

# CONSERVATION MANAGEMENT PLAN

Volume 1  
Main Report

UNIVERSITY TERRACE  
124-131 DARLINGTON ROAD  
DARLINGTON, SYDNEY



No. 124-125 Darlington Road  
(Tanner *ARCHITECTS* 2008)

PREPARED FOR  
UNIVERSITY OF SYDNEY  
DRAFT DECEMBER 2008  
08 1205  
TANNER *ARCHITECTS*  
52 ALBION STREET SURRY HILLS NSW 2010

**EXECUTIVE SUMMARY**

**TABLE OF CONTENTS**

Executive Summary

**DOCUMENT / STATUS REGISTER**

Issue	Date	Purpose	Written	Approved
A	December 2008	Draft	NJ	

# 1 INTRODUCTION

## 1.1 BACKGROUND

This report has been prepared to accompany the conservation works programmed for the terrace row of dwellings at 124-131 Darlington Road, Darlington. These properties are owned by the University of Sydney and are located within the Darlington Campus of the University.

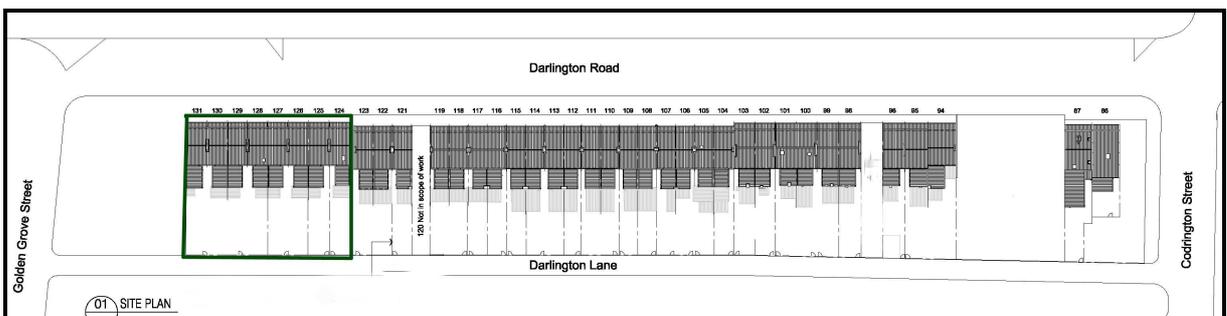
The report has been commissioned by the Heritage Policy and Projects Unit of the University of Sydney and responds to the requirements of the Consultancy Services Agreement for conservation works to the street façades and roofs of the terrace.

## 1.2 STUDY AREA

The study area comprises the seven dwellings in the terrace located at 124-131 Darlington Road, Darlington. The dwellings are located on the south side of Darlington Road and between Codrington Street and Golden Grove Street within the Darlington Campus. City Road and the Camperdown Campus of the University are located to the north of Darlington Road.

This area of Sydney is located within the local government area of City of Sydney, and the parish of Petersham, County Cumberland. The real property identifier is Auto-Consolidated Folio 3868-243.

The terrace was erected in 1885 by the English immigrant builders John and William Bakewell. The properties were subsequently owned by a number of individuals as related in the history section of this report, and were acquired by the University of Sydney in 1971.



Site Plan, Tanner ARCHITECTS, 2008

### 1.3 STRUCTURE OF REPORT

This report follows the general guidelines and methodology described in *The Conservation Plan*, National Trust of Australia (NSW), 2000 by J.S. Kerr, *the Australia ICOMOS Guidelines to The Burra Charter - Cultural Significance and Conservation Policy*, 1999, and the *NSW Heritage Manual* prepared by the Heritage Branch of the NSW Department of Planning. Australia ICOMOS is a professional body of conservation practitioners, represented by the Australian National Committee of the International Council on Monument and Sites.

The report comprises three sections:

INTRODUCTION explains the background, the process, and the context of the CMP.

ASSESSMENT (sections 2 to 4) provides an historical overview, describes the site and components, and states what is significant. This section sets the basis for developing policies for future management of heritage values. The assessment includes a summary of the history and physical features of each individual property within the terrace.

POLICY & MANAGEMENT (sections 5 to 8) discusses issues that affect the cultural heritage of the terrace, sets out policy and provides guidelines to the policy, and provides guidelines to implement the policies.

### 1.4 LIMITATIONS

The assessment section of the report addresses post-European contact cultural values.

The historical background is not intended to be exhaustive, but provides sufficient background to assess significance and develop relevant management policies.

The history of the management of the terrace by the University has not been researched owing to the relevant administrative records not being made available by the University.

### 1.5 AUTHOR IDENTIFICATION

This CMP was prepared by Tanner Architects.

### 1.6 ACKNOWLEDGMENTS

Tanner Architects acknowledge the assistance of the following:

- Julia Mant, Reference Archivist, Sydney University Archives
- Roslyn Kennedy, Archivist, Sydney City Archives

## 1.7 TERMINOLOGY

To achieve consistency in approach and understanding of the meaning of conservation actions advocated in this CMP, a standardised terminology for conservation processes and related actions is adopted utilising *The Burra Charter*.

*The Burra Charter* (1999) is widely acknowledged as the principal guiding document to conservation work and practices of places of cultural significance. *The Burra Charter* defines the basic principles and procedures that should be followed in the conservation of places of heritage significance. *The Burra Charter* has been adopted as the standard for best practice in the conservation of heritage places in Australia.

*Place Site*, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

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

*Fabric* All the physical material of the place including components, fixtures, contents, and objects.

*Conservation* All the processes of looking after a place so as to retain its cultural significance.

*Maintenance* The continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

*Preservation* Maintaining the fabric of a place in its existing state and retarding deterioration.

*Restoration* Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

*Reconstruction* Returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

*Adaptation* Modifying a place to suit the existing use or a proposed use.

*Use* The functions of a place, as well as the activities and practices that may occur at the place.

*Compatible use* A use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

*Setting* The area around a place, which may include the visual catchment.

*Related place* A place that contributes to the cultural significance of another place.

*Related object* An object that contributes to the cultural significance of a place but is not at the place.

*Associations* The special connections that exist between people and a place.

*Meanings* What a place signifies, indicates, evokes or expresses.

*Interpretation* All the ways of presenting the cultural significance of a place.

## 1.8 ABBREVIATIONS

The commonly used abbreviations in the report are:

AHC- Australian Heritage Commission

BA – Building Application

BCA - Building Code of Australia

CMP - Conservation Management Plan

DA – Development Application

DCP – Development Control Plan

ICOMOS - International Committee on Monuments and Sites

LEP - Local Environmental Plan

ML - Mitchell Library, State Library of New South Wales

NSW - New South Wales

S.70 Register – Section 70 of the NSW Heritage Act 1977 (as amended)

SHR - State Heritage Register

SLNSW - State Library of New South Wales

SU – Sydney University

## 2 HISTORICAL BACKGROUND

### 2.1 INTRODUCTION

The terrace is located within the Darlington Campus of the University of Sydney that incorporates the historic Sydney suburb of Darlington. The terrace was completed in 1885 as a property investment for John Bakewell and William Bakewell, builders, brick makers and potters. The terrace is located within Lots 30-35 of Section 34 of the Golden Grove Estate, a private subdivision in freehold title that dates from 1880. The terrace was originally known as University Terrace. White or non-indigenous settlement in the area however is considerably earlier than the terrace in dating from the late-eighteenth century.

This history is presented below in relation to land ownership and ever diminishing property boundaries; from the expansive crown grants to the narrow allotments that collectively define the terrace. This evolution is documented in the following sections through official land ownership deeds and surveys, supplemented by biographical details:

- School Reserve of the Church and School Estate
- Hutchinson's Golden Grove
- Subdivision and the suburb of Darlington
- University resumption and the campus at Darlington

### 2.2 SCHOOL RESERVE OF THE CHURCH AND SCHOOL ESTATE

The Sydney inner city suburb of Darlington is historically associated with the 1000 acres granted by Governor Phillip in 1788 for the support of the clergy of the Church of England (now Anglican Church). The reserve comprised 400 acres for church or glebe land (Church Reserve) at its northern part inclusive of the harbour frontages of present day Blackwattle and Rozelle bays, 200 acres at the southern edge for the maintenance of a schoolmaster (School Reserve), and the 400 acres in between set aside as a Crown Reserve with no particular dedication.<sup>1</sup> In broad terms, Darlington is located at the southern edge of this grant and within the School Reserve, which is defined by the present day alignment of Wilson Road.

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<sup>1</sup> Campbell, J. F., 'The Early History of Sydney University Grounds', *Journal of the Royal Historical Society*, Vol. 16, p.284

The Crown Reserve to its north later evolved into the lands of the University of Sydney and suburban areas of Newtown and Camperdown, while the Church Reserve is now principally the suburb of Glebe.

Most of the School Reserve subsequently was revoked and the land was surveyed, subdivided and granted away to men of influence and prospect in Sydney's penal society. In the mid 1790s, three leaseholds were secured by officers for farming. The Crown and Church Reserves in their western area were consolidated into one landholding of 240 acres and granted to Governor William Bligh in 1806; Bligh's grant was named Camperdown within which is located the suburbs of Camperdown and Newtown. Another 250 acres was set aside as Grose Farm by the Church trustees and offered for lease in 1812. The area to the east, between present-day Golden Grove Street and Cleveland Street, was granted to William Hutchinson (52 acres in 1819), William Chippendale (95 acres in 1819) and Thomas Shepherd (28 ½ acres in 1827). Chippendale's grant was purchased by Samuel Levey in 1821 and the estate was subdivided from the 1860s for housing and the area today is known as the suburb of Chippendale. Shepherd's grant was developed into the historically important Darling Nursery, with the grant being subdivided for housing in 1855.

The terrace is located within Hutchinson's grant, which included 30 acres that had been originally granted to Anne Blyth in December 1808.<sup>2</sup> Blyth later married the stonemason Isaac Payten and Payten sold the grant to William Hutchinson in March 1815. The deed of sale notes "with buildings called Golden Grove".<sup>3</sup> In Hutchinson's time the grant continued to be known variously as Golden Grove or Golden Grove Farm.<sup>4</sup>

### 2.3 HUTCHINSON'S GOLDEN GROVE GRANT

William Hutchinson (1772-1846) arrived in the colony in 1799 a convict having been sentenced to seven years' transportation in 1796 for theft. Shortly after arrival in Sydney he was again convicted of theft and was sent to Norfolk Island where he was soon appointed an overseer of government stock and acting superintendent of convicts. Following the evacuation of the island over 1813/1814 he returned to Sydney a man of wealth made through his various business ventures on the island and was held in high esteem by the colonial

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<sup>2</sup> Ryan, R. J., *Land Grants 1788-1809*, Australian Documents Library, Sydney, 1981, p.194; J.F. Campbell, 'The Early History of Sydney University Grounds', Royal Australian Historical Society, Vol. 16

<sup>3</sup> Land and Property information, Old Register Book 6, Page 55, Entry 1403

<sup>4</sup> So identified in William Hutchinson's will dated 1843

administrators. In 1814, Macquarie appointed Hutchinson to the important position of superintendent of convicts and public works, one of his duties being the assignment of convicts to the free settlers. He remained in this position until 1823 and continued to be engaged in other civil positions until 1829.

Hutchinson's Golden Grove grant of 52 acres was made in August 1819 and by this time he was a wealthy and important citizen in the colony. He was active in establishing the Bank of New South Wales (Westpac) in 1816 and was a director of the bank from 1829. He entered into a partnership with Samuel Terry in 1820 to establish the Waterloo flourmill (discussed below) within the land lying to the south east of his Darlington land. The partnership evolved into the Waterloo Company in 1822, which had extensive business interests including banking. His pastoral interests were extensive with properties to the south (Bong Bong and surrounds) and south-west at Bringelly. Hutchinson was also active politically, championing various causes supporting responsible government and civil rights such as trial by jury. He died in 1846 at the age of seventy.<sup>5</sup>

Golden Grove in Hutchinson's ownership was one component of an extensive land holding that while unsuited to agricultural production possessed a natural watercourse that could be exploited for commercial return. The watercourse, named Black Wattle Swamp Creek, drained into Sydney Harbour and within the Darlington area was located approximately in the area of present day Abercrombie Street. In addition to traversing Hutchinson's Golden Grove grant, the watercourse also took in part of Chippendale's grant which Hutchinson purchased in 1844; this area acquired the name 'Hutcheson's Paddock' within which was sited Eveleigh House, the residence of Hutchinson's son-in-law John Rose Holden. To the south-east of the Golden Grove grant and across the present day Eveleigh railway yards lay Hutchinson's expansive grant of 1,400 acres named Waterloo. This grant incorporated an array of creeks and swamps that drained not into Sydney Harbour but Botany Bay to the south. Within this grant Hutchinson, in partnership with Daniel Cooper, Samuel Terry and three other men, erected the historically significant Waterloo Mill to initially crush grain and later process wool. Hutchinson sold the grant to Daniel Cooper, Solomon Levey and Robert Cooper in 1825.

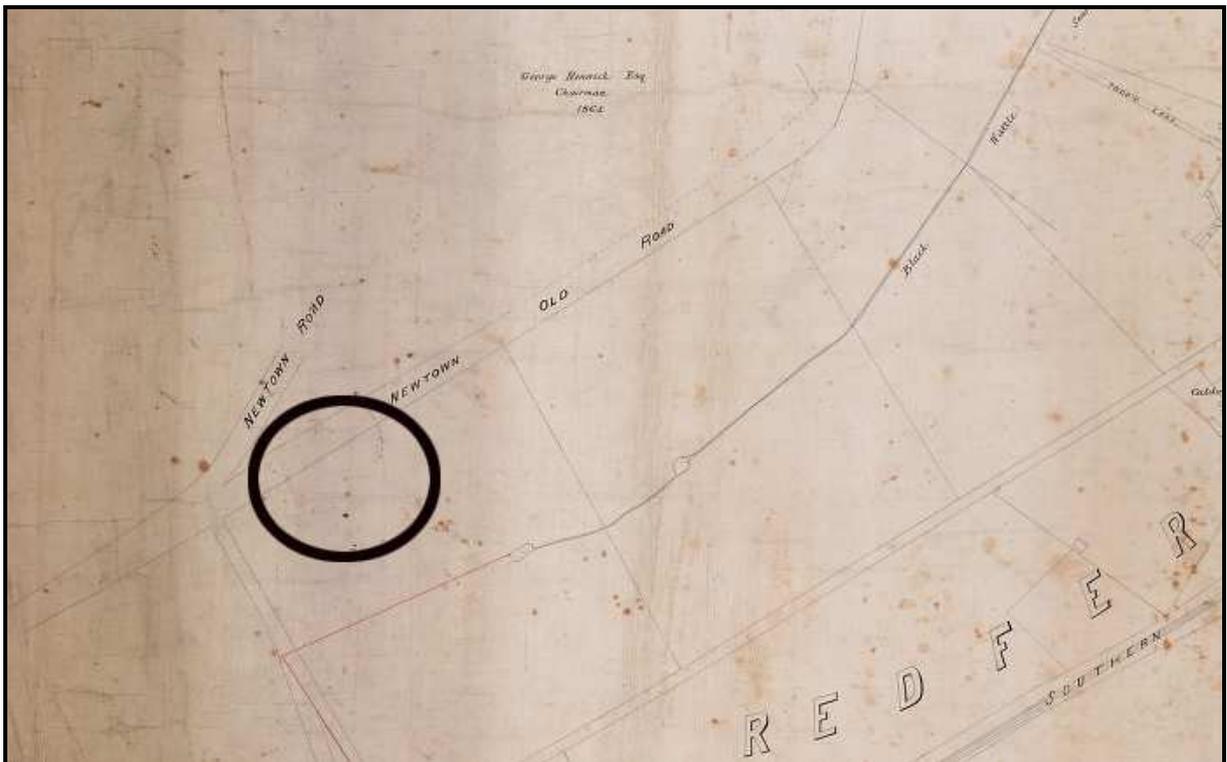
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<sup>5</sup> Le Roy, Paul Edwin, 'Hutchinson, William (1772-1846)', *Australian Dictionary of Biography*, Vol. 1, Melbourne University Press, 1966, pp.574-575

