significance used in NSW: state and local. The following assessments of heritage significance have been prepared in accordance with the 'Assessing Heritage Significance' (2001) guides.

The subject site as a whole is known as 85 Harrington Street, The Rocks. As a majority of the site is highly redeveloped with a contemporary late 1980s building, and the only extant heritage buildings are Bakers Terrace in the far north western corner of the site, two individual statements of significance are outlined below for clarity.

4.1.1 SIGNIFICANCE ASSESSMENT 85 HARRINGTON STREET (WHOLE SITE)

Please note: Bakers terrace has a separate significance assessment below at table 2.

The below statement of significance is only for the building at 85 Harrington Street. This is generally a contemporary (1980s/90s) development with a historic sandstone retaining wall fronting Harrington Street to the northern end.

TABLE 1 – ASSESSMENT OF HERITAGE SIGNIFICANCE FOR 85 HARRINGTON ST

CRITERIA	SIGNIFICANCE ASSESSMENT
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	85 Harrington Street was settled early in the history of the colony and all allotments in the study area were occupied by the 1830s. The buildings and roads in the area were cut into the rocky hillside, modifying the original topography. Allotment boundaries did not change significantly over time, however the buildings on the site were altered or rebuilt to accommodate higher density occupation. Buildings on the site were progressively demolished between 1900-140 with only Bakers Terraces on Gloucester Street and the stone to Harrington Street retaining wall surviving. Major redevelopment of the site occurred in the 1980/90s. While the site is located in a historically significant area it is not significant in its own right, and apart from the stone retaining wall, it has been so modified it has lost its historical evidence. The site fulfils this criterion at a local level.
– Guidelines for Inclusion - shows evidence of a significant human activity ☐ - is associated with a significant activity or historical phase ☒ - maintains or shows the continuity of a historical process or activity ☐	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important activities or processes ☐ - provides evidence of activities or processes that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐

CRITERIA	SIGNIFICANCE ASSESSMENT
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>	85 Harrington Street is associated with the development, decline and redevelopment of The Rocks. Only Bakers Terrace and the stone retaining wall on Harrington Street demonstrate this connection currently on the site, the remainder of the site has been significantly excavated and can no longer provide evidence of association. The site does not fulfil this criterion.
– Guidelines for Inclusion - shows evidence of a significant human occupation ☐ - is associated with a significant event, person, or group of persons ☐	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☒
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>	– The stone retaining wall on Harrington Street was completed 1901 – 1914 and demonstrates the steep topography of the Rocks and is a distinctive element in the streetscape although it has been highly modified. The subject site is a 1990s building that has no significance. The site fulfils this criterion at a local level for the <u>sandstone wall only</u>.
Guidelines for Inclusion - shows or is associated with, creative or technical innovation or achievement ☒ - is the inspiration for a creative or technical innovation or achievement ☐ - is aesthetically distinctive ☐ - has landmark qualities ☐ - exemplifies a particular taste, style or technology ☐	Guidelines for Exclusion - is not a major work by an important designer or artist ☒ - has lost its design or technical integrity ☐ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☐ - has only a loose association with a creative or technical achievement ☐
D – Social Significance <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>	– The subject site does not have special association with a particular community or cultural group in the local area and is not valued by the community for social reasons. The site does not fulfil this criterion.
– Guidelines for Inclusion - is important for its associations with an identifiable group ☐ - is important to a community's sense of place ☐	Guidelines for Exclusion - is only important to the community for amenity reasons ☒ - is retained only in preference to a proposed alternative ☐
E – Research Potential <i>An item has potential to yield information that will</i>	The majority of the land on which Harrington Court 1990s building has been constructed has been completely excavated

CRITERIA	SIGNIFICANCE ASSESSMENT
<i>contribute to an understanding of the local area's cultural or natural history.</i>	down to approximately 5+ meters for the construction of the basement car park. The archaeological assessment of the site concludes that the site has low archaeological potential. The site does not fulfil this criterion.
– Guidelines for Inclusion - has the potential to yield new or further substantial scientific and/or archaeological information ☐ - is an important benchmark or reference site or type ☐ - provides evidence of past human cultures that is unavailable elsewhere ☐	Guidelines for Exclusion - the knowledge gained would be irrelevant to research on science, human history or culture ☐ - has little archaeological or research potential ☒ - only contains information that is readily available from other resources or archaeological sites ☐
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	– The subject site is a 1990s mixed use commercial building and is not rare. The site does not fulfil this criterion.
– Guidelines for Inclusion - provides evidence of a defunct custom, way of life or process ☐ - demonstrates a process, custom or other human activity that is in danger of being lost ☐ - shows unusually accurate evidence of a significant human activity ☐ - is the only example of its type - demonstrates designs or techniques of exceptional interest ☐ - shows rare evidence of a significant human activity important to a community ☐	Guidelines for Exclusion - is not rare ☒ - is numerous but under threat ☐
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> <i>cultural or natural places; or</i> <i>cultural or natural environments.</i>	The subject site is a 1990s mixed use commercial building and is not representative. The site does not fulfil this criterion.
	Guidelines for Exclusion - is a poor example of its type ☒ - does not include or has lost the range of characteristics of a type ☐ - does not represent well the characteristics that make up a significant variation of a type ☐

4.1.2 STATEMENT OF SIGNIFICANCE 85 HARRINGTON STREET

Number 85 Harrington Street is a c1988-1990 mixed use commercial building which fronts both Harrington Street and Gloucester Street is considered a contemporary neutral item within the heritage precinct of The Rocks. The landform however has been so modified it has lost all evidence of its historic and associative significance. There is a historic sandstone wall constructed between 1901-1914 on the site (the subject area still present likely the latter end of this period) fronting Harrington Street to the northern end of the site directly adjacent to Cumberland Steps. This wall was modified as part of the site 1990s site redevelopment. The original parts of the wall are located to the north of the carpark opening and exclude the top three courses and capping stone (coursing levels as counted from the northern corner)

Refer to appendix A for mapping.)

