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Ref: 1647/JH/RW

19 April 2016

Megan Fu
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Megan Fu

Dear Megan

RE: JOB NO. 1647 – UTS BLACKFRIARS CAMPUS - SSD 14_6746 - 2-14 BUCKLAND STREET CHIPPENDALE NSW COMMENT ON PROPOSAL

Background

This report is provided on behalf of the University of Notre Dame Australia as a preliminary assessment of the Stage 1 DA lodged by the University Technology Sydney (UTS) for the Blackfriars Precinct Site in Buckland Street Chippendale. It reviews the potential impacts of the proposed development on the Blackfriars Precinct Site and the adjacent sites St Benedict's Campus Group owned (and leased) by The University of Notre Dame Australia (UNDA) and the Chippendale Conservation Area (No. 9).

DA Documents Reviewed

A review of the following documents has informed this assessment.

Clause 46 Height 04 - Appendix 3 Clause 46 Height 04
Clause 46 Floorspace 04 - Appendix 4 Clause 46 Floorspace 04
Architectural Drawings A3 H2o 1 Cover and main plans copy
Architectural Drawings A3 H2o 2 Photomontages and 3D modelling
Architectural Drawings A3 H2o 3 Shadow Diagrams
Architectural Drawings A3 H2o 3a Winter Shadows Supplement
Architectural Drawings A3 H2o 4 Study within envelope
Architectural Report H2o - Appendix 6 Architectural Report
Heritage and Visual Considerations Report
Conservation Management Plan Part 1
Conservation Management Plan Part 2
Archaeological Assessment Part 1
Archaeological Assessment Part 2
Aboriginal Archaeological Assessment
Public Domain and Landscape Report
Approved Masterplan
Site Survey 01_ CC__GDLP-11867_00
Site Survey 02_ CC__GDLP-11868_00
City of Sydney LEP 2012

City of Sydney DCP 2012

Inventory Sheets –

- UTS Blackfriars Campus Group (I170)
- St Benedict's Church Group (I165)
- Warehouse WA Davidson Clothing Manufacturers (I170)
- Pioneer House (I166)
- Chippendale Conservation Area

Terminology

For the purpose of the report the following terminology will be used.

Chippendale Conservation Area (CA9)

Central Park (former Carlton United Brewery)

St Benedict's Church Group Notre Dame University

UTS Blackfriars Campus Group

Building 2 referring to the 1883 two-storey former Infants and Girls Primary School (UTS 22)

Building 5 referring to the 1883 two-storey former Boys Primary School (UTS 23)

The Proposal

The proposal includes the demolition of the Blackfriars Children's Centre and a proposed building envelope for the construction of a new 6 storey, 6,225m² building occupying the northern end of the site 6.3 to 8 metres from Building 1 and Building 2.

The proposed FSR is 16 % greater than the FSR permitted. The Proposal has a height of 27.95m, which is 18.95m above the height of buildings development standard for the site of 9m. (Or 3 times the permitted 9 m height limit)

The Assessment of the Proposal

The assessment of the proposal comprises three parts:

1) Discussion of Council Controls that would inform an assessment of a Heritage Impact of the development. This is supplemented by a selection of the relevant controls in the City of Sydney Local Environment Plan and Development Control Plan Appendix 3, extracts of the City of Sydney Inventory Sheets Appendix 1 and the full City of Sydney inventory sheets, Appendix 2.

2) Discussion of the impact of the proposal in terms of:

- Bulk and Scale
- Landscape Setting
- Amenity to the Heritage Items
- Visual Impact
- Streetscape Views

3) Discussion of documents provided that support the application. This is supplemented by a selection of the relevant extracts of those documents, Appendix 4.

1) Discussion of Council Controls

The City of Sydney Local Environmental Plan and Development Control Plan 2012 interconnect to emphasise the importance of protecting the retained heritage identified in the Local Environmental Plan Schedule via a number of mechanisms.