UNIVERSITY TERRACE – 124-131 DARLINGTON ROAD  
 DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

The historical use of the land grant at Darlington is not known, but was probably subdivided and let on weekly tenancies for horticultural enterprises and stock agistment. There is documentary evidence for this pattern of use for Hutchinson’s land, the so-called ‘Hutcheson’s Paddock’, further east at Chippendale.<sup>6</sup> Typically, such land use resulted in irregularly aligned and fenced paddocks set out in relation to the watercourses. A survey of the Golden Grove grant undertaken in 1864 plots four fenced paddocks, two with small dams on the course of the creek.<sup>7</sup>

The land grant at Darlington remained in Hutchinson’s ownership through to his death, with the grant then being bequeathed to his sons. By around 1860 the estate was owned by William’s grandsons William Henry Gibbons and Richard Hutchinson Roberts, but by the late 1870s there were numerous claimants owing to mortgages and trusteeships. The estate was divided among the claimants according to the Report of Master in Equity presented in October 1879 and only at this time was it subdivided.<sup>8</sup>



The Hutchinson family’s Golden Grove and the approximate location of the terrace as surveyed in 1864. The features noted by the surveyor are the course of the creek and dams, Darlington Road, Abercrombie Street and

<sup>6</sup> Mitchell Library Subdivision Plans – Chippendale (C18) No. 104

<sup>7</sup> The Trigonometrical Survey of Sydney 1865

<sup>8</sup> Land and Property Information Old System Deed Bk. 220 No. 870

UNIVERSITY TERRACE – 124-131 DARLINGTON ROAD  
 DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

some fenced paddocks. Image sourced from the City Council’s Trigonometrical Survey of Sydney 1865 CD-ROM

**2.4 SUBDIVISION AND THE SUBURB OF DARLINGTON**

**2.4.1 Golden Grove Estate**

The terrace is located within the Golden Grove estate subdivision that was put on the market by the various claimants to William Hutchinson’s estate on 6th September 1880 by auctioneers Richardson and Wrench, who emphasised in their sale descriptions the estate’s advantages being its proximity to the city with no reference being made to the nearby developments at Eveleigh.<sup>9</sup>

The estate’s plan was laid out by the licensed surveyor Ferdinand Reuss junior. The area of the estate incorporates the whole of Hutchinson’s grant of 52 acres and part of the neighbouring Chippendale grant purchased by William Hutchinson in 1844. The estate laid out by Reuss was intended for residential development in its multitude of narrow and deep allotments, generally 20 feet by 100 feet, each with frontage to both a rear lane for nightsoil and a public street. The estate comprised 36 sections with upward of 43 allotments within each section. The terrace is located within Section 34, the northern most. The 39 allotments within Section 34 were purchased as follows:10

<b>Table 2.1 – Golden Grove Section 34 – The Purchasers</b>		
<b>Original Lot No.</b>	<b>Current Street No.</b>	<b>Original Purchaser</b>
Lots 1-3	85 Darlington Road 86 - 87 Darlington Road	T Curley
Lots 4-7	88 Darlington Road 90-93 Darlington Road	W H Paling
Lot 8	94 Darlington Road	Thomas Bonamy
Lot 9	95-103 Darlington Road	Mr Donald
Lots 10-12		J Bremer
Lots 13-15		T Hamilton

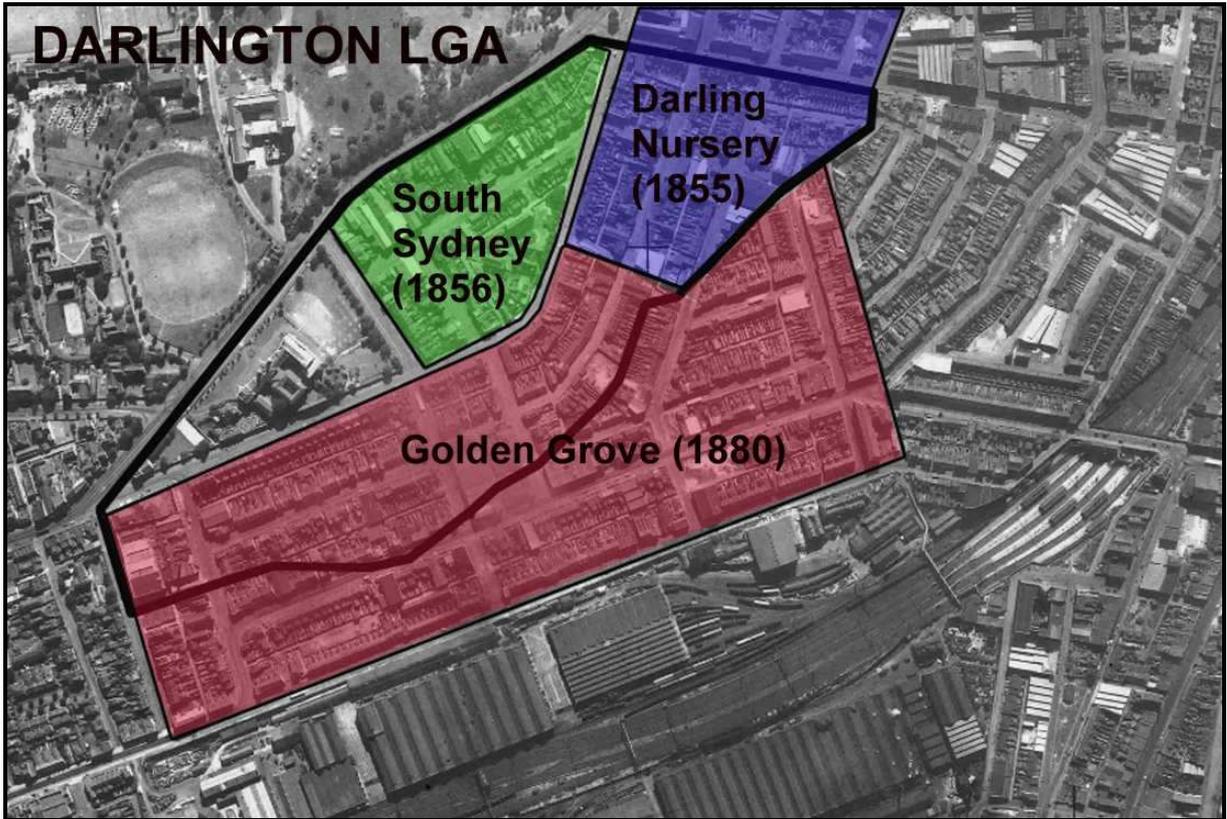
<sup>9</sup> *Sydney Morning Herald* 6/9/1880

<sup>10</sup> Mitchell Library Subdivision Plans – Golden Grove (G7) No. 17

UNIVERSITY TERRACE – 124-131 DARLINGTON ROAD  
 DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

Table 2.1 – Golden Grove Section 34 – The Purchasers		
Original Lot No.	Current Street No.	Original Purchaser
Lot 16	104-123 Darlington Road	Mason
Lots 17-19		T Miller
Lots 20-29		W H Paling
Lots 30-35	124-131 Darlington Road	J McInnes
Lots 36-27	132 – 133 Darlington Road	B Foley
Lots 38-39	134 – 135 Darlington Road	(?) Stoddart

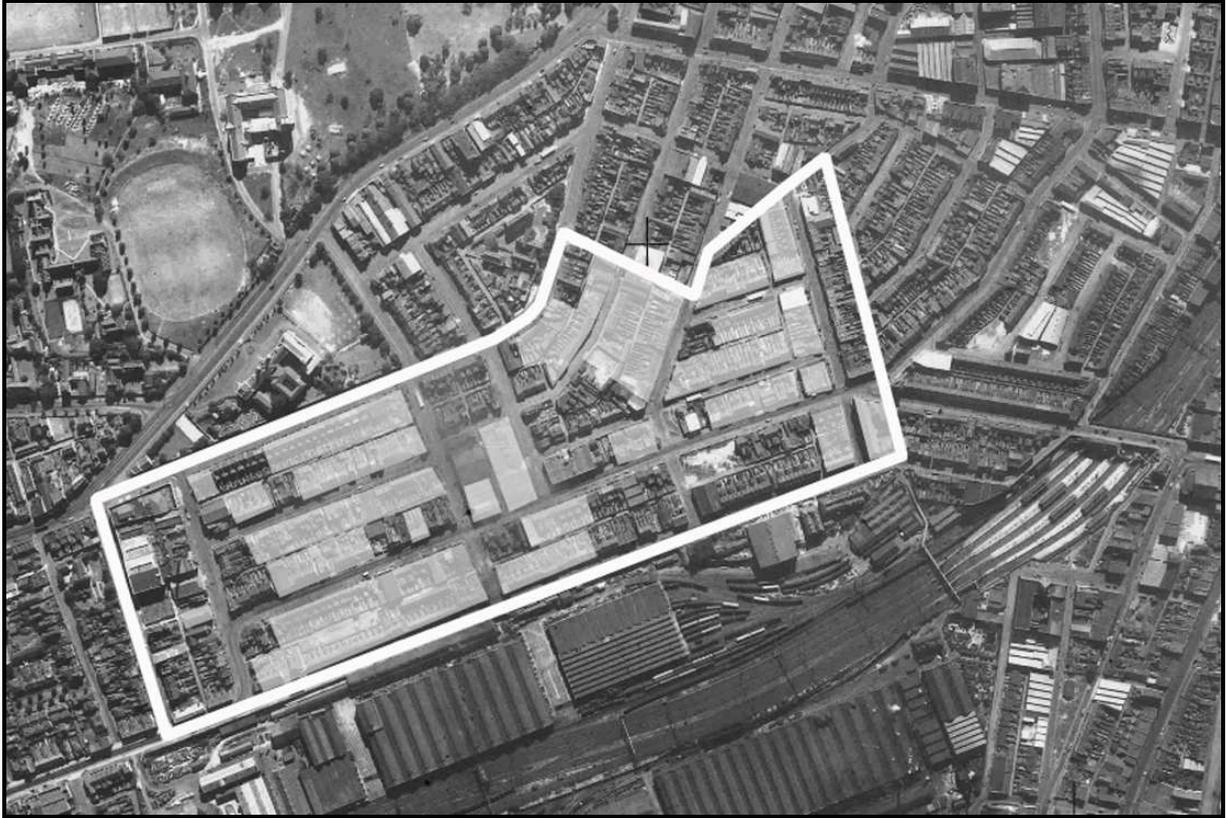
The Golden Grove estate was the last and largest land release within the area of the former Darlington Municipality (the estate also took in the former Redfern Municipality at its southern edge). Darlington Council, established in 1864, at the time of its merger with the City Council in 1949 was the smallest of the inner city municipalities and was even smaller at the time of its foundation when Darlington was essentially formed by the South Sydney estate (sited in the wedge between City Road and Darlington Road) subdivided in 1856 and the Darling Nursery estate (within the area formed by the intersection of Darlington Road with Cleveland Street) subdivided around 1855. It was within this area that the major community facilities, the public school (erected in 1877 and still standing) and the town hall, were sited. Aside from these estates, the other major land use was the Institution for the Deaf, Dumb and Blind, dating from 1872, within the block of land bounded by Codrington Street, City Road and Darlington Road.



The former Darlington LGA consisted of three land releases: the estates of the Darling Nursery (1855), South Sydney (1856) and Golden Grove (1880). The boundaries of these estates have been plotted onto an aerial photograph of 1943. (Base photograph sourced from Roads and Traffic Authority, From the Skies CD-ROM)

Whereas the original two land releases in the Darlington Municipality were related to the initial development of the University and influx of migrants arising from the Gold Rush, the timing of the Golden Grove release was associated with the development of the Eveleigh railway workshops and yards. The railway line was constructed in the 1850s and traversed land to the south of Hutchinson’s Golden Grove. The railway workshops were initially located near Prince Alfred Park, but with the rapid expansion of the network across the state and with Sydney at the centre of this network new facilities were required. The Eveleigh site was chosen in 1875 and the land acquisition was completed in 1880. The facilities were developed from the 1880s into the largest railway workshops in the Southern Hemisphere. The workshops necessitated large numbers of tradesmen and labourers to function; some 1,500 men being employed by 1891. To house these men and their families surrounding areas such as Golden Grove were rapidly developed into tracts of terraced houses. The growth of the resident population in the municipality from 1,398 in 1871 to 3,465 in 1891 reveals

something of the impact of the Golden Grove land release and the demand for accommodation in an area benefiting from the development of the government railways.



The extent of development within the Golden Grove estate by 1884 has been plotted onto an aerial photograph of 1943. (Base photograph sourced from Roads and Traffic Authority, From the Skies CD-ROM)

## 2.4.2 University Terrace

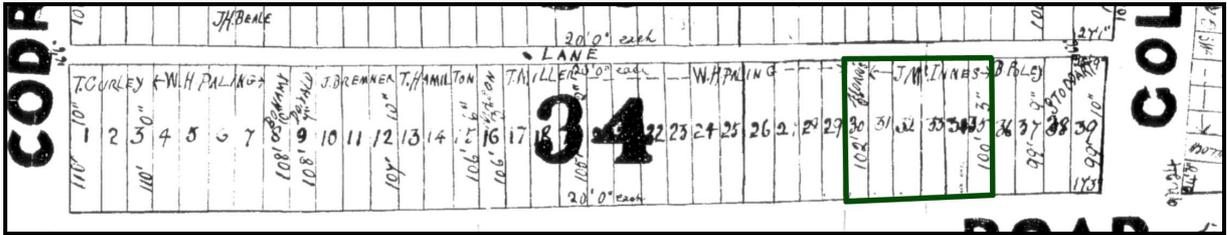
### Owners

The terrace was erected by the builders John Bakewell and William Bakewell as a speculative development over 1885 within six allotments of Section 34 of the Golden Grove estate purchased by the Bakewells in February 1884 from the trustees of John McInnes, the Rev George McInnes, Presbyterian Minister of Ashfield and Martha McInnes of Arncliffe, John's widow. The sale price was £1,000.<sup>11</sup> McInnes, then of Arncliffe, had purchased the allotments in August 1881 directly from the vendors, the Hutchinson family, of the Golden Grove estate for £403 5s 6p.<sup>12</sup> McInnes died in January 1884.

<sup>11</sup> Land and Property Information Old System Deed Bk. 307 No. 416

<sup>12</sup> Land and Property Information Old System Deed Bk. 227 No. 33

UNIVERSITY TERRACE – 124-131 DARLINGTON ROAD  
 DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



The allotments of the Golden Grove subdivision that form the area of the terrace. Image sourced from the Mitchell Library – Golden Grove Subdivision Plan G7/17

The Bakewell brothers commenced construction in 1885 for the Darlington Rate Assessment for 1885 notes the houses were then in course of erection. The first entries for the terrace in the *Sands’ Directory* commenced with the 1886 edition. The terrace remained in the ownership of the Bakewell family until 1922.

William (1851-1917) and John (1853-1887) Bakewell in partnership with another brother, Thomas (Tom) (1854-1892), were English migrants whose original trade was bricklaying. The brothers established the Beulah Pottery and Brickworks in Coulson Street, Erskineville in 1884 with the production of pottery commencing in 1891. The works produced terracotta products, sanitary wares and glazed deep brown bricks, for which the company was famous. The works produced double-pressed facing bricks and moulded bricks impressed ‘Bakewell’ or ‘Bakewell Brs.’<sup>13</sup> In the 1890s the works were known for the quality of their fine terracotta products which were popular in this era for setting in face brick masonry.