4.1.3 SIGNIFICANCE ASSESSMENT BAKERS TERRACE

Bakers Terrace is a local and state heritage listed item and has been assessed separately from the rest of the site known as 85 Harrington Street outlined above.

TABLE 2 – ASSESSMENT OF HERITAGE SIGNIFICANCE FOR BAKERS TERRACE

CRITERIA	SIGNIFICANCE ASSESSMENT
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	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. The erection of Bakers Terraces demonstrates the historical development of The Rocks and its continual pattern of human use and occupation. 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. 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. 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. 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.
– Guidelines for Inclusion - shows evidence of a significant human activity ☒ - is associated with a significant activity or historical phase ☒ - maintains or shows the continuity of a historical process or activity ☐	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important activities or processes ☐ - provides evidence of activities or processes that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
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>	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. Bakers terraces meet the criterion at a Local level.

CRITERIA	SIGNIFICANCE ASSESSMENT
– Guidelines for Inclusion - shows evidence of a significant human occupation ☒ - is associated with a significant event, person, or group of persons ☐	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
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>	The subject site has aesthetic significance as a pair of mid-late Victorian terraces. 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. 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. 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.
– Guidelines for Inclusion - shows or is associated with, creative or technical innovation or achievement ☐ - is the inspiration for a creative or technical innovation or achievement ☐ - is aesthetically distinctive ☒ - has landmark qualities ☐ - exemplifies a particular taste, style or technology ☒	Guidelines for Exclusion - is not a major work by an important designer or artist ☐ - has lost its design or technical integrity ☐ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☐ - has only a loose association with a creative or technical achievement ☐
D – Social Significance <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>	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. 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. 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. It has significant value as a tourist destination to a large number of national and international visitors. 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.

CRITERIA	SIGNIFICANCE ASSESSMENT
– Guidelines for Inclusion - is important for its associations with an identifiable group ☐ - is important to a community's sense of place ☒	Guidelines for Exclusion - is only important to the community for amenity reasons ☐ - is retained only in preference to a proposed alternative ☐
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	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. 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 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. Bakers Terraces as a whole do not meet this criterion.
– Guidelines for Inclusion - has the potential to yield new or further substantial scientific and/or archaeological information ☐ - is an important benchmark or reference site or type ☐ - provides evidence of past human cultures that is unavailable elsewhere ☐	Guidelines for Exclusion - the knowledge gained would be irrelevant to research on science, human history or culture ☐ - has little archaeological or research potential ☒ - only contains information that is readily available from other resources or archaeological sites ☐
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	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. 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. 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.
– Guidelines for Inclusion - provides evidence of a defunct custom, way of life or process ☐ - demonstrates a process, custom or other human activity that is in danger of being lost ☐ - shows unusually accurate evidence of a significant human activity ☐ - is the only example of its type - demonstrates designs or techniques of	Guidelines for Exclusion - is not rare ☒ - is numerous but under threat ☐

CRITERIA	SIGNIFICANCE ASSESSMENT
exceptional interest ☐ shows rare evidence of a significant human activity important to a community ☐	
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> - cultural or natural places; or - cultural or natural environments.	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. 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. 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.
– Guidelines for Inclusion - is a fine example of its type ☐ - has the principal characteristics of an important class or group of items ☒ - has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity ☒ - is a significant variation to a class of items ☐ - is part of a group which collectively illustrates a representative type ☒ - is outstanding because of its setting, condition or size ☐ - is outstanding because of its integrity or the esteem in which it is held ☐	Guidelines for Exclusion - is a poor example of its type ☐ - does not include or has lost the range of characteristics of a type ☐ - does not represent well the characteristics that make up a significant variation of a type ☐

4.1.4 STATEMENT OF SIGNIFICANCE BAKERS TERRACE

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.