1. Compliance with the height control maps

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2. Compliance with the FSR maps
 3. Compliance with the height in storey map
 4. Compliance with the distinctive character of the item and conservation area via Local Environmental Plan and Development Control Plan clauses
 5. Limiting impact on the heritage significance of the item and conservation area via Local Environmental Plan and Development Control Plan clauses

Non compliance with Council Maps

The height control maps indicate a height of 9m on the site and a height of 12m on the immediate site to the north and 18m on the site fronting Parramatta Road.

The floor space ratio maps indicate an FSR of 1.5:1 on the site and an FSR of 1.75:1 on the immediate site to the north and an FSR of 2.5:1 on the site fronting Parramatta Road.

The height in storey maps indicate a height in storeys of 2 storeys on the site and a height in storeys of 3 storeys on the immediate site to the north and a height in storeys of 5 storeys on the site fronting Parramatta Road.

The height and storey map indicates a desire by Council to grade up to the maximum height of 18m at Parramatta Road.

The proposal does not comply with the clear intent of the maps. The proposal far exceeds the proposed controls for the site.

Non compliance with the stated heritage significance.

The following heritage items are in the vicinity:

‘Former Blackfriars Public School and Headmaster Residence’ (I170), UTS Blackfriars Campus Group

‘St Benedict’s Church Group’ (I165),

Former Warehouse ‘WA Davidson Clothing Manufacturers’ (I170) and

‘Pioneer House’ (I166).

The recommended management for both Former Blackfriars Public School and St Benedict’s Church Group notes:

Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

The site is located within the Chippendale Conservation Area (CA9)

The Inventory Sheets reinforce the importance of these heritage items and the low scale character of the Chippendale Conservation Area.

Non compliance with the Local Environmental Plan and Development Control Plan

The Local Environmental Plan and Development Control Plan clauses reinforce the importance of protecting the heritage significance of heritage items and Conservation Areas.

The objectives of the height of buildings control:

(a) *to ensure the **height of development is appropriate to the condition** of the site and its context,*

(b) *to **ensure appropriate height transitions** between new development and heritage items and buildings in heritage conservation areas or special character areas*

This needs to be read in conjunction with Part 5 miscellaneous provisions 5.10 heritage conservation which notes:

*(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, **settings and views***

A project of this scale also needs to comply with Division 4 design excellence of the Local Environment Plan which specifically notes in Section 4 that in considering whether development exhibits design excellence the impact on any special character area is a consideration.

The Sydney Development Control Plan 2012 reinforces the Local Environmental Plan concern for protection of heritage settings and character. The aims of the Development Control Plan Section 1.3 notes:

*(a) Encourage design that **maintains and enhances the character and heritage significance of heritage items and heritage conservation areas**; and*

The Chippendale, Camperdown, Darlington, West Redfern and North Newtown character statements identifies its key character.

***The scale** of housing and adapted warehouse buildings **is generally low to medium rise** with the exception of the blocks fronting Parramatta Road and Regent Street where early to mid 20th century taller office buildings and warehouses dominate.*

The consistency of terrace rows and pre-war and post-war industrial warehouses, their scale and proportions, roof design and materials palette, is important to the significance of the heritage conservation area.

The principles specifically note:

(c) Maintain the visual prominence and landscape setting of the Blackfriars campus, the Mortuary Station and public housing on Balfour Street, Peace, Strickland and Balfour Street Parks.

(g) Ensure infill development responds to the height, massing and predominant horizontal and vertical proportions of heritage and contributory items.

(l) Protect the curtilage of heritage items to enable visual appreciation of the buildings in their setting.

These principles are based on the underlying principles that

- *The level of change **should respect the heritage significance of the item or area.***

Section 3.9.5 Heritage Items notes:

(1) Development affecting a heritage is to:

(f) not reduce or obscure the heritage significance of the item

(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:

***(a) Providing an adequate area** around the building to allow interpretation of the heritage item;*

***(b) Retaining and respecting significant views** to and from the heritage item.*

(1) **Development** within a heritage conservation area **is to be compatible with the surrounding built form** and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to:

The Development Control Plan 4.2.1 Building Height reinforces the Local Environment Plan and notes:

(2) *The maximum may only be achieved where it can be demonstrated that the proposed development:*