Today, the business is best known for their pottery wares. Their pottery to begin with was a popular range of household utilitarian wares – glazed bottles, butter pots, jars and safe stands. Commencing in 1904 the pottery works produced ‘Bristol and Cane Ware’ and ‘Sponged and Majolica Goods’, which were followed by white body, transfer-printed tablewares developed by the surviving brother, William. The output of pottery continued into the mid 1950s responding to evolving market demands. In the 1930s they had a range of vases and ornamental jugs in Art Deco forms, and tableware tea settings marketed under the ‘Newtone’ brand. Another product of this era are vases showing Australian bush scenes of flora or fauna.<sup>14</sup> A painter of kookaburras employed at the works was a ‘Miss Mitchell’, perhaps the Mrs Harriet Mitchell who ran a boarding house in No. 127 Darlington Road between 1914-

<sup>13</sup> Gemmill, W., *And so we graft from six to six: the brickmakers of New South Wales*, Angus & Robertson Publishers, 1986 and [www.auspottery.com/Bakewell.htm](http://www.auspottery.com/Bakewell.htm)

<sup>14</sup> Graham, M., *Australian Pottery of the 19<sup>th</sup> and early 20<sup>th</sup> Century*, the David Ell Press – Sydney, 1979



occupancies. Little is known of the personal background of the occupants aside from their profession where it is sometimes stated. A number of occupants had trades that suggest employment at the nearby Eveleigh railway works inclusive of:

- No. 125 D.B. Howarth, engineer (1886)
- No. 128 Peter McDermott, train driver & union official (1913-19)
- No. 129 James Heffernan, engine driver (1910-12)
- No. 130 Thomas Salisbury, engineer (1892-94)
- No. 131 Maitland Stevenson, engine driver (1911)

Aside from railwaymen there was also a high percentage of men engaged in the building trade and perhaps employees of the Bakewell's brick works; brickmaker Edward Peters for example lived at No. 128 between 1900 and 1912

There were other occupants with professions that could be considered representative of the lower middle classes. These tenants included:

- No. 124 Robert Bultitude, constable (1890-96)
- No. 125 John E. Bates, school teacher (1890-93) and Mrs E Stewart and Miss C Gray, private school (1900-01)
- No. 127 Sam Fee-You, Chinese merchant (1886-87)
- No. 128 John Jenkins, clerk (1886) and John J. Ware, clerk (1887-88)
- No. 129 R.A. Dallen, bookkeeper (1886), Peter Poole, government inspector (1890-92)
- No. 130 Phillip Jenkins, clerk (1887)
- No. 131 Mrs Bundy, nurses home (1890), John Hynes, manufacturer (1916-27)

There is a direct reference to the use of No. 127 as a boarding house for the period 1914-1925, and the local electoral role for 1947 provides other evidence for multiple occupancy by this era that is possibly also indicative of the hard times experienced in the 1930s. The roll

indicates No. 124, 125, 126, 129 and 131 had at least two family units in residence with No. 124 recording four families.<sup>18</sup>

## **2.5 UNIVERSITY RESUMPTION AND INSTITUTIONAL ENCLAVE**

### **2.5.1 Darlington Campus**

The greater part of the former Darlington Municipality inclusive of the terrace in Darlington Road has been absorbed by the University of Sydney. The University was established in 1850 with the first buildings within its original site (bounded by Parramatta Road, City Road and Missenden Road) being commenced by 1855. The need for the expansion of the University's grounds was recognised in the County of Cumberland plan published in 1948. The subsequent *City of Sydney Planning Scheme* of 1958 rezoned the area of the former South Sydney estate (sited in the wedge between City Road and Darlington Road), which was a subdivision dating from 1855, for special uses. The funds provided by the Australian Universities Commission allowed the University to purchase from 1958 individual properties in this area of the former South Sydney estate with wholesale demolition (over 700 houses) following the purchase. The major new developments in this area include the Faculty of Architecture (1960), the Faculty of Engineering (1963-1970), International House (1967), Wentworth Union (1968), Bio-Chemistry Building (1970), and the Seymour Centre (1972).

Elsewhere, the Institution for the Deaf, Dumb and Blind was acquired by the University in 1959 and within its grounds the University erected the Merewether Building in 1966 and the Commonwealth of Australia funded the new University Regiment facility in 1963. Many properties in the area south of Darlington Road bounded by Codrington Street, Abercrombie Street and Golden Grove Street were also purchased by the University. While some major new facilities have been developed here inclusive of the Economics and Business Building (1998) the precinct retains remnants of the old suburban settlement.

### **2.5.2 The Terrace**

The terrace was acquired by the University of Sydney in 1971. The history of the management of the terrace by the University has not been researched owing the relevant records not being made available to the author. However, City of Sydney Council records note the following building alterations:

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<sup>18</sup> Sydney City Archives Building Application No. 1403/64

UNIVERSITY TERRACE – 124-131 DARLINGTON ROAD  
 DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

Table 2.2 –Building Alterations			
Address	Date	DA/BA Number	Architect
124 DARLINGTON	1998	BA/Q98/770 & DA/U98/537	Urban Inter Arc Pty Ltd
125 DARLINGTON			
126 DARLINGTON	1996	DA/1996/746	Urban Inter Arc Pty Ltd
127 DARLINGTON			
128 DARLINGTON			
129 DARLINGTON			
130 DARLINGTON	1996	DA/1996/746	Urban Inter Arc Pty Ltd
131 DARLINGTON	1993	BA/Q93/689 & DA/U93/769	Insite Architecture and Design



The Darlington Road frontages of No. 128-131 around 1970. By this date, the University had yet to acquire the properties. Source: Sydney University Archives Series G74

## 3 DESCRIPTION AND ANALYSIS

### 3.1 INTRODUCTION

The section of the report describes the physical fabric of the terrace and its built context. This is achieved through survey to identify the materials and finishes of the various building components both externally and internally. A date for the fabric is provided. The assessment is based on visual appraisals only and no physical intervention was undertaken.

The survey was undertaken in October 2008.

### 3.2 SUBURBAN CONTEXT

#### 3.2.1 Darlington Road

The terrace is located within the Darlington Campus of the University of Sydney. The area of the Darlington Campus is defined by City Road, Cleveland Street, Shepherd Street, Abercrombie Street, and Golden Grove Street. Within this area, the bulk of the University's dedicated educational buildings are located to the north-east of the terrace across Butlin Avenue / Codrington Street with another major precinct being the Institute Building precinct sited directly opposite the terrace.

The terrace is located within a distinct precinct of the Darlington Campus defined by Darlington Road, Codrington Street, Abercrombie Street and Golden Grove Street that retains elements of the historic suburban settlement of Darlington. Arguably, the most tangible historic element of this precinct is the row of terraced houses framing the southern margin of Darlington Road. The row comprises seven groups of terraces, inclusive of the terrace under review, that were erected between 1882 and 1908 with the bulk of the development being completed between 1882 and 1885. The groups are:

#### **No. 86 & 87 Darlington Road, Roma and Frelin**

Erected 1884. A pair of two storey rendered brick attached dwellings with cast iron filigree verandah balustrade panels, cast iron front fence and gate railings, and elaborate Classical Revival style cast cement decorated front parapets. Probably designed by architect Pepper Freeman. Currently owned by the University.

### **88 Darlington Road**

Erected c.1883. A single, two storey building with a c.1920s face brick addition built up to the street building line and encloses the veranda. Erected for Francis Moran. Currently in private ownership.

### **90-93 Darlington Road**

Erected c.1908. A terrace of four, two storey buildings with face brick facades and decorative timber trims, both indicative of the Federation era. The balconies have been infilled. The buildings are located on the site of E. W. Verdich's cabinet works opened around 1883. The Historic Houses Trust has recently been researched this little known Sydney cabinetmaker and it is now known he exhibited a bookcase-secretaire at the NSW Court of the 1893 World's Columbian Exposition held in Chicago.<sup>19</sup> Currently in private ownership.

### **94 Darlington Road**

Erected c.1883. A single, two-storey building with cement rendered façade and cast cement decorative elements. Cast metal filigree veranda balustrade panels, and cast iron front fence and gate railings in front of a small garden. The façade is stylistically very comparable to the 104-123 Darlington Road group. Erected for Thomas Bonamy. Currently in private ownership

### **95-103 Darlington Road, Golden Grove Terrace**

Erected 1882. A terrace of eight, two-storey buildings with cement rendered façades and cast cement elements. Cast metal filigree veranda balustrade panels, and cast iron front fence and gate railings in front of a small garden area. Prominent rendered brick chimneys on the party walls. No. 95 Darlington Road differs in the ground floor front window and door treatments. Built for Charles McKinnon. Currently owned by the University aside from No. 97.

### **104-123 Darlington Road**

Erected 1883. A row of nineteen, two-storey buildings with cement rendered façade and cast cement decorative elements. Cast metal filigree veranda balustrade panels, and cast iron front

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<sup>19</sup> [www.hht.net.au/\\_\\_data/assets](http://www.hht.net.au/__data/assets)

UNIVERSITY TERRACE – 124-131 DARLINGTON ROAD  
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY

fence and gate railings in front of a small garden. Built by Alfred Petterson. Currently owned by the University aside from No. 120.

**124-131 Darlington Road, University Terrace**

Erected 1885. The subject of this report. Currently owned by the University.

The eastern and western fringes of the row of terraces have changed with the demolition and site clearance of No. 85 Darlington Road and the demolition, title consolidation and redevelopment of No. 132, 133, 134 and 135 Darlington Road for Darlington House, a four storey building built by the University for student accommodation.

The row of late-nineteenth century terraces provides an element of historic note within the Darlington Campus. The terraces also contribute to the heritage streetscape value of Darlington Road, which is defined by these dwellings and the high brick wall running most of the length of the north side of the street. The dwellings contribute to the streetscape owing their varied construction details, a reasonable degree of integrity in their facades, and the consistent set back behind front garden areas and street railings. The wall, which encloses the former Institution for the Deaf, Dumb and Blind, is rare in the City owing to its age, length and substantial height. This precinct as defined by the terraces and wall retains much of its Victorian suburban character and is not conspicuously part of the University campus.

In other respects, Darlington Road is slightly graded, rising from Codrington Street to Golden Grove Street. The slope of the road is derived from the natural topography that has also determined the set out of the terraces with their stepped roof ridgelines. The road and pedestrian footpath surfaces are asphalt and the kerbs are dressed sandstone blocks. The street is a public road under the administration of City of Sydney Council (and formerly South Sydney Council). The amenity of the public space has been enhanced through regularly spaced street plantings of Poplar trees within the pedestrian footways. It is currently a one direction only street, with right angle car parking along the northern side.

To the rear of the terraces is a narrow laneway, Darlington Lane, reserved at the time of the subdivision in 1880 for public access. To the south of this, at its eastern extremity, is the five storey Economics and Business Building completed in 2002. The building is located within the site of former nineteenth century housing. The western half of this block has also been cleared of structures and is used as a store and depot operated by the University.

**3.3 VIEWS**

Darlington Road intersects with Codrington Street to the east and City Road to the west. The subject terrace is readily discernible from City Road, and is a contributory streetscape element from other points along Darlington Road. The front elevations are glimpsed from City Road through openings between developments in the University Regiment premises.

The rear service wings and roof planes of the terrace are visible from Darlington Lane.

Owing to the design of the buildings with their projecting party walls, views from the front elevation are limited. However, the articulated row of rear services wings is visible from the rear yards.

**3.4 HISTORIC SUBDIVISION PATTERN**

Historically, the terrace is part of the Golden Grove estate subdivision of 1880, a land release that provided the impetus for the development of the western half of the former Darlington Municipality. The subdivision today is demonstrated in the grided street pattern, alternating wide public streets and narrow laneways, the narrow and deep allotments now discernible in the remnant terraces, and the set out of the terraces with the houses set close to the street frontage and the undeveloped rear yards. The subject terrace demonstrates these attributes.

**3.5 BUILT HERITAGE**

**3.5.1 Summary**

The terrace is located within a precinct of the city that has been listed for its heritage values by government and community groups. These listings acknowledge particular historic, aesthetic, social and/or technological values and are as follows:

<b>Table 3.1 Heritage Listings</b>					
<b>Statutory Listings</b>					
<b>National</b>		<b>State</b>		<b>Local</b>	
National Heritage List	No	State Heritage Register	No	South Sydney Amending LEP 2000	Yes Item 354
Commonwealth Heritage List	No	Section 170 Register	No		
<b>Other Listings</b>					
<b>National</b>		<b>State</b>		<b>Local</b>	

Register of the National Estate	Yes	National Trust (NSW) Register	Yes	Not applicable
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The statutory implications of these listings are discussed in detail in Section 5.

### 3.5.2 City of Sydney

The terrace is located within the City of Sydney Local Government Area. The operative planning instrument for this part of this LGA is the *South Sydney Amending LEP 2000* (gazettal date 28<sup>th</sup> July 2000) and the terrace is listed as a heritage item. The reason for listing is not specifically stated, but the listing derives from the South Sydney Heritage Study of 1993 listing for the Darlington Road Group (Item 7.4), which states the Group is significant for the following reason:

*This row of terraces represents a good example of a continuous group of late Victorian terrace housing.*

In addition, the South Sydney Amending LEP 2000 lists the neighbouring built items:

- 86-87 Darlington Road, Listing No. 347
- 88 Darlington Road, Listing No. 348
- 90-93 Darlington Road, Listing No. 349
- 94 Darlington Road, Listing No. 350
- 95 Darlington Road, Listing No. 351
- 96-103 Darlington Road, Listing No. 352
- 104-123 Darlington Road, Listing No. 353
- Institute Building - University of Sydney, Listing No. 235
- Institute Building Grounds - University of Sydney, Listing No. 235

The South Sydney Amending LEP 2000 also lists the Golden Grove Conservation Area (CA25). The defined Conservation Area is bounded by Darlington Road, Codrington Street, Abercrombie Street and Forbes Street. The description of the Conservation Area rates the two storey Victorian terraces as highly intact and notes the wall of the Institute Precinct enhances the street's character.

### 3.5.3 National Trust of Australia

The National Trust of Australia (NSW) Register listing refers to the Darlington Road Group and is inclusive of the properties 86 to 131 Darlington Road and the street trees. The listing

was prepared for the Trust and was adopted by the Trust in June 1981. The Group is listed for the following reasons:

*This is a fine, continuous group of late Victorian terrace housing forming the streetscape of a large inner city block.*

*The buildings possess a great variety of interesting detail and remain substantially intact, complete with cast iron picket fences and gates.*

*The group represents a very good example of the residential development of its era and it is enhanced by the street planting of two rows of a type of Poplar tree.*

### **3.5.4 Register of the National Estate**

The Register of the National Estate listing refers to the 86-131 Darlington Road Group. The listing was adopted by the former Australian Heritage Commission in May 1991. The Group is listed for the following reasons:

*This is a fine and unusually large group of generally intact late Victorian terrace houses. It forms a prominent and picturesque streetscape enhanced by the slope of Darlington Road and by the two rows of street trees. It is an excellent example of late Victorian suburban residential development.*

## **3.6 THE TERRACE**

### **3.6.1 Introduction**

The terrace comprises eight contiguous two storey houses with the continuous street numbering between 124 and 131. These buildings are owned by the University and are the subject of this report. Each building is built up to the allotment east and west boundary lines.

Within the terrace the individual houses are grouped in pairs as defined by the projecting fire separation wall and chimneys, and the stepping of the paired roof ridgeline. Externally, each building was designed to be the same and today remain uniform in their presentation.

The buildings house a number of uses, predominantly residential in the form of shared student accommodation with a small number with office type uses. The distribution of uses at the time of the survey (October 2008) is as follows:

- Residential (self-catering student accommodation) - No. 124, 126, 127, 128, 129, 130, 131

- Office – No. 125

### 3.6.2 Exterior

#### Generally

Typically, each building has a brick masonry load bearing structure set on a sandstone basecourse/foundation. The front (north) elevation is cement rendered with decorative details in the Victorian Filigree architectural style.<sup>20</sup> The render is lined-out as ashlar stone masonry construction. The gable roof is sheeted in corrugated metal and projects over the first floor verandah, directly under which is the ground floor verandah. Rendered brick chimneys project midway between the fire separation/party walls and have a cement moulded stringcourse, but no chimneypots. The chimneys service two adjoining buildings. The party walls on their street frontage are fitted with decorative precast cement panels and brackets.