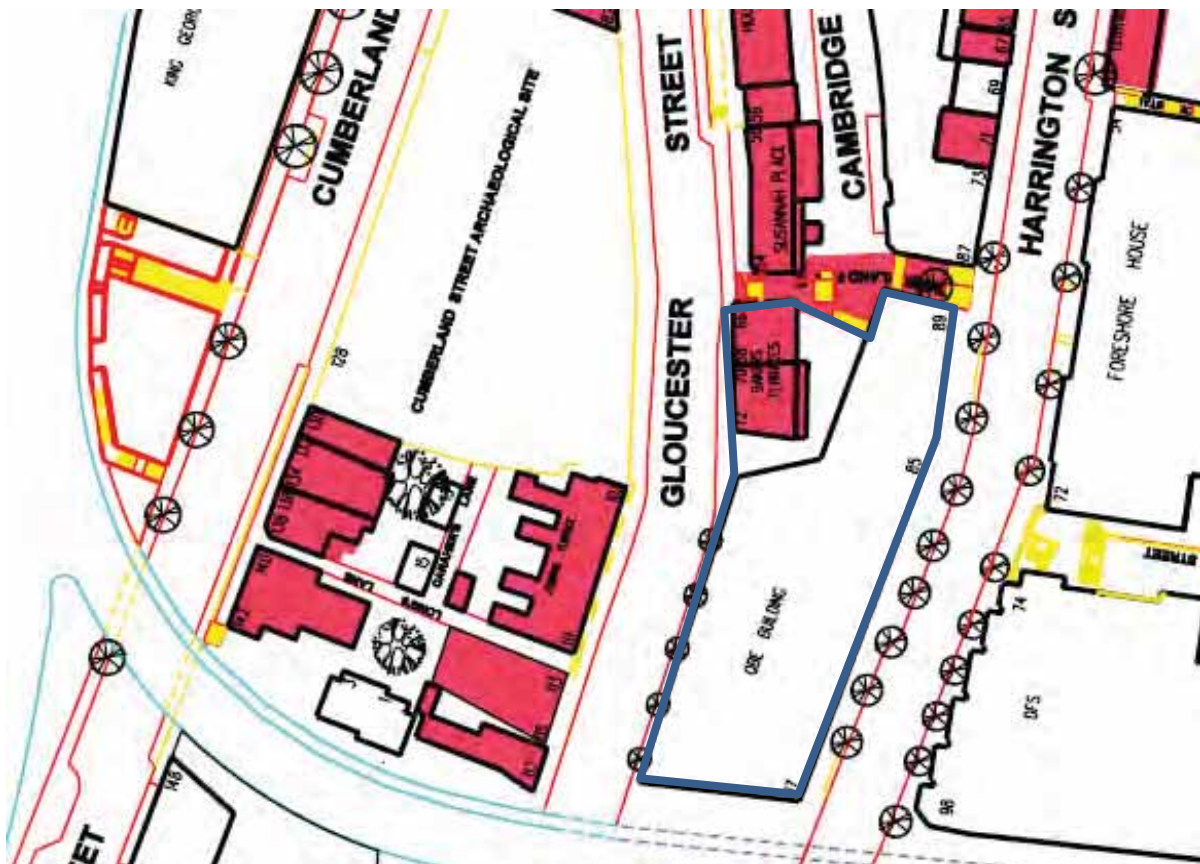
5 Impact Assessment

5.1 HERITAGE LISTING

The following heritage listings apply to the site;

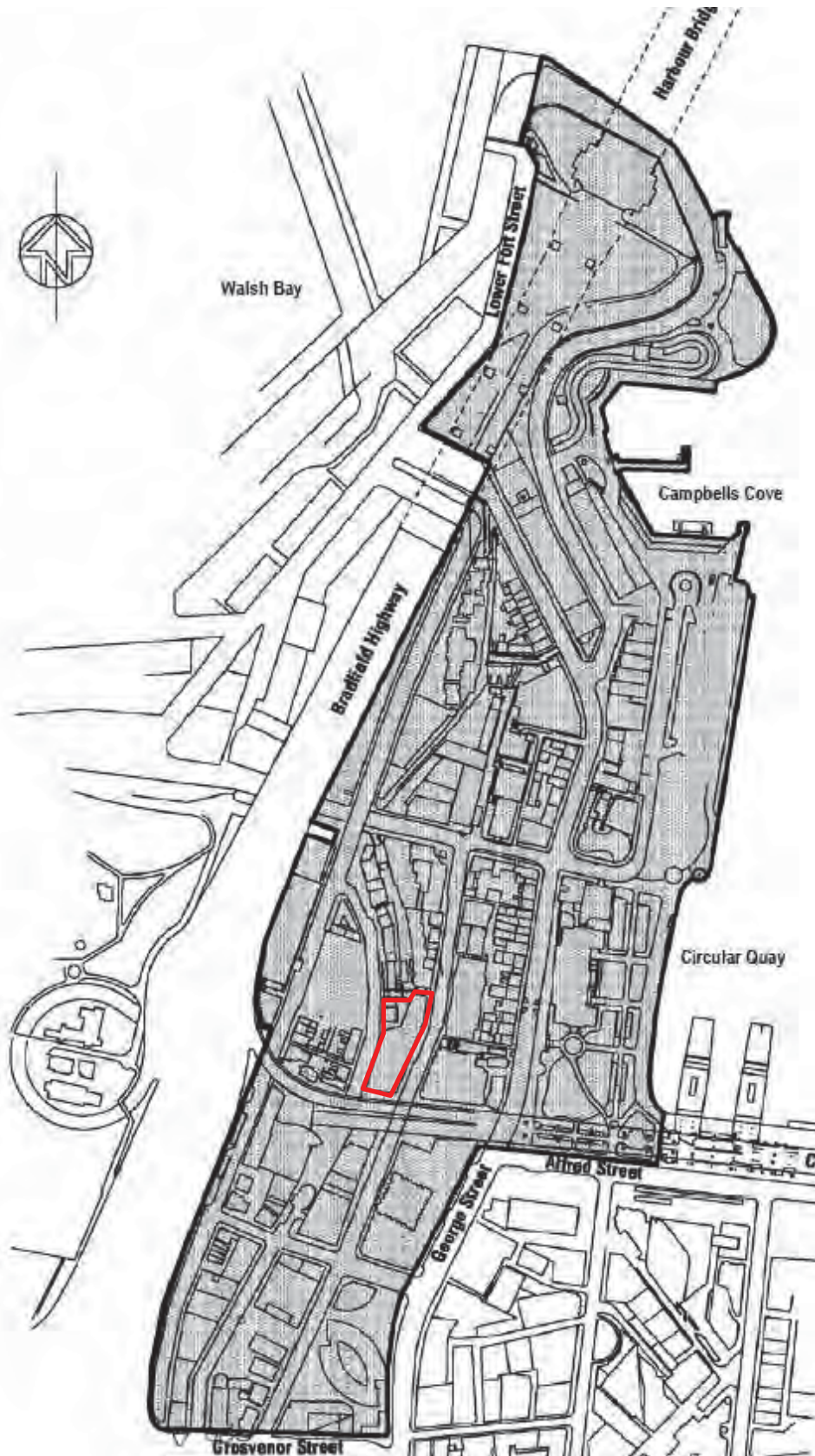
- The buildings comprising Bakers Terrace are separately listed as two buildings on the State Heritage Register as 66-68 Gloucester Street (item 1530) and 70-72 Gloucester Street (item 1531).
- In addition, they are separately listed as two buildings on the Sydney Harbour Foreshore Authority S170 Register as 66-68 Gloucester Street (item 4500100) and 70-72 Gloucester Street (item 4500101).
- The site as a whole is also within The Rocks Conservation Area, also listed on the Sydney Harbour Foreshore Authority S170 Register (item 4500458) as shown in Figure 24.