(c) *Does not **deduct from the character and significance of the existing building.***

Section 4.2.2 Building Setback Objectives notes:

(ii) ***maintains the setting of heritage items** and is consistent with building setbacks in heritage conservation areas.*

(c) ***Encourage new building setbacks where appropriate to reinforce the areas desired future character.***

Non Compliance with Council's desired future character

Having established the Council's stated significance for the sites and the Chippendale Conservation Area the proposal would be described as having a significant visual impact. Non compliance with numerous Local Environmental Plan and Development Control Plan is an outcome of this significant visual impact as noted above.

The proposed height, FSR, number of storeys and foot print of the proposed development is not appropriate to the lower scale of the site and conservation area.

The proposed impacts on the settings and views and of the Blackfriars Campus Group UTS site and St Benedict's Church Group Notre Dame site.

The proposal does not deliver the highest standard of architectural and landscape design because it proposes a development 27.93m high and 3 times the height standard. This impacts on Blackfriars Campus Group UTS, St Benedict's Church Group Notre Dame and Chippendale Conservation Area. The loss of the garden setting to Blackfriars Campus Group UTS and replacement with a 27.93m high building façade will impact on the public domain and the special character area.

An appropriate interface at ground level between the building and the public domain would be one that retained a landscape setting. The loss of established trees and the proposed angled courtyard does not exhibit excellence and integration of landscape design. The design process anticipates that a building height may exceed the maximum height shown for the land on the Height of Buildings Map of up to 10% based on its design excellence. The proposal to exceed to maximum height by 3 times, has not been appropriately justified and has significant impacts which would negate its support.

The heritage significance of the items Blackfriars Campus Group UTS and Conservation Area are affected by the proposal which is significantly out of scale with the existing settings.

The proposal to build to a height of 27m at the street wall does not respect the unique character of the garden setting of the Blackfriars Campus Group which clearly articulates Council's vision for the area.

The proposal to build to a height of 27m at the street wall does not respect neighbouring buildings and is not compatible and urban pattern and impact on views to and from the site. New development is not consistent with policy guidelines contained in the Council's Heritage Inventory Assessment Report.

Comment on the proposal

Of the four heritage sites Former Blackfriars Public School and Headmaster Residence and St Benedict's Church Group are most affected by the proposal. Within the adjacent Chippendale Conservation Area the Blackfriars site provides an important protected garden enclosure for 3 buildings sites fronting Parramatta Road identified in the Conservation Management Plan by Paul Davis as reaching the threshold for state significance.

Bulk And Scale

The site is located between 3 clear zones. the higher scale development on the UTS axis/Central Park, former Carlton United Brewery on the east. The Parramatta Road frontage on the north and the Chippendale Conservation Area which is predominantly low in scale. The two heritage items would provide specific reference on appropriate height. While the buildings and walls on the site exceed 9 metres in part the application of 9 metres height specifically to this area and its corresponding FSR is a clear indication of Council's 'lower scale development' vision for the site. The height and FSR Controls were reviewed and reduced.

Buildings within the UTS Blackfriars Campus Group have 2-3 storey high facades of 10.5 metres. The Blackfriars site has undergone recent successful conversion to create appropriate relationships between Buildings Two, Five and Seven across a low scale courtyard with an anticipated low scale childcare centre approved to the Blackfriars Street frontage of the site. This is an appropriate setting for three buildings of state significance.

Buildings within the St Benedict's Church Group are 2-3 stories high and approximately 10 metres.

The UTS proposal is significantly taller than the buildings forming the St Benedict's Courtyard including the Vice Chancellery, St Benedict's Church and the St Benedict's Main Building to the south. The new building is within 15 metres of the southwest corner of the historic St Benedict's Church. The bulk and scale of the UTS proposal will have an impact on these buildings. Consideration could be given to requiring that the building envelope be setback from the western boundary of the St Benedict's Campus as well as compliance with the height control.

The UTS proposal exceeds Pioneer House by approximately 3 metres. Pioneer House is already 2 floors taller than the predominant scale along Parramatta Road.