The front door is off-set to one side of the centred ground floor window – to the east with the even numbered houses and to the west in the odd numbered houses. The ground floor window is a substantial timber framed double hung sash with sashed sidelights. The upper floor opening is a pair of French doors with fanlights.

The rear elevation comprises two parts, the breezeway and the rear service wing. These elevations are painted brick with, in most instances, timber framed windows and cement rendered sills.

Each building has a shallow front garden and deep rear yard that backs onto Darlington Lane. The front garden area is bounded on the street frontage and sides by an iron palisade fence with iron railings and posts set on a dressed sandstone plinth with coping. The rear yards in general terms are devoid of mature plantings and often concreted over. The outside lavatory has been removed. The boundary fence between each pair of houses in some instances has been removed. Otherwise the rear boundary fencing is a 1.8 m high paling fence.

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<sup>20</sup> The architectural style as defined in Apperley, R. et al, *A Pictorial Guide to Identifying Australian Architecture: styles and terms from 1788 to the present*, Angus & Robertson, 2002 ed



The front elevation of No. 128 Darlington Road.



The rear breezeway and service wing of No. 128 Darlington Road.



The front garden, fence and path of No. 130 Darlington Road.



The rear yard of No. 124 Darlington Road.

## Components

The principal components of the external presentation of the buildings are discussed below. The discussion describes the probable original configuration, fittings and finishes, which in most instances have been altered over time, with the major changes being identified.

## Front Garden

**Palisade fence** The fence to the street boundary is an iron palisade that originally comprised a dressed sandstone plinth with a coping, iron posts with iron spearheads, wrought iron mid and top rails, stay, and latch keeper. The plinth blocks have a rusticated or rock faced finish with chamfered coping.

**Iron gate** The front gate to the street boundary is part of the palisade fence. It originally comprised iron posts with cast iron spearheads, a wrought iron mid rail and top rail, and latch. The gate pivots on a hinge set into a dressed sandstone threshold. The threshold surface in most instances has been made good with a cement screed.

**Path** The garden path in most instances has been altered to some degree. The original path construction seems to be cement.

## Ground floor veranda

**Floor surface** The original floor surface of the veranda is cement, divided into two panels and edged. In many instances the original details have been altered through laying floor tiles, laying a cement screed or rebuilding in concrete.

**Wall finish and mouldings** The walls are cement rendered and lined out as ashlar coursing. The side fin walls have recessed arches. There is a sandstone plinth. The window and door heads have a pre cast cement label mould with moulded bosses with a figurative decoration. The window has a pair of cement moulded decorative mullion (barley-sugar twist) posts, and a deep window sill with four moulded cement brackets with a floral decoration. There are three sub floor vents under the window and an air vent in the upper wall area.

## First floor veranda

**Flooring** The floorboards run at a right angle to the external wall. In all instances the boards are not original and in most instances have not been laid utilising traditional construction techniques.

**Floor framing** The floor framing in most instances is original although there are examples where new members have been inserted utilising traditional construction techniques. The framing comprises a wall plate, joist and bearer, and floor beam. These elements have stop-chamfered edges.

**Cast iron lace** Where original, the veranda balustrade consists of cast iron panels with a wrought iron handrail and stay. The design of the balustrade panels has a floral motif within interlaced arches. The undersides of the upper floor verandah are framed in cast iron frieze and brackets. In most instances the in situ lace work is original. Some balustrades are fitted with a later timber handrail.

**Roof framing** On the basis of the evidence in the end wall of No. 129 the veranda roof originally had a coved (concave) profile, but all the roofs have been changed to the simpler skillion form. While all coved end wall rafters in the group have been removed, a moulded wall cover strip at the height of the junction of the coved roof along the long wall is visible at No. 129 and elsewhere. The original roof beam seems to be in situ and these have a stop chamfer on the street face.

## **Rear**

**Service Wing** The service wing is a two storey brick masonry structure attached to the rear of the front living area. Originally it comprised a kitchen on the ground floor (103), and upper floor bathroom (204), corridor (203) and rear bedroom (205). The floor levels are different to the front of the house. Externally, the walls are painted brick, with a skillion roof. Where the wings are attached the skillions form a gable with a centre party wall. The south facing elevation was designed as a plain wall without openings, with the window and door openings fronting the breezeway. The kitchen fireplace chimney has been removed.

**Breezeway** The breezeway is located alternating to the west or east of the service wing. Access to the breezeway is from the kitchen and there are sandstone steps at the opening. The bathroom and kitchen plumbing (all upgraded) is externally wall fitted.

**Laundry** Originally, the laundry was space separate to the house and accessible only off the breezeway. The in situ examples have brick walls aside from the wall facing the breezeway which is stud-framed, but probably originally open on this face. It has a skillion roof, generally with an unlined ceiling. The original laundry has been removed in No. 124, 126 130m and 131 and a new laundry/bathroom suite erected, usually with new internal access to the adjoining kitchen.

**Rear yard** The rear yards in general have a utilitarian appearance, usually concreted with few plantings and garden beds. The existing mature trees seem to date from the commencement

of the ownership of the building by the University, but it is possible older trees have been removed. The yard was the area of the lavatory, which in all yards has been removed.

### 3.6.3 Interior

Each building shares a common floor plan in the front living and sleeping rooms and rear service areas. In all instances the ground floor comprises a front hall or corridor offset to one side, a front room with a large window opening onto the verandah, and another room at the end of the corridor which includes the staircase and has a window opening onto the side breezeway. Beyond these living rooms there is the kitchen within an attached wing that is set in from the side boundary for a breezeway, this room is down a step from the level of the main house. At the rear of the kitchen is a laundry/lavatory block that again is down a step from the level of the kitchen.

The first floor comprises a stairhall that leads to a front bedroom with two sets of French doors opening onto the upper floor verandah, and a second bedroom with an offset window opening. There is also a mezzanine leading from the mid-landing of the staircase and located above the kitchen. The mezzanine has a narrow corridor from which is accessed the combined bathroom and lavatory and another bedroom with a window opening onto the breezeway.

Each building was designed as a standalone residence with no provision for interconnection with a neighbouring house, and no evidence was sighted for subsequent wall openings.

UNIVERSITY TERRACE – 124-131 DARLINGTON ROAD  
DARLINGTON CAMPUS, UNIVERSITY OF SYDNEY



The ground floor corridor (100) in No. 126 Darlington Road



The staircase in the rear living room (102) of No. 124 Darlington Road.



The upper floor corridor (200) in No. 129



The kitchen (103) in No. 129 Darlington Road.

Darlington Road

## Rooms

The existing plan and decorative finishes of the rooms today bears trace of over 125 years of continuous habitation. The rooms in all instances have been changed in various ways and degrees from their as finished state. The description below addresses the original features of a typical room and identifies any marked variance from the norm. The room numbering system has been adopted specifically for this report and the room uses identified are applicable at the time of writing the report. A more detailed description for each room is provided in the Building Inventory attached to this report.

**Space 100 - Front hall or corridor** The front hall is one of the most decorated spaces in the house in having a run plaster cornice, cast plaster ceiling rose, cast plaster archway brackets, and a recess with staff moulds in the party wall. A hall door opens onto the front room of the house. The hall leads into the rear living room by an arched opening. The arched opening has a timber staff mould and the aforementioned brackets. The sidewall recessed arch was originally fitted with a timber coat rail. Generally, one the most intact room in each house, with the exception of No. 127 where the cornice has been removed.

**Space 101 – Front room** The ‘front’ living room or parlour, the as constructed features of this space are a timber chimneypiece, front window with sidelights, the wall opening to the adjoining room, and plaster ceiling rose. The wall and ceiling junction in this room was simply square set, but a decorative cornice has been fitted later in No. 125. This room in No. 131 has been converted to a kitchen.

**Space 102 – Living room and staircase** The ‘rear’ living room or parlour, the as constructed features of this space are the timber chimneypiece, offset window opening onto the breezeway, the wall opening to the adjoining living room, the ceiling rose, the timber framed staircase and cupboard, and the door opening onto the kitchen wing. In all buildings the staircase remains, but other alterations have been undertaken especially in the removal of the chimneypiece and rebuilding of the window. The wall and ceiling junction in this room was simply square set, but a decorative cornice has been fitted later in No. 125.

**Space 103 – Kitchen** The original kitchen use of this space continues into the present in most instances although very little of the original plan form and detailing remains. In the original planning internal access to the kitchen was from the door opening adjacent the staircase in

Space 102 and in most instances this remains together with a pair of timber stair treads. Near this opening is another door with fanlight leading to the breezeway. In the original kitchen area there is one window opening onto the breezeway. In some instances the brick fireplace on the rear wall remains (see below). The original painted brick wall surface is visible in some houses (in No. 125, 127, 128, 129), but in general has been rendered over as part of a refurbishment. The kitchen area has been entirely replanned in No. 131 to provide a bedroom and bathroom.

**Space 104 – Laundry** Originally accessible only from the rear yard, extant examples of the attached laundry or washhouse are in No. 125, 127, 128, and 129 and these instances have been refurbished. The brick laundry has a skillion roof with a stud framed wall facing the breezeway.

**Space 200 – Staircase and hall** This is a dog-legged stair with a narrow landing opening onto the mezzanine (bathroom and rear bedroom) and the first floor (main bedrooms) levels. The wall and ceiling junction in this room was simply square set, with the ceiling simply decorated with a plaster ceiling rose. A window is located high on the south wall providing light and ventilation. In some houses a later skylight has been fitted.

**Space 201 - Front bedroom** This is the largest room in the house as it spans the full width of the building. The as constructed features of this space are the timber chimneypiece, a pair of French doors with a fanlight opening onto the verandah, and the ceiling rose. The ceiling junction in this room was simply square set. In all buildings the French doors remain, but other alterations have been undertaken. This is generally one of the more intact rooms.

**Space 202 – Second bedroom** This narrow room, adjoining the stairhall, is illuminated by a small window overlooking the side breezeway. On the masonry party wall there is a chimney flue with staff moulds for the downstairs fireplace (Space 102). In most instances the original ceiling lining and skirting have been replaced.

**Space 203 – Rear corridor** A narrow corridor within the mezzanine level connecting the stairhall (200) with the rear bedroom (205) and bathroom (204). The internal partition walls originally were timber boarding (visible in No. 127 and 129) that in most instances has now been lined in plasterboard. In most instances the original ceiling lining, skirting etc. have been replaced also.

**Space 204 – Bathroom/lavatory** Originally the bathroom only, this space in all instances has been heavily refurbished, but a few examples of the original sash windows remain.

**Space 205 – Rear bedroom** The rear room and the smallest living space in the house. Now mostly used as a bedroom. A narrow chimney flue with staff moulds for the kitchen fireplace (Space 103) remains in most buildings. This room in all instances has been heavily refurbished, with only one *in situ* example of the original timber boarded cross wall and simply detailed door framing remaining in No. 129. It is probable that other instances of *in situ* boarding are concealed by plasterboard. In most instances the original ceiling linings, skirting etc. have been replaced.

### **Architectural Fittings**

The discussion below addresses the principal original and slightly later architectural fittings that embellish and add character to particular spaces. As all spaces inspected have been repainted there is no visible evidence for earlier decorative schemes.

**Plaster Ceilings** The original ceilings in the traditional secondary living and sleeping rooms (101, 102, 201, 202, 203) and halls (200 & 203) are lath and plaster with the wall junction set square. Only in the front hall (100) was the ceiling originally decorated with a run plaster cornice. In most houses the ceilings have been replaced to some degree and and/or a simple plasterboard coved cornice fitted.

**Decorative plaster wall brackets** The front hall arch is fitted with a pair of decorative precast plaster brackets. The mould appears to be consistent between the houses.

**Decorative plaster ceiling rose** The decorative plaster ceiling roses are located in the front room (101), hallway (100), living room (102) and front bedroom (201), stairhall (200) and second bedroom (203). The rose is a precast plaster unit with a floral design. The pattern differs according to the location, the most elaborate being in the hall (100).

**Staircase** The staircase is the most elaborate joinery item in the house and is fortunately represented in each house within the terrace. The staircase comprises an open string, treads and risers, skirting, turned balusters, newel posts surmounted with a ball motif, fretted brackets in the open treads, and handrails. The soffit is boarded with beaded edge, in some instances now lined over in plasterboard, and lath and plaster over an elaborate ogee profile frame. The area under the ground floor stair frame was originally boxed in and with a door opening providing a cupboard. There are a number of *in situ* examples of this enclosure, namely in No. 125, 127, 128, 29, and 131. The joinery has been painted and the species of timber and early finishes have not been determined.

**Front Door** The original front door unit comprises a frame, door leaf, transom and fanlight, and moulded timber architrave. The original front door leaf has four panels with bolection mouldings on the outer face and sunk mouldings on the inner face. The original front door is in No. 126 and 129. The fanlight (now fixed shut) has a rounded head. The transom on its external face has a timber dentil course. The original door threshold is a sandstone block that has worn and in most instances been made good with a cement screed.

**Rear Door** The original rear (kitchen) door unit comprises a frame, door leaf, transom and fanlight, and moulded timber architrave. The door on its external face has four bead flush panels.

**Internal doors** A number of the original four panel door leafs remain. Some seem be in situ and others have been relocated from elsewhere in the house.

**Panelled bi-fold doors** In the original planning the two front ground floor rooms were probably co-joined by timber panelled bi-fold doors fitted within the wall opening. However there is no *in situ* example of this.

**French doors** The front bedroom in all instances retains French doors, sidelights, transom, and fanlights. A few doors retain early door hardware such as knobs, barrel bolts and locks. The door comprises a high waisted bottom panel with a sunk mould and a diminished style, and two glazing bars.

**Chimney piece** The chimney piece surround, mantelshelf and consoles are timber. In some instances the original iron register grate and fire basket are also extant, but in most instances the fireplace opening has been blocked-in and the cement hearth either removed or carpeted over. There are two types of chimneypiece; one type has inlaid mouldings, and a central raised panel in the arched lintel and flanking bracketed consoles (126/102, 124/102, 127/101 & 102, 127/102, 128/102, 129/102, 130/101 & 102, 130/102 and 131/102). The other type is less numerous and has a simpler design in being without the central raised panel and no-arched opening but with the same console brackets (124/201, 125/201, 128/201, 130/201, 131/201). There is a variation of this type in No. 126 (101 & 201) with plain panels. There is some consistency in the spatial distribution of these chimneypieces between the bedroom and living rooms.

**Moulded timber skirting and architrave** The junction of the floor and wall is covered by moulded timber skirtings and the junction of the window/door frame with the wall is covered by moulded timber architraves. The profile of the mouldings is typically representative of the

late-Victorian era. In many instances they have been replaced with new reproductions of *in situ* original examples; the exception is No. 124 which has a later Federation era reproduction moulding. The replacement seems to have been undertaken in a systematic way and probably reflects the University's refurbishments at the time of the conversion to student accommodation. Whether this was to replace damaged original fabric or replace later alterations is not known. Based on the *in situ* evidence in No. 126, 129 and 130, the rear upper floor rooms (202, 203, & 205) were originally fitted with a timber skirting with no moulding. Based on the *in situ* evidence in No. 129, the doors in the rear upper floor rooms (203 & 205 and probably 204) were originally fitted to the frame without an architrave.

**Timber lined partition walls** The wall partitioning the upper floor rear rooms (203, 204 and 205) originally was constructed as a light structure of vertical boards with a beaded edge on each face. The *in situ* examples are in No. 127 and 129.

**Timber framed windows** The original windows in the rear living room (102), kitchen (103), bathroom (204) and first floor secondary bedrooms (202 and 205) are timber framed double hung sashes with architraves and sill. In many instances the windows have been replaced by aluminium framed sashed units, which in some instances has necessitated the removal of all original the timber trimming.

**Kitchen fireplace** A major feature of the original planning of the kitchen, the fireplace is located on the rear (south) wall of the service wing. In all instances the ironmongery has been removed; the opening remains in No. 129, but it has either been removed entirely or substantially altered in the other houses.