FIGURE 23 – HERITAGE CONTEXT OF BAKERS TERRACES SHOWING ITEMS OF STATE HERITAGE SIGNIFICANCE LISTED IN RED, SUBJECT SITE OUTLINED IN BLUE.



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

FIGURE 24 – PHYSICAL CURTILAGE OF THE ROCKS CONSERVATION AREA SUBJECT SITE SHOWN IN RED.



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

5.2 DISCUSSION OF HERITAGE IMPACTS

The proposal seeks to demolish the existing c1988-90 building at 85 Harrington Street, The Rocks (known as Harrington Court) and retain the existing c1875-1880s Bakers Terraces (State heritage items) and incorporate them into the new development. For the purposes of this discussion, the subject site can be delineated into a northern and southern portion, labelled block 1 and block 2, in line with the proposed new development for the subject site. As per the following diagram:

FIGURE 25 – SUBJECT SITE (BAKERS TERRACES SHOWN IN BLUE)



SOURCE: SIX VIEWER LAND AND PROPERTY INFORMATION NEW SOUTH WALES

5.2.1 ASSESSMENT

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

TABLE 3 – RELEVANT LEP CLAUSES

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	The principal aspects of the proposal respect and enhance the heritage significance of Bakers Terrace, surrounding heritage items and The Rocks Heritage Conservation Area for the following reasons outlined below: <u>The Overall Subject Site</u> The proposal to demolish the existing c1988-90 contemporary building, and construct a new 5-9 storey mixed use development (inclusive of additional basement level carparking, new ground floor retail/commercial premises with residential apartments above and through site links), will replace an existing contemporary building with a significant high quality contemporary development.

QUESTION	DISCUSSION
	- Both the design of Block 1 and Block 2 pick up on numerous precinct characteristics that are exemplified in a contemporary manner. The design of Block 2 in particular is designed (in terms of overall height, built form and character) to directly respond to the immediate setting of Bakers Terrace and adjoining Cumberland Place and Steps/Susannah Place. It is a more sympathetic built form at the rear of Bakers Terrace with a greater setback derived from the former lane alignment than the existing contemporary building on the subject site. - The redevelopment of the subject site will not result in any impacts to archaeological resources, as the site has been assessed as having very low archaeological potential due to previous extensive excavation in the 1980/90s. - The redevelopment of the subject site as a whole for residential use is in keeping with the site's former historic function and provides for its long term continuing use. - The existing sandstone wall fronting Harrington Street has been recognised as a traditional and significant element to The Rocks Heritage Conservation Area, its original and early elements will be retained and conserved in the new development. Its recent additions as part of the c1988-90 works are to be reversed, including removal of the three additional courses to the top and the frontage and the new 1980/90s wall sections wall from the carpark opening to the south. - Heritage interpretation of the subject site will enhance the site and the highly visited Rocks precinct, in a site which has previously not been interpreted. It will provide for a wide audience, such as local, international tourists and residents. - The proposed new through site link (stairs and lift) allows for upgrade/pressure to be taken off the adjoining highly significant Cumberland Place and Steps, in order to assist in the preservation of these steps in their historic form. In addition, the new fully compliant through-site link provides stairs and a lift that comply with DA and Australian Standard codes providing access from Harrington Street to Gloucester Street. <u>Bakers Terrace</u> - The proposal includes the retention and conservation of the State Heritage Listed Bakers Terrace, to ensure their continuing ongoing use. - Works to Bakers Terrace seek to retain and conserve their original heritage fabric. Generally all (with the exception of 2 door openings) identified original heritage fabric of Bakers Terrace, as well as some identified fabric that is a sympathetic reconstruction of the c1988-90 works, will be retained. - Works to Bakers Terrace will remove intrusive and unsympathetic elements, including the new brick skin and raised concrete slab floors to the basement level and the concrete fire stair to the southern terrace and reinstatement of the layout. - Works to Bakers Terrace seek to restore their former features and interpretation of their setting where possible. This includes: - Reinstatement of the original basement floor level (in association with the reinstatement of the former levels and alignment of Cambridge Street Laneway to the rear courtyard). - Reinstatement of access between ground and first floor levels, which is currently two segregated commercial floors (ground and first floor) with separate entrances and fire stairs.

QUESTION	DISCUSSION
	- Reinstatement of two pairs of terraces, which is currently an amalgamation of four terraces. This is representative of the original construction of the building as two individual pairs - Reinstatement of an external traditional colour scheme.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	The following negative aspects of the proposal have been recognised, with efforts to minimise heritage impacts as summarised below: <u>The Overall Subject Site</u> • It is recognised that Block 1 will be a larger scale development in Gloucester Street. However, it is also recognised that the site of Block 1 is a complex transitional zone within the southern area of The Rocks (adjacent to the Cahill expressway and Sydney CBD), with this area already comprising of larger scale contemporary development including the DFS Galleria Building (on the opposite side of Harrington Street) and the Big Dig Archaeology Centre. The proposal will therefore respond to the diverse character and height of buildings at the southern end of Gloucester Street (and this area of The Rocks), and will provide a highly activated and enhanced setting. • In order to minimise the impacts of bulk and scale, numerous measures have been applied to the design of the street front façades to ensure they carefully respond to terrace proportion and scale via contemporary interpretation, including building articulation through materiality, horizontal and vertical delineations, a set back of upper levels and new plantings/trees along the street boundary to provide a buffer. The new development will present as a high quality contemporary architectural design and will be visually interesting in the streetscape.
Demolition of a building or structure	Proposed Works: The proposal seeks to demolish the existing c1988-90 contemporary building on the subject site and retain the existing c1875-1880s Bakers Terrace (State heritage items). Potential Heritage Impacts: The proposal will not have any adverse heritage impacts on the heritage significance of Bakers Terrace, surrounding heritage items or The Rocks Heritage Conservation Area for the following reasons outlined below: <u>The Overall Subject Site</u> • The proposal involves demolition of the existing c1988-90 building on the subject site, which has no identified heritage significance or archaeological potential and retains and conserves Bakers Terrace.
	Proposed Works: Bakers Terrace will be modified internally, including partial mostly late c1988-90 period elements (including demolition of some contemporary walls, staircases and services etc.) to facilitate their new use as retail space on the lower level and residential use on the upper levels. Potential Heritage Impacts: The proposal will have minimal heritage impacts the heritage significance of Bakers Terrace, surrounding heritage items and The Rocks Heritage Conservation Area for the following reasons outlined below: <u>The Overall Subject Site</u> • Partial demolition of the stone wall fronting Harrington Street is confined to areas that were modified/ added during the late 1980s works (including an addition of 3 courses to the top and the extension beyond the current carpark opening). All early and original elements of the wall are located to the north of the current driveway and will be retained and conserved.

QUESTION	DISCUSSION
	<u>Bakers Terrace</u> - Partial demolition is confined to the interior of Bakers Terrace only to facilitate its adaptive reuse. Internally, Bakers Terrace has been extensively modified in c1988-90, when they were converted into office and dining space as part of the overall redevelopment of the subject site. - Most fabric proposed to be partially demolished is non-original. The only remaining elements of original fabric in Bakers Terrace are its masonry walls and its door highlights, and these will be conserved. In addition, elements which are a sympathetic reconstruction as part of the c1988-90 works, which contribute to the character and significance of the terraces, will also be conserved, and will thus minimise partial demolition required. The only modifications to original fabric is the insertion of two new internal openings to masonry walls to facilitate contemporary residential use over the ground and first floor given the site constraints to the basement. <u>Specific partial demolition of original internal fabric is considered minor as outlined below:</u> Basement Floor—Partial demolition of an original central masonry wall to the northern terraces of the basement floor is required to facilitate its open plan use as dining space. First Floor—Partial demolition of an original to the northern terraces of first floor is required to facilitate its residential use. - To minimise the impact of the above, partial demolition will retain brick nibs/bulkheads and floor outlines to facilitate interpretation of original wall locations. - In addition, the proposed works will be positive to the heritage significance of the terraces in that it will remove unsympathetic and detracting elements (some of which are detrimental to the condition of the terraces), which date from the c1988-90 works. In the basement, this includes the raised concrete slab floors, new brick skin walls and external doors opening to the rear courtyard, as well as the concrete fire stir to the southern terraces. - The above minor partial demolition to internal original fabric is supported on heritage grounds as intrusive previous infill layout will be removed and the new design will more readily interpret the original layout and fabric of the terraces in the following ways: - Reinstatement of the original basement floor level (in association with the reinstatement of the former levels and alignment of Cambridge Street Laneway to the rear courtyard). - Reinstatement of access between ground and first floor levels, which is currently two segregated commercial floors (ground and first floor) with separate entrances. - Reinstatement of two pairs of terraces, which is currently an amalgamation of four terraces. This is representative of the original construction of the building as two individual pairs.

QUESTION	DISCUSSION
Minor additions	Proposed Works: Minor additions proposed to Bakers Terrace consist of sympathetic new detailing to facilitate their new use as retail space on the lower level and residential apartments on the upper levels. Potential Heritage Impacts The proposal will have a positive heritage impact on the heritage significance of Bakers Terrace, surrounding heritage items and The Rocks Heritage Conservation Area for the following reasons outlined below: Internally, new additions are sympathetic to the character of the terraces. Urbis has provided advice regarding the existing detailing on the site and suggested replacement detailing. This advice has been provided as recommendations in Section 6.2 below.
Change of use	Proposed Works: It is proposed to convert the overall site to residential use. It is also proposed to convert Bakers Terrace for retail/ café space (lower level) and residential (upper levels) use. Potential Heritage Impacts: The proposal will not have any adverse heritage impacts on the heritage significance of Bakers Terrace, surrounding heritage items or The Rocks Heritage Conservation Area for the following reasons outlined below: - The redevelopment of the subject site as a whole for residential use is in keeping with the sites former historic function and provides for its long term continuing use. - The conversion of Bakers Terrace will ensure its long term adaptive reuse with minimal impact to original fabric as discussed above.
New development adjacent to a heritage item	Proposed Works: The proposal seeks to demolish the existing c1988-90 contemporary building on the subject site and construct a new 5-9 storey high-end residential apartment building with additional basement parking, ground floor retail premises and new through site links. The proposed new development is in the vicinity of (and a part of the same allotment) as Bakers Terrace, which are State Heritage items and form part of The Rocks Heritage Conservation Area. The subject site is also adjoining and in the vicinity of a number of surrounding State heritage listed items, these include Cumberland Place and Steps and Susannah Place, located adjacent to the site to the north, as well as items located on the opposite side of Gloucester Street, which form part of the Long's Lane precinct (a cluster of nineteenth and early twentieth century houses, rear yards and laneways between Gloucester and Cumberland Streets). Potential Heritage Impacts: The proposal will have minimal heritage impacts on the heritage significance of Bakers Terrace, surrounding heritage items and The Rocks Heritage Conservation Area for the following reasons outlined below: <u>The Overall Subject Site</u> Physical Impacts - The proposed new development (Block 1 and Block 2) will not have any adverse impact on the physical heritage fabric of Bakers Terrace or surrounding heritage items in any way. - Excavation of the subject site for the purpose of additional basement space will have very minimal impact on possible archaeology resources, due to the site having been extensively modified in the past. This is also covered separately in the archaeological assessment. Visual Impacts - It must be considered that the design of the proposed new