## 4 SIGNIFICANCE

### 4.1 INTRODUCTION

The assessment establishes why the terrace is of cultural importance and the relative levels of significance of its components. Cultural significance is defined in *The Burra Charter* as: *aesthetic, historic, scientific, social or spiritual value for past, present and future generations*. Cultural significance includes a range of ideas or concepts that come together in a particular place. Significance can be embodied in the actual fabric of the place, the setting and context in which it is found, the fitout and items within it, the use of the place and its history, records of its use, and the memories and responses which are made to the place by its direct and associated users.

The assessment of cultural significance of the terrace in this report is established through:

- comparison of other like places to provide a clear understanding of the terrace's relative cultural significance (4.2),
- identification of assessments of significance prepared to date (4.3),
- assessment in relation to NSW historic themes (4.4),
- assessment of significance utilising the Heritage Branch of the NSW Department of Planning's State Heritage Register criteria (4.5),
- identification of the heritage curtilage (4.6), and
- identification of the relative significance of components within the heritage curtilage (4.7)

### 4.2 COMPARATIVE ANALYSIS

The comparison of other like places is important in providing a clear understanding of a place's cultural significance. Terrace houses are found throughout the metropolitan areas of Sydney that experienced residential development in the last half of the nineteenth century. It is a form of housing that to many physically embodies the Victorian age when the majority of people lived near their place of employment.

The terraced house developed from its English counterparts both in respect of its physical appearance, aside from the verandah, and the role of the speculative builder. The terrace varied little in its principal components and overall design with the differences between individual terrace houses being the decoration of the front façade utilising mass-produced cast

cement and iron fittings. The architectural historian today classifies this diversity into stylistic groups such as Georgian, Regency, Italianate, and Classical, although the majority of houses exhibit two or more of these stylistic traits. As the facades of no two terrace rows are ever identical owing to the diversity of materials the builder had at his disposal, comparison of the terrace with other like buildings within a like suburban setting according to style is therefore not necessary. The terrace is however rare within the Darlington Campus of the University of Sydney.

The work of the Bakewells as builders has not been studied to date. It is probable they built other terraces in this period, possibly around Newtown, Erskineville and Redfern. No other examples of their work are known for the City of Sydney.

**4.3 PREVIOUS ASSESSMENTS OF SIGNIFICANCE**

No cultural significance of the terrace has been made to date. The existing assessments, stated in Section 3, note the contributory role of the terrace in Darlington Road.

**4.4 NSW HISTORIC THEMES**

An historical theme is *a way of describing a major force or process which has contributed to our history .. (and) .. provide the context within which the heritage significance of an item can be understood, assessed and compared.*<sup>21</sup>

Historical themes impart information in regard to the place, the local region and/or state. Historical themes are therefore useful to facilitate a better understanding of a place’s history and its storylines and thus enable comparisons between different sites in New South Wales. Presently there are over 30 historical themes, which are necessarily broad in scope to provide a historical framework for the state of N.S.W. At the local level, the former South Sydney Council has also provided themes applicable to the particular historical circumstances of that LGA and now absorbed within City of Sydney. The relationship between the various levels of themes is stated in table 4.1.

Table 4.1 – Historical Themes		
Local Theme	State Theme	
High density settlement	Towns, suburbs and villages	<i>Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.</i>
Climax of	Land tenure	<i>Activities associated and processes for identifying forms of</i>

<sup>21</sup> NSW Heritage Office, *History and Heritage*, September 1996

development		<i>ownership and occupancy of land and water, both Aboriginal and non-Aboriginal.</i>
Working class settlement	Accommodation	<i>Activities associated with the provision of accommodation, and particular types of accommodation.</i>
Social pattern	Domestic life	<i>Activities associated with creating, maintaining, living in and working around houses and institutions.</i>

**Towns, suburbs and villages** The construction of University Terrace in 1885 follows the subdivision in 1880 of William Hutchinson’s land grant as the Golden Grove estate. The terrace with its uniform façade width tangibly demonstrates the pattern of the subdivision and the historic residential character of the estate.

**Land tenure** University Terrace comprises seven originally self-contained residential units within property boundaries demarcated by building party walls, street palisade fences, and rear fencelines. The properties have been owned historically by a handful of landlords including since the 1970s the University of Sydney. This common ownership of multiple dwellings is demonstrated in the consistency of changes in fittings and finishes of the buildings.

**Accommodation** University Terrace was built on the basis it would provide let accommodation for individual families. With some minor exceptions, the houses have been continuously let since completion with the type of accommodation evolving from single family to multiple single person occupancies.

**Domestic life** The interior planning of the houses demonstrate aspects of the domestic life of working and lower middle classes from the late Victorian era. This is particularly evident in the bedrooms and to some degree the living rooms. The original sanitary and kitchen arrangements however have been changed entirely.

#### 4.5 NSW STATE HERITAGE ASSESSMENT CRITERIA

The following criteria, stated in the *New South Wales Heritage Manual* (as amended), provides a basis for assessment of the heritage significance of the terrace.

- a) An item is important in the course, or pattern, of N.S.W.’s cultural or natural history (or the cultural or natural history of the local area);*
- b) An item has strong or special association with the life or works of a person, or group of persons, of importance in N.S.W.’s cultural or natural history (or the cultural or natural history of the local area);*

- c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technological achievement in N.S.W. (or the local area);
- d) An item has strong or special association with a particular community or cultural group in N.S.W. (or the local area) for social, cultural or spiritual reasons;
- e) An item has potential to yield information that will contribute to an understanding of N.S.W.'s cultural or natural history (or the cultural or natural history of the local area);
- f) An item possesses uncommon, rare or endangered aspects of N.S.W.'s cultural or natural history (or the cultural or natural history of the local area);
- g) An item is important in demonstrating the principal characteristics of a class of N.S.W.'s cultural or natural places; or cultural or natural environments. (or a class of the local area's cultural or natural places; or cultural or natural environments).

The above criteria for cultural and relative cultural values provide two thresholds (state or local – this being the City of Sydney Local Government Area) for determining the level of significance. In this instance the level of significance is considered to be local.

#### 4.5.1 Assessment of Cultural Values

##### Criterion (a) - Historical Significance (events)

An item is important in the course, or pattern of cultural or natural history.

Satisfies criterion

*shows evidence of a significant human activity* (No)

*is associated with a significant activity or historical phase* (Yes)

*maintains or shows the continuity of a historical process or activity* (Yes)

Does not satisfy criterion

*has incidental or unsubstantiated connections with historically important activities or processes* (Yes)

*provides evidence of activities or processes that are of dubious historical importance* (Yes)

*has been so altered that it can no longer provide evidence of a particular association* (No)

Discussion of criterion

University Terrace was constructed in 1885 and is a substantial residential development within the Golden Grove estate subdivision of 1880, which historically was the major land release within the former Darlington Municipality. Built to be let, the completion of the houses coincides with the development of the nearby government railways works at Eveleigh, which was a major employer in the area. Acquired in 1971 by the University as part of its post 1948 expansion into Darlington, the historic residential use of the houses within the

terrace row has either been retained or continues to be discernible within the new use. The terrace therefore meets this criterion.

**Criterion (b) - Historical Significance (people)**

*An item has strong or special association with the life or works of a person, or group of persons, of importance in cultural or natural history.*

Satisfies criterion

*shows evidence of a significant human occupation (No)*

*is associated with a significant event, person, or group of persons (No)*

Does not satisfy criterion

*has incidental or unsubstantiated connections with historically important people or events (No)*

*provides evidence of people or events that are of dubious historical importance (Yes)*

*has been so altered that it can no longer provide evidence of a particular association (Yes)*

Discussion of criterion

The role and background of the English migrant builders, John Bakewell (1852-1887) and William Bakewell (1851-1917), is historically interesting for the association with the Bakewell brickworks and later pottery works. William Bakewell today is more known for his entrepreneurial pottery enterprises and not his earlier building ventures. The terrace therefore does not meet this criterion.

**Criterion (c) - Aesthetic significance**

*An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technological achievement.*

Satisfies criterion

*shows or is associated with, creative or technical innovation or achievement (No)*

*is the inspiration for a creative or technical innovation or achievement (No)*

*is aesthetically distinctive (No)*

*has landmark qualities (No)*

*exemplifies a particular taste, style or technology (Yes)*

Does not satisfy criterion

*is not a major work by an important designer or artist (No)*

*has lost its design or technical integrity (No)*

*its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded (No)*

*has only a loose association with a creative or technical achievement (Yes)*

Discussion of criterion

University Terrace comprises seven houses with a façade that is consistent in design and materials. The façade demonstrates the principal features of the Victorian Filigree

architectural style and reflects both the aesthetic taste of the era and building technologies. The planning of the interior and the remnant architectural fittings are consistent with a residence of this type and era. The terrace therefore meets this criterion.

**Criterion (d) - Social significance**

*An item has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

Satisfies criterion

*is important for its associations with an identifiable group (No)*

*is important to a community's sense of place (No)*

Does not satisfy criterion

*is only important to the community for amenity reasons (No)*

*is retained only in preference to a proposed alternative (No)*

Discussion of criterion

It is unlikely the terrace is considered to have a strong or special association with a particular community or cultural group for social and/or cultural reasons. The terrace therefore does not meet this criterion.

**Criterion (e) – Scientific significance (archaeology)**

*An item has potential to yield information that will contribute to an understanding of cultural or natural history.*

Satisfies criterion

*has the potential to yield new or further substantial scientific and/or archaeological information (No)*

*is an important benchmark or reference site or type (No)*

*provides evidence of past human cultures that is unavailable elsewhere (No)*

Does not satisfy criterion

*has little archaeological or research potential (Yes)*

*only contains information that is readily available from other resources or archaeological sites (Yes)*

*the knowledge gained would be irrelevant to research on science, human history or culture (Yes)*

Discussion of criterion

The archaeological potential of the area to reveal new information about the historic settlement of Darlington has been addressed in reports prepared by consultants for the

University and they conclude the nature of archaeological remains is likely to have low to moderate level of research potential.<sup>22</sup> The terrace therefore does not meet this criterion.

**Criterion (f) - Rarity**

*An item possesses uncommon, rare or endangered aspects of cultural or natural history.*

Satisfies criterion

*provides evidence of a defunct custom, way of life or process (No)*

*demonstrates a process, custom or other human activity that is in danger of being lost (Yes)*

*is a scarce example of a particular style, custom or activity esteemed by a community (No)*

*shows unusually accurate evidence of a significant human activity (No)*

*is the only example of its type (No)*

*demonstrates designs or techniques of exceptional interest (No)*

*shows rare evidence of a significant human activity important to a community (No)*

Does not satisfy criterion

*is not rare (Yes)*

*is numerous but under threat (No)*

Discussion of criterion

University Terrace as part of a group in Darlington Road is rare within the context of the Darlington Campus of the University of Sydney. The group represents the last extant examples of a once common sight within the former suburban enclave of Darlington. The terrace therefore meets this criterion.

**Criterion (g) - Representativeness**

*An item is important in demonstrating the principal characteristics of a class of cultural or natural places; or cultural or natural environments.*

Satisfies criterion

*is a fine example of its type (No)*

*has the principal characteristics of an important class or group of items (Yes)*

*has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity (Yes)*

*is a significant variation to a class of items (No)*

*is part of a group which collectively illustrates a representative type (Yes)*

*is outstanding because of its setting, condition or size (No)*

*is outstanding because of its integrity or the esteem in which it is held (No)*

Does not satisfy criterion

*is a poor example of its type (No)*

*does not include or has lost the range of characteristics of a type (No)*

*does not represent well the characteristics that make up a significant variation of a type (No)*

<sup>22</sup> Casey and Lowe Pty Ltd., 'Archaeological Assessment: Sections of the Darlington Campus, University of Sydney', October 1997, p.25  
Casey and Lowe Pty Ltd., 'Non-Indigenous Archaeological Assessment: University of Sydney Campus 2010', August 2004, p.30

#### Discussion of criterion

University Terrace as part of a group in Darlington Road is representative of late nineteenth century terrace housing in metropolitan Sydney. The individual houses within the terrace in their presentation to the street, planning of the rear elevation, and planning of the interior spaces demonstrate the principal characteristics of this historically important class of accommodation. The terrace therefore meets this criterion.

#### **4.6 STATEMENT OF SIGNIFICANCE**

University Terrace, constructed by the migrant English builders and brick makers, John Bakewell (1852-1887) and William Bakewell (1851-1917) in 1885, demonstrates the historic development of the suburb of Darlington following the subdivision of the Golden Grove estate in 1880 as a place of residence and the contemporary development of the Eveleigh railway complex nearby as a place of employment. The terrace, comprising seven individual dwellings, is representative of late-nineteenth century terraced housing in its scale, layout, and decorative details that are indicative of the Victorian Filigree architectural style. Now owned and managed by the University of Sydney and utilised for residential or office accommodation with tertiary education associations, the terrace demonstrates the expansion of the University into the former suburban residential enclave of Darlington and it is an important contributory element in the rare heritage streetscape of Darlington Road within the Darlington Campus of the University of Sydney.

#### **4.7 HERITAGE CURTILAGE**

##### **4.7.1 Definition of Curtilage**

The curtilage of a heritage item is defined as the ‘setting’ or space around the building or place that is required to preserve the significance of the place. The concept of curtilage recognises that significance can be affected even if no fabric is altered within the place. The curtilage includes the important components of the place and the relationship between these components, and the setting of the place in its urban neighbourhood incorporating the visual relationship between these elements, as demonstrated through existing and potential views.

The publication *Heritage Curtilages* developed by the former Heritage Office (now the Heritage Branch of the NSW Department of Planning) and the former NSW Department of Urban Affairs and Planning (October 1996) is recommended as the basis for determining the curtilage of a heritage item. In this publication the term ‘heritage curtilage’ is defined as the area of land surrounding an item or area of heritage significance that is essential for retaining

and interpreting its heritage significance. It can apply to either land that is integral to the heritage significance of items of the built heritage, or a precinct that includes buildings, works, relics, trees or places and their setting. The heritage curtilage should therefore contain all elements that contribute to the heritage significance, conservation and interpretation of a heritage item.

There are four types of heritage curtilage by which this can be achieved:

- defining the lot boundary of a property,
- defining an area which is less than the lot boundary of the property,
- defining an area which is greater than the property boundary, and
- defining an area which is a composite of a number of discrete items which is often referred to as a ‘conservation area’

The determination of the heritage curtilage for the terrace has been undertaken through historical research into the development of the property to identify historic associations, and analysis to determine the visual and physical links between individual items and the wider setting as demonstrated below:

- views from the terrace
- views to the terrace
- visual and historical relationship between individual buildings in the terrace row
- built historic context of the property

The definition of the heritage curtilage should acknowledge that the terrace comprises eight individual houses of the same, contemporaneous build and it is the collective imagery that principally contributes to the acknowledged streetscape value of the terrace. Accordingly, the principal heritage curtilage should be determined as No. 124-131 Darlington Road with a secondary heritage curtilage that acknowledges the location of the terrace within a streetscape defined by a group of other terraces of the same era and the Institute Building opposite. This greater curtilage should not include the street trees, which while providing amenity in the street are not of heritage significance.

#### **4.8 RELATIVE SIGNIFICANCE**

Not all elements of the terrace are of comparable significance and the relative ability of individual elements to demonstrate significance is discussed below.

Five levels of cultural significance are used in the assessment, and these categories provide a framework for development of conservation policies.