QUESTION	DISCUSSION
	development on the subject site has received advice from and has been reviewed periodically by the SHFA design review panel, which has been attended by SHFA heritage representatives and supported. • The development overall will consist of a well-designed contemporary built form with articulated street facades and incorporate high quality materials such as terracotta, sandstone and bronze, which complement traditional materials of The Rocks Heritage Conservation Area, including brick, sandstone, timber and cast iron. • The proposed new development will retain Bakers Terrace as freestanding (with staircases on the northern and southern side of the terraces) and prominent and will not encroach on the physical curtilage of the terraces, and will therefore retain the immediate visual setting of Bakers Terrace as separated from surrounding development. • The Visual Impact Assessment (VIA) confirms that the proposed new development retains principle and significant views to Bakers Terrace, which are from Gloucester Street (to its front façade) and from Cumberland Place and Steps (to its rear facade). • The proposed new development is designed to be split into two main blocks on the site including Block 1 and Block 2 as discussed below. • The proposed new development will be located on virtually the same building footprint as the existing c1988-90 contemporary building on the subject site. Block 2 in particular is designed to directly respond to the immediate setting of Bakers Terrace and will be a more sympathetic built form at the rear of the terraces than the existing building. Block 1: • The proposed location of the larger block (Block 1) is confined to the southern end of the site, to reduce the effects of the bulk and scale of the new development. • The proposed overall built form and scale of the Block 1 is designed to respond with the height gradation towards large scale buildings in the southern end of The Rocks and CBD buildings to the south of the Cahill expressway, and also to respond to the stepping down of the subject site between Gloucester Street and Harrington Street. • The proposed overall built form and scale of Block 1 is comparable to surrounding large scale contemporary development, including the DFS Galleria Building (155 George Street, The Rocks) and The Big Dig Archaeology Centre (110 Cumberland Street, The Rocks), and also acts as a transition in height to the immediate buildings on the opposite side of the Cahill expressway (on Gloucester Street). • It is noted that this is a complex transitional site which is adjacent to large scale CBD development at the southern end of Gloucester Street (and at the southern end of The Rocks in general) which has been highly modified and it would be an appropriate location for a building (and for Block 1) of this particular height and scale. • Whilst large scale, it is noted that Gloucester Street streetscape generally consists of buildings of varying height, and the proposed new development is generally in line with the height of the Big Dig Archaeology Centre and traditional terrace houses located at 46-58 Gloucester Street (at the northern end of Gloucester Street). • The principle façade (Gloucester Street) of Block 2 reads to be approximately a level higher than that of Bakers Terrace and buildings of a similar height in the streetscape, with additional levels set back above to minimise the appearance

QUESTION	DISCUSSION
	of the new development. • New plantings proposed along Gloucester Street provide a buffer between the traditional streetscape and the new development. • Both Block 1 and Block 2 overall have contemporary articulated facades to reduce the effects of bulk and scale of the new development, including with horizontal and vertical breaks to building facades, generally representing the verticality and proportions of immediate terrace forms. • The VIA also confirms that the street setback of Block 1 will ensure that Bakers Terrace appear more pronounced in the streetscape (see south easterly view in VIA). • It is noted that the works have been reviewed and received advice from the design review panel for the project which has been attended by SHFA heritage representatives which have been supportive/had no comments as to the overall built form/height of Block 1. Block 2 • Block 2 is located to the rear of Bakers Terrace, and is designed to respond sympathetically to the immediate setting of Bakers Terrace and Cumberland Place and Steps/ Susannah Place in the following ways: - It is proposed to be smaller in scale with a height of 5 storeys at Harrington Street level, and is in proportion with and comparable to the height and scale of Bakers Terrace and the height of surrounding heritage buildings. - It is of simple rectangular form, so as to not detract from or dominate from surrounding heritage items. - Its rear façade (facing the courtyard) design picks up on numerous traditional characteristics of Bakers Terrace that are exemplified in a contemporary manner, for example with the western façade having two main delineations, interpreting a pair of terraces, and the built form extending out over street level (above level 3), to be comparable to the balconies which cantilever from the rear facade of Bakers Terrace. - Both Block 1 and Block 2 overall have contemporary articulated facades to reduce the effects of bulk and scale of the new development, including with horizontal and vertical breaks to building facades, generally representing the verticality of immediate terrace forms.
Repainting	Proposed Works: It is proposed to repaint Bakers Terraces a traditional colour scheme based on historic evidence to be determined with SHFA. Potential Heritage Impacts: The proposal will have a positive heritage impact on the heritage significance of Bakers Terrace, surrounding heritage items and the visual setting of The Rocks Heritage Conservation Area for the by keeping the building maintained and in an appropriate colour scheme to the building and conservation area.
New services(e.g. air conditioning, plumbing)	Proposed Works: It is proposed to replace existing services associated with Bakers Terrace where required. Potential Heritage Impacts: The proposal will have a positive heritage impact on the heritage significance of Bakers Terrace, surrounding heritage items and the visual setting of The Rocks Heritage Conservation Area for the following reasons: • New services will be provided in existing locations. All other services are to be located in areas of contemporary fabric and will be residential in scale, in keeping with the history of the site. It is noted that new services will therefore be more appropriate to the existing, which are currently commercial in scale.
New landscape works (including car parking	Proposed Works

QUESTION	DISCUSSION
and fences)	The proposed works involve modifications to the existing recent rear courtyard (a thoroughfare between Harrington Street and Gloucester Street), which dates from the existing c1988-90 works to the subject site. Works to the existing courtyard mainly involve the removal of an existing recent staircase adjoining Cumberland Place and Steps, and the lowering of the existing ground level to reinstate Cambridge Street Laneway levels and the rear courtyard levels / relationship to the terraces. Specifically, the landscaping works proposed can be described as a lower terrace (which is essentially an extension of Cambridge Street) with a universal access ramp to an upper terrace (at the immediate rear of Bakers Terrace). The proposed works also involve a new through site link (staircase) to the south of Bakers Terrace. <u>The Overall Subject Site</u> Potential Heritage Impacts: The proposal will have a positive heritage impact on the heritage significance of Bakers Terrace, surrounding heritage items and the visual setting of The Rocks Heritage Conservation Area for the following reasons: Physical Impacts - The proposed works to the courtyard is confined to an area comprising of non-original fabric, which dates from the c1988-90 works to the subject site. Visual Impacts <u>Courtyard/thoroughfare</u> - The proposed landscaped area will be positive to the setting of the area, by interpreting the former lower level of the rear of Bakers Terrace, and provide the continuation of Cambridge Street Laneway. Cambridge Street Laneway originally ran to the rear of Bakers Terrace and adjoined Harrington Street in the south. - The proposed works will activate the courtyard for the public with retail edges and dining opportunities, allowing for a greater public appreciation of the site, and its immediate setting, including an appreciation of Bakers Terrace, Cumberland Place and Steps and the overall Rocks precinct. - The proposed landscaped area is designed to be visually interesting and sympathetic to its surrounding context, with subtle undulating levels between the upper and lower terraces, such as a wide ramp (which also provides required disabled access to Bakers Terrace), and a low profile retaining wall to the north east of Bakers Terraces (which appears as an extruded form, emerging from the surrounding environment), incorporated as a landscape features and providing various smaller spaces to the courtyard, supporting its activation and use. The design also interprets the former rear yards and alignment of Cambridge street - The proposed soft and hard landscaping is also designed to be visually interesting and sympathetic to its surrounding context. The soft landscaping (of deciduous tree, ground cover and shrub planting) will provide visual relief and hard landscaping will incorporate high quality contemporary materials and will be identified as contemporary fabric such as bluestone paving and paving bands, granite stone and timber (timber benches). The low profile retaining wall to the rear of Bakers Terraces will incorporate sandstone cladding to be comparable to surrounding traditional materials of surrounding heritage items. <u>Staircase/through site link / universal access ‘New Cumberland Steps’</u> - The proposed new staircase/through site link (to the south of Bakers Terrace), will be positive to the visual setting of the terraces for the following reasons: - The retention of this staircase location maintains the free-

QUESTION	DISCUSSION
	standing character of Bakers Terrace (as flanked by staircases on its northern and southern sides) and they are therefore appear separate too and more pronounced from surrounding development. - The new staircase is in keeping with the character and typology of the rocks (by interpreting the steep topography of the site), whilst providing relief to the existing heritage staircase (Cumberland Place and Steps) by providing a new fully compliant and universally accessible through site access (including lifts). - The proposal allows for the separation of the northern and southern block on the subject site, reducing bulk and scale and to ensure that the new development does not encroach on the immediate setting of Bakers Terrace. - The proposal exposes and highlights this staircase as a central feature in the development. Visually, it is comparable to traditional staircases in the Rocks (such as Cumberland Place and Steps), as it responds to the stepped topography of the site. - The proposal will incorporate visually interesting elements such as intermittent walls, terraces (for seating), interpretative elements (on stair paving) and soft landscaping/amenity planting (trellis and green walls), which support the activation of the site. - There is also opportunity to provide additional interpretive elements within the new stairs and open space. - The staircase incorporates high quality contemporary materials, such as natural stone stairs with a similar appearance to sandstone, and is comparable to the colour and texture of traditional Sydney sandstone steps in the area.

6 Conclusion and Recommendations

6.1 CONCLUSION

This Heritage Impact Statement which accompanies the redevelopment of the subject site at 85 Harrington Street, The Rocks, concludes that overall the principle aspects of the proposal respect and enhance the significance and setting of the State heritage listed Bakers Terrace, the State heritage listed items in the immediate vicinity (Cumberland Place and Steps, Susannah Place and Jobbins Place) and the overall highly significant precinct of The Rocks.

The main positive heritage impacts arising from the works are listed below:

- The proposal includes the retention and conservation of the State Heritage Listed Bakers Terrace, to ensure their continuing use. In addition, works undertaken to the terraces seek to retain and conserve their original heritage fabric and restore their former features and setting, such as the original basement floor level, in association with the reinstatement of the former levels and alignment of Cambridge Street Laneway to the rear courtyard.
- Works to Bakers Terrace will remove intrusive and unsympathetic elements, including the new brick skin and raised concrete slab floors to the basement level and the concrete fire stair to the southern terraces.
- Works to Bakers Terrace restores where possible former features and setting. This includes:
 - o Removal of the intrusive raised concrete slab and masonry skin walls to the basement level across the terrace group
 - o Reinstatement of the original basement floor level (in association with the reinstatement of the former levels and alignment of Cambridge Street Laneway to the rear courtyard).
 - o Reinstatement of traditional materials in the basement allowing the original fabric to breathe (timber floor or similar to sandstone flags and exposed masonry walls).
 - o Reinstatement of access between ground and first floor levels, which is currently two segregated commercial floors (ground and first floor) with separate entrances.
 - o Reinstatement of two pairs of terraces, which are currently an amalgamation of four terraces. This is representative of the original construction of the building as two individual pairs.
- The proposal to demolish the existing c1988-90 building, and construct a new 5-9 storey mixed use development (inclusive of additional basement level carparking and new ground floor commercial . retail premises with residential above and DDA accessible through site links), will replace an existing aged building with a high quality contemporary development that activates the streetscape.
- The above new through site link provides new sight lines through the site providing new views to Bakers Terraces and Gloucester Street from Harrington Street interpretive of former view lines in the area prior to the large scale 1980/90s redevelopment.
- The proposed new through-site link allows for upgrade/pressure to be taken off the neighbouring highly significant Cumberland Place and Steps, in order to assist in the preservation of these steps in their historic form. In addition, the new fully compliant through-site link provides stairs and a lift that comply with DDA and Australian Standard codes.
- The redevelopment of the subject site will not result in any impacts to archaeological resources, as the site has been assessed as having very low archaeological potential.
- The redevelopment of the subject site as a whole for residential use is in keeping with the sites former historic function and provides for its long term continuing use.
- Heritage interpretation will enhance the site and The Rocks overall, in a site which has previously not been interpreted, and will provide for wider audiences, such as local and international tourists, in this highly visited precinct.