<b>LEVEL OF SIGNIFICANCE</b>	
<b>A EXCEPTIONAL</b>	
Where an individual space or element is assessed as displaying a strong contribution to the overall significance of the place. Spaces, elements or fabric exhibit a high degree of intactness and quality, though minor alterations or degradation may be evident.	
<b>MAIN COMPONENTS</b>	<b>SUB-COMPONENTS</b>
Nil	Not applicable

<b>B HIGH</b>	
Where an individual space or element is assessed as making a substantial contribution to the overall significance of the place. Spaces, elements of fabric originally of substantial quality, yet may have undergone considerable alteration or adaptation resulting in presentation that is either incomplete or ambiguous. This category also includes spaces, elements or fabric of average quality in terms of design and materials, but which exhibit a high degree of intactness.	
<b>MAIN COMPONENTS</b>	<b>SUB-COMPONENTS</b>
Street elevation and roofline	Dual verandas Iron lace features Cast cement decorative details Window and door openings and joinery Stepped ridgeline and flanking party walls with chimney
Street facing yard	Sandstone features Iron palisade fences and gate
Interior	Distribution and hierarchy of decoration (timber chimney pieces, cast and run plaster fittings, timber moulded architraves and skirtings) in the front living and sleeping rooms and hall where there is a high degree of intactness

	Prominence of the staircase in the rear living room and upper stair hall, and the remnant original joinery
Rear service wing	Timber framed windows and doors where there is a high degree of intactness  Spatial arrangement of the upper floor rooms, and mezzanine corridor opening off the stair landing

<b>C MEDIUM</b>	
Where an individual space or element is assessed as making a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone alteration or degradation. In addition, elements of relatively new construction, where the assessment of significance is difficult, may be included. This category also includes original spaces, elements or fabric of any quality that have undergone extensive alteration or adaptation.	
<b>MAIN COMPONENTS</b>	<b>SUB-COMPONENTS</b>
Rear service wing	Paired skillion roofed wings

<b>D LOW</b>	
Where an individual space or element is assessed as making a minor contribution to the overall significance of the place, especially when compared to other features. Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation. This category also includes original spaces, elements or fabric of any quality that have undergone extensive alteration or adaptation to the extent that only isolated remnants survive (resulting in a low degree of intactness and quality of presentation).	
<b>MAIN COMPONENTS</b>	<b>SUB-COMPONENTS</b>
Rear service wing	Attached laundries  Post 1950 laundry and bathroom additions

<b>E NEUTRAL</b>
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Where an individual space or element is assessed as having an unimportant relationship with the overall significance of the place. Spaces elements or fabric are assessed as having little or no significance	
<b>MAIN COMPONENTS</b>	<b>SUB-COMPONENTS</b>
Street elevation and roofline	Electricity and gas meter boxes and associated lines Replacement of original fabric in the verandas
Street facing yard	Replacement of original fabric in the paths
Rear service wing	Reproduction timber framed windows Externally mounted metal security doors and grilles
Interior	Internal security bar fixings to the windows Plasterboard ceiling and wall linings and cornices Reproduction plaster ceiling roses Reproduction moulded timber skirtings and architraves Bathroom, lavatory, kitchen and laundry finishes and fittings
Rear yard	Paling fences All surface finishes All plantings

<b>F INTRUSIVE</b>	
Where an individual space or element detracts from the appreciation of cultural significance, by adversely affecting or obscuring other significant areas, elements or items.	
<b>MAIN COMPONENTS</b>	<b>SUB-COMPONENTS</b>
Street elevation and roofline	Television antennae Externally mounted metal security doors and grilles
Street facing yard	All plantings where these cause or contribute to

	structural damage
Rear service wing	Aluminium framed windows

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## 5 CONSERVATION POLICY INTRODUCTION

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### 5.1 INTRODUCTION

Conservation policies and recommendations for their implementation are developed from an understanding of:

- the owner's requirements;
- the nature and level of significance of the terrace;
- statutory and other obligations; and
- general condition of the fabric

### 5.2 OWNER'S REQUIREMENTS

#### 5.2.1 Ownership and Use

The terrace is owned by the University of Sydney and managed by the University's Investments and Commercial Services Office.

The University uses the dwellings for student accommodation aside from No. 125, which houses office accommodation associated with on-campus services.

The principal use is student accommodation, which is managed by the Student Housing Unit within in the Investments and Commercial Services Office. This type of accommodation is furnished, self-catering. The residents are responsible for cleaning their own room (ie. Spaces 101, 201, 202, 205) and keeping the common areas tidy (ie. Spaces 100, 102 & 103, 204 and 105/6). The terraces have a good level of security and are well-maintained. A typical terrace house allows for a total of five students in single and twin share bedrooms.

#### 5.2.2 University Heritage Office

The University's Heritage Office provides advice on planning and conservation for its heritage listed buildings and grounds. It is the point of contact for all heritage building matters and services through its University Heritage Advisory Group. The office works within the Planning Unit to coordinate and manage heritage policy and projects on behalf of the Campus Infrastructure Services.□□ The office maintains close links with architects, engineers, the building industry, local councils, the NSW Heritage Office, the university

community and the public to ensure that best practice is employed to maintain the University's heritage assets. □

### 5.3 UNIVERSITY PLANS AND POLICIES

#### 5.3.1 Grounds Conservation Plan

The University of Sydney Grounds Conservation Management Plan was prepared in 2002 to establish the heritage significance of The University of Sydney Grounds and to provide policies to guide the conservation and management of the grounds. The report notes the remnant built fabric of the suburban settlement in the Darlington Campus has high historic and social values. The terrace as part of the row of terraces in Darlington Road is reported as a built element of high significance that warrants retention and conservation.<sup>23</sup>

#### 5.3.2 Heritage Management Policy

The University's Heritage Management Policy was approved by the Vice-Chancellor's Advisory Committee on 23 September 1999. The Policy is premised on the statutory requirements of Section 170 of the *Heritage Act 1977* (as amended) (see below) and the role of the Heritage Management Committee that is charged with advising the Vice-Chancellor on the management of heritage issues of the University. This includes both its social and legal obligations. The Committee membership is drawn from the University's academic and general staff.

#### 5.3.3 2003 Campus Planning Strategy

The University's *2003 Campus Planning Strategy* provides a framework of drivers, objectives and planning principles that is intended to guide the ongoing development and maintenance of the physical environment of the Camperdown and Darlington campuses of the University, and a reference against which all future development proposals and decisions can be assessed. □ □

The Strategy provides an underpinning-planning framework to guide the future planning of the Camperdown and Darlington campuses and to take advantage of the opportunities identified.

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<sup>23</sup> Pearson, M., et al, 'University of Sydney Grounds Conservation Plan,' October 2002

These planning principles are intended to remain valid over time regardless of changes in response to the physical, political or funding environment within the University.

The Strategy identifies:

- The terrace as remnant fabric demonstrating the former suburban settlement of Darlington.
- Darlington Road and Darlington Lane as remnant streets demonstrating the former suburban settlement of Darlington.

The Strategy states the need:

- To rediscover the history of the area occupied by the Darlington Campus as a rich layer of heritage.
- To acknowledge the former use of the Darlington Campus and, where appropriate, protect evidence of this occupation as an important layer of built and landscape heritage that enriches the quality and appreciation of the campus environment.
- To reinforce and develop an important pedestrian corridor following the original alignment of Darlington Road not only to provide access through the Campus but to showcase evidence of the former Darlington community as well as the contemporary community-wide facilities provided by the University.

The Strategy flags future developments inclusive of the area at the rear (south) of the terrace, currently utilised as a ground's maintenance facility, as a future development site – the Rose Street Site, and another area to the south-east – the Abercrombie Street Site.

#### **5.3.4 Campus 2010 and 2020**

The *Campus 2010 Program* is part of an \$800 million, 20-year commitment to renew, rebuild and enhance the University of Sydney's campuses and provide pioneering teaching, learning and research facilities. With an investment of \$250 million, Campus 2010 is the largest single capital development program ever undertaken at the University. The *Campus 2010 Program* has the following key objectives:

- Providing an environment to better support the University's learning, teaching, student experience and community engagement activities.
- Delivering design excellence and flagship properties.
- Achieving the highest possible environmental sustainability
- De-institutionalising the campus by presenting a more inviting façade to the community

- Ensuring that the benefits of the program touch as many members of the University community as possible.

Five projects make up the *Campus 2010 Program*, which will provide flagship facilities for teaching, learning and research; reclaim the University campus for pedestrian traffic; and incorporate the University more seamlessly into the local community.

To ensure the University of Sydney reaches and attains its national, regional and global ambitions the Campus 2010 vision has been extended out to the year 2020.

### **5.3.5 Abercrombie Street Precinct Proposal**

A Concept Plan has been prepared for the future development of a site identified as the Abercrombie Street Precinct, which is inclusive of the area bounded by Darlington Road, Codrington Street, Abercrombie Street and Golden Grove Street, exclusive of Darlington Public School. The area is therefore inclusive of the Rose Street Site and the Abercrombie Street Site identified in the *2003 Campus Planning Strategy*. The proposal responds to Campus 2020.

The key objectives of the proposal include the following:

- Develop major new facilities for the Economics and Building Faculty to supplement and up-grade the faculty's existing building on Codrington Street to establish a world-class business school.
- Integrate the precinct with the remainder of the campus.
- Build on the recent campus-improvement projects that provide spatial and functional order to the Darlington section of the campus.
- Respond to the potential generated by redevelopment of the nearby former Eveleigh rail yards.
- Maximise the yield of the precinct while also recognising the neighbourhood scale and character.
- Establish links to the adjoining Institute Building precinct on Darlington and City Roads
- Encourage public permeability of the precinct.
- Respect the heritage significance of the precinct, especially the Darlington Road terraces.
- Provide underground car parking to replace surface car parking within precinct streets and on nearby parts of the campus.
- Avoid adverse impacts on adjoining residential areas and the neighbouring public school.

- Identify an optimal solution for the precinct and establish planning policies and controls to enable efficient implementation through subsequent design and development control activities.
- Achieve high quality design and sustainable outcomes.

An indicative option for implementing these principles includes:

- Developing the area currently utilised as a ground's maintenance facility for new educational building.
- Developing the rear yards of the terrace for new residential buildings (with two storey dwellings).
- Breaking through the terrace to provide linkage between the new educational precinct and Darlington Road.
- Incorporating Darlington Lane within the new precinct as an access corridor.

## **5.4 AUTHORITIES AND PLANNING CONTROLS**

### **5.4.1 Australian Heritage Commission**

The terrace is listed on the Register of the National Estate as part of the 86-131 Darlington Road Group.

The Register of the National Estate is a list of more than 13,000 heritage places around Australia that was compiled by the former Australian Heritage Commission from 1976 and now is managed by the Australian Heritage Council. Entry of a property in the Register does not place any direct legal constraints on the actions of owners of private property. Owners of registered places are not required to change the manner in which they manage, maintain, or dispose of, their property. Entry in the Register does not mean that owners have to give any public right of access to registered properties.

### **5.4.2 Australian Heritage Council**

A new national heritage system commenced on 1 January 2004 with the proclamation of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Its main features include:

- a National Heritage List of places of national heritage significance,
- a Commonwealth Heritage List of heritage places owned or managed by the Commonwealth,

- the creation the Australian Heritage Council - an independent expert body to advise the Minister on the listing and protection of heritage places, and
- continued management of the Register of the National Estate

Section 391A of the EPBC Act retains the Register of the National Estate as an indicator of heritage values for the purposes of the operations of the EPBC Act. Under s391A the Minister must have regard to information on the RNE in making any decision under the EPBC Act. The Register continues as an evolving record of Australia's natural, cultural and indigenous heritage places that are worth keeping for the future. It maintains information about places on the Register in a publicly-accessible database which are be used for public education and to promote heritage conservation in general.

The National Heritage List records the natural, indigenous and historic places with outstanding heritage value to our nation. These places have values or characteristics that have special meaning for all Australians. They show important aspects of the history of the continent on which we live, and reflect the diverse experience of its human occupation.

- The terrace does not possess a level of cultural significance compatible with the listing criteria for the National Heritage List.

## 5.5 HERITAGE COUNCIL OF NSW

### 5.5.1 State Heritage Register

The Heritage Council of New South Wales was established by the *NSW Heritage Act 1977* (as amended) to preserve the environmental heritage of the State. The Heritage Council administers the State Heritage Register, which is a list of places and items of State heritage significance. The Register replaces the previous system of Permanent Conservation Orders as a means of protecting items of State significance.

Listing on the State Heritage Register means that the item:

- is of particular importance to the State and enriches our understanding of the history of NSW;
- is legally protected under the *NSW Heritage Act*;
- requires approval from the Heritage Council of NSW for certain kinds of work; and
- is eligible for financial incentives;

Application to undertake such works are made under Section 60 of the *NSW Heritage Act* and are made as part of an Integrated Development Assessment (IDA) application.

- The terrace does not possess a level of cultural significance compatible with the listing criteria for the State Heritage Register.

### 5.5.2 Heritage and Conservation Register

Section 170 of the NSW *Heritage Act* requires state agencies to prepare and maintain a Heritage and Conservation Register of its heritage assets. The University of Sydney maintains a Section 170 Register, although the terrace is not included.

- The terrace does possess a level of cultural significance compatible with the listing criteria for the University of Sydney Section 170 Register.

### 5.5.3 Heritage Asset Management Strategy

Should the terrace be listed in the Section 170 Register the property would need to be managed in accordance with the *State Agency Heritage Guide* (December 2004) issued by the Heritage Council of NSW. □□The Guide requires certain actions under Sections 170 and 170A of the *Heritage Act 1977* inclusive of a Heritage Asset Management Strategy (HAMS). HAMS is the guiding document that describes how the University’s heritage assets are conserved and maintained.

## 5.6 SOUTH SYDNEY AMENDING LEP 2000

The local government authority is City of Sydney Council and the operative statutory planning instrument for this part of the City of Sydney is the *South Sydney Amending LEP 2000* (gazettal date 28th July 2000). The terrace is listed as a heritage item of local significance in this LEP. The terrace is also included within the Golden Grove Heritage Conservation Area (CA15).

Any development except that which is considered as being exempt or complying, requires consent from the City of Sydney Council. Heritage conservation incentives are available, which include floor space and car parking provision exemptions.

## 5.7 NON-STATUTORY HERITAGE LISTINGS

### 5.7.1 National Trust of Australia (NSW)

The National Trust maintains a register of places and items of cultural significance. The 86-131 Darlington Road Group is listed on the National Trust of Australia (NSW) Register. The National Trust listing is a non-government organization and the listing is not statutory,

however the Trust has significant influence based on its community support and advises government.

**5.7.2 Building Code of Australia and Disability Discrimination Act**

There have been recent works associated with upgrading of individual dwellings in the terrace for fire safety purposes.

Some recent work has also been undertaken in regard to a specific provision of disabled access from Darlington Road to individual buildings within the terrace. Currently, the University has in place a *Disability Action Plan 2006-2010*, which comprises a comprehensive catalogue of measures that the University intends to implement during the life of the Plan to ensure equitable participation by people with disabilities. The Plan forms part of a suite of strategic objectives that are intended to reflect the University’s overall mission and goal. Objective 2 of the Plan is to:

- Ensure that new buildings and facilities are designed with provision for access for people with disabilities;
- Improve access to existing University buildings for people with disabilities; and
- Improve the pathways on University campuses to assist people with disabilities to moved around the campuses

The Campus Infrastructure Services is responsible for implementing these goals.

It is recommended that the terrace continue to be upgraded to comply with the Building Code of Australia, wherever possible without adversely affecting its cultural significance.

**5.8 SIGNIFICANCE CONSTRAINTS AND OPPORTUNITIES**

The following actions should be taken in response to the cultural significance of the terrace discussed in Section 4.5.1:

<b>CONSTRAINT</b>	<b>OPPORTUNITY</b>
<p><b>Criterion (a) – Historical significance</b></p> <p>Retention of the historic residential use of the terrace should be encouraged.</p> <p>The historic association of the terrace with the development of the former Darlington</p>	<p><b>Criterion (a) – Historical significance</b></p> <p>Continued residential use is compatible with the University’s practice of providing student accommodation.</p> <p>Interpretation through introduced media such</p>

Municipality and Eveleigh railway works should be acknowledged and the university campus context explained.

as signs, self-guided walking tours, etc. is compatible with the University’s practice of acknowledging and promoting its heritage as stated in the

Retention, conservation and interpretation are consistent with the *2003 Campus Planning Strategy*

**Criterion (c) – Aesthetic significance**

Significant exterior and interior fabric should be conserved according to good conservation practice such as the guidelines accompanying the Burra Charter.