The identified negative aspects arising from the works are listed below, with reasons in support of the works.

- It is recognised that Block 1 will be a larger scale development in Gloucester Street. However, it is also recognised that the site of Block 1 is a complex transitional zone within the southern area of The Rocks (adjacent to the Cahill expressway and Sydney CBD), with this area already comprising of larger scale contemporary development including the DFS Galleria Building (on the opposite side of Harrington Street) and the Big Dig Archaeology Centre. The proposal will therefore respond

to the diverse character and height of buildings at the southern end of Gloucester Street (and this area of The Rocks), and will provide a highly activated and enhanced setting.

- In order to minimise the impacts of bulk and scale, numerous measures have been applied to the design of the street front façades to ensure they carefully respond to terrace proportion and scale, including building articulation through materiality, horizontal and vertical delineations, a set back of upper levels and new plantings/trees along the street boundary to provide a buffer. The new development will present as a high quality contemporary architectural design and will be visually interesting in the streetscape.

In accordance with the above, the proposal is supported on heritage grounds for the significant positive heritage impacts identified as arising from the works, providing recommendations and mitigation measures outlined below in Section 6.2 and Section 6.3 are adhered to.

6.2 RECOMMENDATIONS

- Conservation works to Bakers Terrace, as identified in the Bakers Terrace CMP, will be undertaken as part of the redevelopment works.
- Any changes to the design of Bakers Terrace should be undertaken with advice from a suitably qualified heritage consultant. The following advice has previously been provided by Urbis and incorporated into the design, this should also be incorporated into further detailed design works where applicable:
 - o All floors and floor structure were replaced in the c1988-90 works and are not required to be retained, and they can be modified where required for servicing etc.
 - o The raised concrete slab floors and double skin brick walls in the basement should be removed and replaced.
 - o The basement floor should be reinstated to its former lower level.
 - o The proposed replacement floor in the basement is to be that of a contemporary traditional stone floor which interprets its former original stone flags (of former kitchen and service areas).
 - o The existing basement level arched doors to the rear courtyard comprise of contemporary fabric and joinery and are not required to be retained; however, the original openings should be retained (and will be extended in height with the new lower floor level as per the original).
 - o The existing window to the far eastern rear façade (at basement level) was originally a door and may be reinstated if desired.
 - o All stairs throughout are contemporary and in non-original locations and are not required to be retained.
 - o All ceilings throughout are contemporary fabric and may be modified or replaced as required.
 - o All internal painted timber skirtings are sympathetic reconstructions and this profile should continue to be used throughout. These can be modified or replaced to match the existing as required, the originals are not required to be retained only the profile.
 - o The rear balconies are a sympathetic reconstruction and should be retained.
 - o Further detailed design of the rear balcony and masonry fence to Cumberland Steps should include a review all historic photos included in this document and incorporate the principal tradition design elements as part of the new design.
 - o All other external windows and doors are a sympathetic reconstruction in original openings and should be retained.
 - o All door highlights and associated frames are original and should be retained where present.
 - o All services are recent and can be removed and replaced as required (to a residential scale).
- Upon removal of the raised concrete slab floors and additional brickwork skin in the basement of Bakers Terrace, a review of any evident drainage issues will be undertaken and rectified as required.
- During construction works, original and significant fabric of Bakers Terrace should be protected.
- As outlined in the Heritage Interpretation Strategy, the future detailed Heritage Interpretation Plan for the subject site requires liaison with SHFA to ensure consistency in design and content to the precinct wide interpretation strategy (The Rocks Interpretation Strategy).
- An Archival Recording should be undertaken for the whole site, inclusive of Bakers Terrace, as a standard record for the future.

6.3 MITIGATION MEASURES

- Archaeological mitigation measures and monitoring requirements are outlined in the Archaeological Assessment report that accompanies this application.
- The mitigation measures should be implemented as set out in the Visual Impact Assessment prepared by GMU dated December 2015. These are set out on pages 18 and 21 and are regarding the perceived bulk and scale for levels 7 and 8. The suggested 1 meter setback has already been incorporated into the design and has been assessed to assist in the reduction of bulk and scale. Generally the recommendations are a change in colour to more recessive colours, reduction in solid to void ratio and greater curves applied to corners. They also recommend an increase in height to level 6 parapets which from our perspective is optional.
- A copy of the Conservation Management Plan for Bakers Terrace should be lodged with the City of Sydney and the NSW Heritage Office libraries for future public access.
- A copy of the Archival recording for the whole site should be lodged with the City of Sydney and the NSW Heritage Office libraries for future public access.

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Disclaimer

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Appendix A Harrington Street, wall mapping

All stone above the dashed line and beyond the opening to the carpark doorway (left) was installed in the late 1980s site redevelopment. It was likely salvaged from the extensive excavation on the site and cut, tooled & laid to form the wall. Some stone, predominantly to the northern end of the wall also appears to be early salvaged stone from other locations which may include the former longer wall.

All stone above dashed line laid in the late 1980s redevelopment

Bedrock

Bedrock

Bedrock

Bedrock

key
O = Original
RL = Relaid (likely reused original)
M = Modified (likely original modified)



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