Each dwelling should be considered an integral part of a terrace and any future change should not detrimentally impact on the significance of other dwellings in the terrace.

All fabric of the terrace will require continuous maintenance.

**Criterion (f) – Rarity**

The terrace as a whole needs to be preserved within the group of terraces located between 86 and 131 Darlington Road.

Future development in neighbouring areas should not detrimentally impact on the heritage values of the terrace.

**Criterion (g) – Representativeness**

Significant exterior and interior fabric should be conserved to a degree that reinforces the identified representative

**Criterion (c) – Aesthetic significance**

Conservation and management of the terrace as a whole is possible owing to the University’s ownership and is consistent with the University’s Heritage Management Policy.

**Criterion (f) – Rarity**

The planning framework to guide future appropriate management and conservation of the terrace has been established in the *2003 Campus Planning Strategy*

**Criterion (g) – Representativeness**

Future adaptation for a compatible use is consistent with the stated level of significance of the terrace and its components.

historic and aesthetic values.

## 5.9 PHYSICAL CONDITION

In general terms the condition of the dwellings is good considering their date of construction, construction technologies, and past and current use. The service areas, kitchen, lavatory, bathroom and laundry, in most instances have been refurbished within the last 15 years and have been maintained.

However, there is appreciable evidence (vertical cracks) of probable foundation movement both externally and internally and in particular at the junction of building components such as the rear service wing with the front portion of the house, and front elevation with the front yard boundary walls. A similar problem seems to be occurring with the front yard palisade fence sandstone plinth. Another problem with some of the buildings is paint and render deterioration owing to moisture ingress. While not a major issue in the refurbished houses there are instances of moisture ingress that require attention.

## 6 CONSERVATION POLICY STATEMENT

### 6.1 INTRODUCTION

This report provides a framework for the conservation management of the terrace. The CMP is intended to be of practical use to the managers of the terrace enabling them to make decisions about the place having due regard to its significance.

The conservation policies make recommendations regarding the conservation of the terrace so that any proposed future change would not result in inappropriate loss of cultural significance.

The policies have been structured to provide the following:

- identification of the heritage curtilage;
- a management strategy to coordinate the conservation processes, inclusive of adoption, implementation and review of this report;
- a conservation strategy to preserve significant fabric, setting and views;
- a use strategy to facilitate the introduction of new uses compatible with the character and quality of the significant spaces and elements;
- a maintenance strategy; and
- an interpretation strategy.

The policies are structured to provide an introductory preamble, a summary statement of policy and supporting guidelines to inform decisions in applying the policy. The policy is the key statement and is accordingly highlighted in italics. The technical terms used in the policies in general have been defined in Section 1 of the report and restated for each policy objective.

### 6.2 CURTILAGE

Inclusive of

*Place - Site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.*

*Setting - The area around a place, which may include the visual catchment.*

*Related place - A place that contributes to the cultural significance of another place.*

The policies in general refer to the terrace for which a boundary or curtilage needs to be defined. The defined curtilage provides the parameter for application of the conservation

policies. Presently the terrace is defined by a common real property title. This is consistent with the recommended heritage curtilage of the whole row between No. 124 and No. 131 Darlington Road that would ensure a co-ordinated approach to change of both fabric and use.

*Policy 1*

*The heritage curtilage of the terrace should be the area inclusive of the whole row of dwellings between No. 124 and 131 Darlington Road.*

*Guidelines*

1.1 The curtilage defined by the property's allotment should remain legible in being defined by the individual built structures and boundary fences.

1.2 The Darlington Road frontage should continue to provide the primary point of entry to the dwellings.

**6.3 MANAGEMENT**

**6.3.1 What to conserve and how**

Future conservation and development of the terrace should be carried out in accordance with the principles of *The Burra Charter* and be responsive to any master plan developed for the Darlington Campus, which is currently the University of Sydney *Campus 2020* plan. The terrace in the context of its Darlington Road setting provides insight into the former suburban settlement of Darlington. Future planning should ensure this historic association and the distinctive late Victorian architectural characteristics of the terrace and the general historic and visual relationship between the terrace and the adjoining terraces are retained and enhanced.

*Policy 2*

*The University of Sydney should retain, conserve and manage the terrace as a functional element of intrinsic heritage significance within the Darlington Campus by adopting a management regime that provides for on-going, compatible and sympathetic use, and is responsive to statutory requirements and philosophical conservation frameworks such as Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).*

*Guidelines*

2.1 Future management of the conservation values of the terrace should be based on the policy recommendations of this CMP.

2.2 The fundamental principle of *The Burra Charter* is one that requires the least intervention in the fabric as possible while achieving the desired results. It is a minimalist approach that attempts to retain as much of the significant fabric as possible. The approach recognises and respects the intrinsic value of the fabric and its ability to tell an important story, and facilitates intervention in a sensitive way.

2.3 Conserve the terrace as a continuous and consistent element within Darlington Road as part of any masterplan developed for the Darlington Campus.

2.4 Conserve the architectural integrity of the exterior of the terrace and allow for restoration of authentic elements.

2.5 Replace intrusive elements with materials that complement and enhance the presentation of the buildings as late nineteenth century terraced dwellings.

2.6 The University's Heritage Management Committee should ensure adequate funds are available to undertake conservation works.

2.7 A Development Application should be submitted to the Sydney City Council for works that require approval under its local environmental plan.

2.8 A Heritage Impact Statement (HIS) should accompany any Development Application for work requiring physical change and change of use. The format of the HIS should be responsive to the standard required by Sydney City Council.

2.9 Any major changes to the terrace should be preceded by photographic archival recording in accordance with the guidelines of the Heritage Branch of the Department of Planning.

2.10 Management records generated by proposed and implemented changes to the terrace should continue to be lodged with the University's central record keeping department.

### **6.3.2 Role of the Heritage Management Committee**

Heritage Management Committee as the designated body appointed to advise the University Vice-Chancellor on the management of heritage issues should directly administer future heritage issues relating to the terrace or delegate the University's Heritage Office to do so on its behalf. The recommended means to do this is by adopting or endorsing the policy and recommendations of this CMP.

#### *Policy 3*

*The University's Heritage Management Committee should adopt this Conservation Management Plan as the principal guiding document to manage the conservation values and all future works contemplated for the terrace.*

*Guidelines*

3.1 The endorsement of the CMP should be prior to commencing any major action that would change the state of affairs that currently exists.

3.2 A person in the University's Heritage Office should be nominated to be responsible for making all decisions related to this CMP and to disseminate its intention, aims and policies to relevant staff.

3.3 The CMP should be reviewed and revised as the need arises. Conservation policies may need adjustment to take into account discrepancies and unforeseen circumstances, to clarify intentions, or as a result of new information. Future reviews should be based on *The Burra Charter* and the guidelines by the Heritage Branch of the NSW Department of Planning and also take into account any legislative changes. Reviews should be undertaken by experienced conservation practitioners and in consultation with relevant stakeholders.

3.4 A copy of the CMP should be lodged with Campus Infrastructure and Services.

**6.3.3 Building Code of Australia Compliance**

The Building Code of Australia (BCA) is the operative building ordinance in New South Wales and its key issues relate to fire resistance and egress provisions. The terrace is not exempt from the provisions of the BCA and these would need to be implemented when any major refurbishment is proposed. It is important that significant fabric is not degraded by ill-considered responses to the BCA.

*Policy 4*

*Approaches to compliance with the BCA should focus on the spirit and intent of the requirements or standards, where strict compliance would adversely affect the significance.*

*Guidelines*

4.1 A BCA assessment will need to be undertaken in the event of a major refurbishment of a dwelling.

4.2 Compliance strategies for access requirements and public safety should be carefully considered to minimise detrimental impact on significant fabric

#### **6.3.4 Professional Conservation and Architectural Expertise**

*The Burra Charter* encourages the practice of using skilled appropriate professional supervision from a range of disciplines for conservation activities. Specialist conservation skills include conservation architects, structural engineers, building code and compliance advisers. The conservation of the terrace in part requires consultation with such people acting within the guidelines of this CMP. The coordination and briefing of these professionals needs to be performed by a suitably qualified person within the University's Heritage Office.

##### *Policy 5*

*The use of skilled and appropriate professional supervision from a range of disciplines for conservation activities at the terrace is required.*

##### *Guidelines*

5.1 Building contractors and trades personnel who are experienced with working on historic buildings should be used.

5.2 Appropriate conservation skills and experience should be employed in documentation and supervision of any major programs of conservation and upgrading of a dwelling and its components.

#### **6.4 FABRIC**

*Fabric - All the physical material of the place including components, fixtures, contents, and objects*

##### **6.4.1 Generally**

The statement of significance sets out the reasons why the terrace is of cultural significance and it is the primary aim of this CMP to retain and conserve the physical fabric that provides tangible evidence of the stated significance.

Detailed assessments of the fabric and its significance are provided in Volume 2 and summarised in Section 4.8 respectively. Care should be exercised in preparing proposals involving fabric change with the objective being to ensure that new work would not detrimentally impact on the identified significance. Proposals for structural alteration that might potentially impact on the integrity of significant fabric should be avoided.

##### *Policy 6*

*The statement of significance should be the basis for future heritage management of the built fabric of the terrace and all future work should not negate the values identified in the*

statement. The primary objective of this policy is the retention of original significant fabric in situ.

*Guidelines*

6.1 Individual elements and fabric of identified significance should be treated with the corresponding conservation policies outlined in Table 6.1

6.2 Intervention for purposes other than for conservation of building fabric should occur in areas of lower significance.

6.3 Where it is demonstrated that original fabric has been removed it is appropriate to reconstruct the fabric based where documentary and/or physical evidence allows.

6.4 Where repairs or alterations are required in the future the replacement should match the original or adjacent materials in material, size, and profile of the moulding. In best practice conservation there should be slight differences or markings detectable by examination for the purpose of differentiating original from replaced fabric.

6.5 Redundant significant fabric that is required to be removed should be retained by the University, safely stored and reused where appropriate.

Table 6.1 - Fabric Conservation Guidelines		
LEVEL OF SIGNIFICANCE		Recommendations Related to the Identified Levels of Cultural Significance
A	Exceptional	Preserve, restore, reconstruct, maintain and/or adapt as appropriate in accordance with <i>The Burra Charter</i> .
B	High	Restore, reconstruct, maintain and/or adapt as appropriate in accordance with <i>The Burra Charter</i> , in conjunction with adaptation or supplementary new construction if required for function.  Where alteration of significant building fabric is required, an approach of minimal intervention should be adopted in changing as much as necessary, but as little as feasible.  Fabric that is of high significance but is assessed as hazardous in the current or future regulatory framework should be replaced with a suitable modern material where no alternative solution is proved feasible.
C	Medium	Fabric, spaces and relationships should be maintained preserved, restored, reconstructed and/or adapted as defined in <i>The Burra Charter</i> in conjunction with minimum adaptation for supplementary new construction if required. Removal in part or in full is acceptable if necessary. Retention may depend on factors other than the assessed heritage value, eg: its functional qualities.
D	Low	Retain, recycle, add compatible new construction and/or remove in part or in full, minimising adverse impact on fabric of exceptional or high significance and having the least possible impact on fabric of medium significance. Improvements are

**Table 6.1 - Fabric Conservation Guidelines**

LEVEL OF SIGNIFICANCE		Recommendations Related to the Identified Levels of Cultural Significance
		required which will contribute to the overall significance, aesthetic quality and functioning of the building.
E	Neutral	Retain, recycle, remove or modify as required - not important from a heritage perspective. However if new work is proposed, general care and respect for fabric of higher significance and possibly concealed potentially significant fabric.
F	Intrusive	Remove or modify, in the long term, to reduce adverse impact on the overall significance, aesthetic quality and functioning of the building.

**6.4.2 Front Facade**

The overall form, scale and character of the terrace on its Darlington Road frontage should be conserved essentially to its existing form exclusive of any inappropriate changes and/or intrusive alterations. Accordingly, all extant fabric on this frontage that survives from the Victorian period should be conserved in accordance with the relative levels of contribution to the overall significance of the place as elaborated below.

**Conservation of Masonry Walls**

A key trait of the architectural character of the terrace is the cement rendered wall finish, which should be conserved. The cement rendering of the wall surface was intended as a means of sealing the wall from moisture ingress and concealing any defects in the masonry construction. On no account should the render be removed except for purposes of repair, etc. The conservation of the walls should be undertaken in a co-ordinated way to ensure all dwellings are treated similarly.

*Policy 7*

*The rendered masonry walls facing Darlington Road should be conserved, retaining and conserving details of the original wall finish and decorative details.*

*Guidelines*

7.1 The principal elements of the front external walls should be retained and conserved. This is inclusive of the projecting party walls with recessed arches, sub-floor vents, sandstone plinth, and rendered window sill and brackets.

7.2 The external decorative detailing of the front external walls should be retained and conserved inclusive of the scored ashlar coursing, precast cement decorative elements in the

label moulds and window mullions. Missing or damaged sections should be repaired or reconstructed to match the original.

7.3 The wall surface should not be given a secondary seal intended to prevent moisture ingress.

### **Conservation of Windows and Doors**

The original windows and doors facing Darlington Road constitute some of the most elaborate pieces of external joinery in the terrace and collectively contribute to the presentation of the terrace as a late-Victorian development. In all dwellings the window joinery appears to be original. Similarly, the doorframe, transom and fanlight appear to be original but the leafs in most instances have been replaced over time with decorative heritage style panelled doors. The upper veranda openings comprise pairs of original French doors with fanlights that are. The external surface of this joinery has always been painted. In most instances a security grill has been fitted either to the inner or outer face of the window or door.

#### *Policy 8*

*All existing windows and door leafs identified as being of high significance should be retained and conserved in situ.*

#### *Guidelines*

8.1 The external timber face of the windows and doors should be maintained and continue to be painted.

8.2 The fanlights should be returned to an operable state inclusive of installing appropriate hardware.

8.3 Where practicable, deteriorated fabric should be retained rather than be replaced. If replacement is necessary, the new fabric should be based on the existing or historical evidence rather than conjecture. Replacement materials should match as reasonably as possible that which is removed.

8.4 If natural light through windows needs to be controlled this should be achieved by traditional means. Where complete light exclusion is required it should have minimal effect on the external appearance and not impact on significant fabric.

8.5 The security bars should be relocated to the interior side of the window and painted in a colour that reduces visibility from the street.

### **Conservation of the Veranda**

The front veranda is an intrinsic component of an inner city terrace and traditionally is the most elaborate and decorated in the house's façade. The verandas in the terrace have experienced some 125 years of continuous use which is reflected in the various alterations visible today in the timber trimming of the floor and roof beam, cast iron lace work, and roof form. All the verandas are currently open to the street. There is a range of conservation actions stated in Table 6.2 that should be followed. It is preferable that a co-ordinated approach to the conservation of the verandas is undertaken by the University to ensure consistency in the details.

*Policy 9*

*Conserve the verandas within a co-ordinated program of works to ensure consistency in appearance and details across the row of dwellings in the terrace.*

*Guidelines*

- 9.1 Enclosure of the veranda should be prohibited.
- 9.2 The original coved (concave) roof profile should be reconstructed.
- 9.3 All original decorative wrought-iron filigree detailing should be preserved and missing elements reconstructed.
- 9.4 The various timber joinery elements of the veranda where missing or requiring replacement should be reconstructed according to traditional details based on existing fabric and/or historical precedent.

**Table 6.2 - Reconstruction of Significant Exterior Fabric**

TO BE COMPLETED

**Conservation of the Roof**

The main roof is a gable, sheeted in corrugated metal, and located over two neighbouring dwellings. The roof is flanked by projecting rendered brick party walls with rendered cement chimneys. These components that make up the roof should be conserved. The opportunity could be taken to reinstate a slate roof

*Policy 10*

*Conserve the roofs within a co-ordinated program of works to ensure consistency in appearance and details across the row of dwellings.*

*Guidelines*

- 10.1 Existing chimneys should be retained and conserved.
- 10.2 Chimney pots should be reinstated based on historical precedent.

10.3 The corrugated metal sheeting should be replaced with slate tiles and terracotta ridge tiles with sizing based on documentary and physical evidence.

### **Other External Fittings**

Habitation of the dwellings requires provision of reticulated services such as electricity, gas and water, as well as television aerials and other telecommunications. The gas and electricity meters are located with the ground floor veranda enclosure, but the aerials are more conspicuous with their roof mountings. There is potential for overlooking from surrounding existing and proposed buildings and the aerials and other like equipment should be located in less visible locations.

#### *Policy 11*

*No mechanised ventilation equipment, telecommunication equipment such as satellite dishes, television and radio receivers should be visible or detrimentally impact on the front façade.*

### **Painted Colour Schemes**

A co-ordinated approach to the colour and finishes of the external elements should be undertaken by the University. The existing colour schemes seem to reflect the input of individual consultants and are confined to the individual dwellings that have been refurbished. The colour scheme used in the dwellings used for student accommodation for example was prepared by the same consultant although its basis (specific onsite investigation or generic period colour schemes) is not known. Physical investigation may reveal the terrace was painted either in a common colour scheme. Alternatively a generic colour scheme could be adopted in accordance with the colour schemes provided in the 'University of Sydney Colour Scheme' prepared by Conybeare Morrison International Pty. Ltd. in 1998.

#### *Policy 12*

*A co-ordinated, consistent approach to the colour of the front walls and joinery should be established unless there is documentary and/or physical evidence that indicates otherwise.*

#### *Guidelines*

12.1 All external and internal surfaces originally intended to be unpainted should remain unpainted. The preferred colour schemes for painted elements should be those originally applied.

12.2 Painted surfaces are vulnerable to wear and will need to be repainted when the need arises. This should be done in accordance with the proviso that the existing colour scheme and finish should be replicated unless there is evidence that indicates otherwise.

12.3 Regular painting of external joinery is required to offset the deleterious effects of UV light and damp on the timber.

### **Front Garden Setting**

The front garden setting is integral to the presentation and interpretation of the terrace as a place of residence. The garden comprises the front palisade fence and gate, flanking palisade fences, path, and garden plot each set out in a layout originally consistent across all the dwellings in the row and demarcating the legal boundaries of each property. Based on the existing fabric the built elements of the garden could be restored/reconstructed to the original configuration. There is no physical and/or documentary evidence to reveal an earlier configuration of the garden plot, and this area could continue to be managed without coordination between dwellings provided this does not detrimentally impact on significant fabric. The structural condition of most elements is poor and in most instances this necessitates a comprehensive conservation programme. Aside from the built features other remedial work is required to ensure the area is properly drained. The soil level generally requires lowering, and any obstruction causing water blockage should be removed.

### *Policy 13*

*The existing spatial division of the front garden into discrete units determined by built elements should continue, and the palisade fence and gate, flanking walls and path be restored.*

### *Guidelines*

13.1 Maintain the existing alignment of the path centred on the front door of the dwelling.

13.2 Maintain the existing locations of the palisade fences of each dwelling.

13.3 Maintain the existing location of the front garden plot and physically demarcate it from the neighbouring path.

13.4 The sandstone elements should be stripped of paint and remain unpainted.

13.5 The fitting of mailboxes should have no detrimental impact on significant fabric.

13.6 Plantings in the garden plot should have no potential detrimental impact on significant fabric in the medium to long term.

13.7 The wrought and cast iron work, door hinges and latches, painted cement render surfaces will require ongoing maintenance in periodic painting and lubrication of moving parts.

13.8 The garden plots will require ongoing maintenance in clearing invasive weeds, and pruning trees and climbing shrubs.

## **Signage**

Signage at the terrace forms a role in identifying the non-residential tenancies. The signs are in a variety of materials. The existing signs generally are considered appropriate in regard to location and material.

### *Policy 14*

*Existing signage could be retained and future signage is acceptable provided it satisfies the criteria of discretion in siting and design and materials.*

### *Guidelines*

14.1 New signage should not damage or obscure significant fabric, it should utilise an appropriate fixing method and be capable of being removed.

## **External Lighting**

There may be a need to improve lighting within the front grounds of the dwellings for security reasons.

### *Policy 15*

*External lighting for site security and safety reasons is acceptable provided it satisfies the criteria of discretion in siting and design and materials.*

### *Guidelines*

15.1 External lighting should have no adverse impact on significant fabric and should not degrade the overall domestic character of the place. Over-illumination should not occur.

## **6.5 THE REAR**

The rear of the terrace is a secondary elevation that is visible from Darlington Lane. In general terms this elevation inclusive of the roof should be maintained and original fabric conserved. There is opportunity for new development in this part of the terrace, which is discussed further below.

### *Policy 16*

*Maintain the rear façade and roof and conserve in situ original fabric.*

### *Guidelines*

16.1 Materials such as timber and metal work that were originally painted should remain painted.

16.2 Original window and door openings should not be changed in any general refurbishment of a dwelling.

16.3 Windows and doors that require replacement should be constructed in timber and generally replicate the design and dimensioning of original *in situ* examples.

16.4 The aluminium framed windows should be replaced with timber framed windows as part of any general refurbishment of a dwelling.

## 6.6 THE INTERIOR

### 6.6.1 Conservation of fabric

The interiors of the terrace inclusive of the planned layout, wall and ceiling finishes, and decorative features such as the staircase and timber chimneypieces are representative of this type of housing for the era. To date, with the exception of No. 131, the interiors have not been altered to such a degree that the original layout and features have been obscured. Rather, new uses such as office and self-catering student accommodation have been accommodated within the constraints imposed by the age and original use of the building. This pattern should continue as long as it proves feasible.

#### *Policy 17*

*The interiors of a dwelling should be conserved according to their level of significance, which is basically the contribution of a particular space to the overall character of a typical nineteenth century urban dwelling.*

#### *Guidelines*

17.1 The existing identity, diversity and hierarchy of individual spaces as defined by the intended room use should continue.

17.2 Any changes to significant internal spaces should be reversible, with minimal impact on the structure of the building. It is recommended that nibs of not less than 300mm be retained to reflect the original layout of the interior where walls are required to be removed, and the definition of the ceiling area should not be compromised.

17.3 All original window and door hardware and furniture should be retained and maintained.

17.4 The staircase in each dwelling should be retained and maintained.

17.5 The chimneybreasts and timber fireplaces each dwelling should be retained and maintained.

17.6 The original moulded timber skirtings and architraves in each dwelling should be retained and maintained and the practice of fitting period reproduction timber mouldings where required should continue.

17.7 The original precast plaster ceiling roses and original run plaster moulded cornices should be retained and maintained.

**6.6.2 Reconstruction of Significant Fabric**

Overall, the terrace retains a high degree of integrity of original layout and fittings although there is disparity between individual dwellings. Accordingly, depending on the outlook of the University’s Heritage Office and/or tenant there is opportunity for reconstruction of missing elements as itemised in Table 6.3.

*Policy 18*

*Missing elements of the interiors of a dwelling could be reconstructed if so required by the owner and/or tenant. Reconstruction should be based on extant examples within the terrace.*

<b>Table 6.3 - Reconstruction of Significant Interior Fabric</b>			
<b>Element</b>	<b>Space</b>	<b>Missing/Replaced</b>	<b>Extant Example</b>
Run moulded plaster cornice	100	No. 127	Most houses
Staircase – edge beaded boards	102	Various houses	No. 125
Staircase – panelled cupboard	102	Some houses	No. 125, 127, 128, 29, and 131
Front door	100	Most houses	No. 126 and 129
Internal four panelled door	All rooms	Most houses	No. 127
Panelled bi-fold doors	101 & 102	All houses	No in situ example
Timber chimneypiece	101, 102, 201	Various houses	No. 126
Timber partitions and exposed door frame	203, 205 & probably 204	Most houses	No. 127 & 129.
Timber framed double sash windows	102, 103, 202, 204 & 205	Various houses	No. 128
Kitchen fireplace	103	Most houses	No. 129
Timber panelled partitions	203, 204 & 205	Most houses	No. 109 & 112

**6.7 USE**

*Use - The functions of a place, as well as the activities and practices that may occur at the place.*

*Compatible use - A use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.*

The range of uses of the individual dwellings in the terrace comprises self-catering student accommodation (No. 124, 126, 127, 128, 129, 130, and 131) and office (No. 125). The individual dwellings retain a high degree of original fabric and layout to reveal the original residential use and as such these uses should continue as long as they prove feasible.

#### *Policy 19*

*Future uses of the individual dwellings should respond to the identified cultural significance of the terrace and its setting and require minimum new services and no major alterations.*

#### *Guidelines*

19.1 Compatible future uses for the terrace includes small scale commercial, office space for administrative and educational uses, retail or short to long-term residential accommodation.

19.2 It is preferable that any use is self-contained within the individual building and does not require physical interconnection with more than one neighbouring building and the shared use is not visibly apparent from Darlington Road.

19.3 The principal means of access from Darlington Road, subject to statutory disability access requirements and security, should be maintained in its existing configuration.

#### *Policy 20*

*Alteration of existing services is acceptable in the context of changes in use or modification of an existing use where it has no detrimental impact on significant fabric.*

#### *Guidelines*

20.1 The choice and location of fittings should not cause detrimental or irreversible impact on significant fabric or spaces and comply with the criteria of:

- locating services in areas designed for, or previously damaged by services;
- locating services in areas that are not visible;
- providing services that are complementary to their surroundings; and
- using fixings that do not damage significant fabric.

## **6.8 NEW DEVELOPMENT**

The terrace is located within a section of the Darlington Campus of the University of Sydney that to date has not been extensively developed. This situation is likely to change in the medium term as Campus 2020, currently a vision, is realised. The various planning strategies

prepared to date acknowledge the heritage value of the terrace, the neighbouring terraces, and the Institute Building precinct. These strategies indicate the terrace will be retained within the redeveloped Darlington Campus. The strategies also indicate the rear of the terrace, being the largely undeveloped rear yards of the individual dwellings, is likely to be incorporated into the area available for new development. Such development is compatible with the policy outlook of this CMP.

#### *Policy 21*

*New development should only be undertaken in response to specific proposals generated by Campus 2020. Such development must not detrimentally impact on the cultural significance of the terrace as a whole and its components.*

#### *Guidelines*

21.1 New works should be limited to the rear of the terrace and be consistent in scale materials and bulk throughout the row and should not be visible from the public domain of Darlington Road.

21.2 New work should be identifiable as such and should be reversible – that is capable of being removed without damage to significant fabric or spaces.

21.3 Changes in the rear yards should ensure that the original subdivision pattern continues to be clearly discernible within the new development.

21.4 Future development should be sympathetic in terms of design, bulk, scale and massing in relation to the built form of the terrace and its component dwellings.

21.5 Any changes to the rear slope of the roof of the terrace must be consistent between all dwellings.

21.6 No breakthrough from Darlington Lane to Darlington Road should be permitted.

## **6.9 MAINTENANCE**

*Maintenance - The continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.*

Ongoing maintenance is required to offset deterioration of fabric and this is best achieved through adopting a schedule of regular maintenance works. Implementing the schedule would require periodic inspection of the condition of the fabric and taking the necessary remedial action. The failure to undertake regular maintenance would inevitably result in degradation of physical fabric and erosion of significance value. A maintenance schedule

should provide for short, medium and long-term actions. The aim of the maintenance program is to prevent deterioration of fabric as opposed to undertaking repair and reconstruction of deteriorated fabric. Prompt maintenance and repair are essential to the conservation of the terrace.

The Heritage Branch of the NSW Department of Planning describes various maintenance categories as follows:<sup>24</sup>

Corrective Maintenance - work necessary to bring a building to an acceptable standard (often recommended by a conservation plan) such as treatment for rising damp; or

Planned Maintenance - work to prevent failure which recurs predictably within the life of a building, such as cleaning gutters or painting; or

Emergency Corrective Maintenance - work that must be initiated immediately for health, safety, security reasons or that may result in the rapid deterioration of the structure or fabric if not undertaken (for example, roof repairs after storm damage, graffiti removal or repairing broken glass). A daily response system detailing who is responsible for urgent repairs should be prepared.

Building maintenance can also be categorised according to who carries out the maintenance work:

Housekeeping Maintenance - carried out by property managers; or

Second Line Maintenance - carried out by specialist building tradespeople.

#### *Policy 22*

*The terrace should be continuously maintained in accordance with a planned maintenance and repair programme that is based on regular inspection and prompt preventative action.*

#### *Guidelines*

22.1 When required, prompt repair and preventative measures should be undertaken as necessary.

22.2 Maintenance actions requiring remedial works should only be undertaken by people with professional knowledge of and experience in dealing with heritage buildings. The Heritage Branch of the NSW Department of Planning provides in its Maintenance Series general advice as to the cause, treatment and remediation of various traditional building materials.

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<sup>24</sup> *The Maintenance of Heritage Assets: A Practical Guide* from the Heritage Council of NSW Technical Advisory Group, 1998: 1

22.3 Maintenance work and repairs should not detrimentally impact on significant fabric directly or indirectly.

22.4 A maintenance programme should be implemented in accordance with the following principles:

- Attend to building repair work regularly to maintain the condition of the building fabric between repair cycles;
- Similar work should be undertaken as a unified operation, except in the case of urgent repairs; and
- Minor repairs should be attended to promptly to avoid needless expense on additional damage.

22.5 The maintenance programme should preserve significant building fabric wherever possible, with the aim being to repair instead of replace.

22.6 All tradesmen undertaking work on the building should be experienced in using traditional building materials and methods.

22.7 In case of damage by graffiti and mortar stains, both removing stains and re-rendering/repainting may be adequate but the proposed technique used should be verified by the University's heritage architect.

22.8 Missing or damaged concrete, and rendered and painted masonry should be repaired or reconstructed to match the original and a suitable mortar type used. All visible new surfaces must visually match the existing/original in colour and texture.

22.9 Repairs to the metal flashings and guttering may involve replacement of larger sections of the original fabric. The original material, colour and profile of guttering and downpipes should be replicated.

22.10 In cases where new replacement fabric does not match the historic fabric in detail placing new with old side by side is unlikely to be visually acceptable and a supply of appropriate replacement fabric may have to be specially manufactured.

## **6.10 DRAINAGE**

One of the problems facing a building of the age of the terrace is less than ideal drainage and surface water flow across the site. Past improvements in sub-floor ventilation evidently have been implemented given the visible additional air vents and wall openings visible, and damp

proof courses may also have been inserted. Other drainage problems associated with blocked or corroded downpipes and gutters were noted.

*Policy 23*

*Develop and maintain systems that prevent water penetration into the building fabric.*

*Guidelines*

23.1 Investigate if there is a point where a damp proof course can be introduced if this has not already been done, and insert if feasible.

23.2 Regularly check over gutters and downpipes and replace where corroded.

23.3 Ensure downpipes discharge directly into the stormwater system.

## **6.11 STRUCTURAL INTEGRITY**

One of the problems facing a building of the age of the terrace is movement in the wall structure. Past repairs of wall cracks in the habitable spaces have been implemented, however movements in the garden walls and fences are also required. A professional appraisal of the structural condition of the terrace is considered necessary.

*Policy 24*

*Undertake a full structural assessment of the terrace prepared by a structural engineer experienced in heritage buildings.*

*Guidelines*

24.1 Any identified structural issues are to be rectified in accordance with the policies of this CMP.

## **6.12 INTERPRETATION**

*Interpretation - All the ways of presenting the cultural significance of a place.*

The terrace and the neighbouring terraces in the Darlington Road are an intrinsic element in the historic built environment of the Darlington Campus and as such their heritage value should be revealed through interpretation.

*Policy 25*

*The interpretation of the terrace should be seen as an important element of the conservation of the place.*

*Guidelines*

25.1 The interpretation strategy could be generated specifically for the terrace or as part of a wider scope of work that takes in the whole of the Darlington Campus.

25.2 An effective interpretation strategy could be achieved in the form of plaques, site markers or historic photographs.