The massing, bulk and height of the proposal does not respect the form, height and urban grain of the existing heritage values of the site UTS Blackfriars Campus Group, adjacent heritage item St Benedict's Church Group or the Chippendale Conservation Area (CA9). The proposed envelope would abut the common boundary between the St Benedict's Church site the proposal extend to the street boundary to Buckland Street.

Appropriate spacing between heritage items and infill development would respect their value and help protect the views from Broadway and the surrounding streets. A 9m high future development that responds to the existing urban grain of the site on a smaller floor plate would be more appropriate to the site and its context.

Landscape Setting

While the individual trees are of variable quality the landscape setting is an important component of the site and should be retained even if the trees are replaced. The 9 metre landscape zone enables the growth of a mature canopy in contrast to the 6.8 metre setback on the south which only enables low scale planting. The contrast of the landscape setting to the dominant definition of the street wall is an important aspect of its contribution to the site and the sites contribution to the Chippendale

Conservation Area. The UTS Blackfriars site and Notre Dame St Benedicts site provide precedents for landscape covered walls that reinforce this landscape setting. Buckland St is identified in the Chippendale Conservation Area Inventory Sheet for its prominent landscaping. The proposal removes the significant planting and reduces its frontage and restrict replacement of mature trees.

Amenity To The Heritage Impact Statement

The newly created courtyard receives northern sunlight which creates a positive space which contributes to the continued use of these buildings. The proposal will limit this northern sunlight.

Visual Impact

St Benedict's Church is characterised by its spire. An anticipated height of 9 metres, which is less than the current wall height retains the silhouette of the spire when viewed from the north. The ability to view the church from the south from Grafton St is possible across the site has been restricted historically by development of the Carlton United Brewery site and more recently by the higher scale development on the UTS axis/Central Park, former Carlton United Brewery. The proposal at 27m will create a new backdrop.

Streetscape Views

The importance of the visual prominence and landscape setting of both the UTS Blackfriars site and Notre Dame St Benedict's Church site would be compromised by the proposed development. The proposal would dominate the form and shape of the buildings on Abercrombie Street, Buckland St and Broadway. The proposal would dominate the heritage buildings on Buckland Street and Broadway.

The proposal will impact on the following:

- Views from Broadway to the UTS Blackfriars Campus Group,
- Views from Broadway to the Notre Dame St Benedict's Church Group,
- The removal of large trees on site with no equivalent replacement of landscape,
- Loss of the identified landscape streetscape of Buckland St

A Review Of Documents That Support The Proposal

The proposed envelope is supported by a number of documents. The following documents are relevant to a review of the heritage considerations.

1. Master Plan By Urbanac
2. Section 4.6 Height FSR Variation By Urbanac
3. Architectural Report by Urbanac
4. EIS By Urbanac
5. Conservation Management Plan by Paul Davies
6. Visual And Urban Analysis by Paul Davies

An assessment of the impact of heritage significance should be informed by detailed analysis of the existing controls and inventory sheets. These provide clear indications of Council's intent for the site. Historical research or physical inspection may require review of these inventory sheets. The reports do not suggest a review of the inventory sheets. The documents provided do not include the inventory sheets for the various buildings and Chippendale Conservation Area in their appendix and do not appear to have informed their assessment.

Comments On The Master Plan By Urbanac

The Master Plan by Urbanac page 3 notes:

2. View corridors

- a) **Minimise development in the centre of the site**, creating a quadrangle and maximizing visual connectivity across the quadrangle between the Former Girls and Boys School buildings
- b) **Allow views into the site** from the Buckland St to glimpse the internal heritage buildings

4. Heritage, Archaeology and Streetscape

- a) Retain and conserve the three G.A Mansfield-designed heritage structures
- b) **Provide an internal landscaped quadrangle space** between the former school buildings to maintain their visual connectivity.

5. Bulk, Massing and Modulation of Buildings

- b) **Concentrate height and floorspace in a new development to the north of the site** (towards Broadway) responding to the increased building heights along this busy arterial road. (Note no scale is defined)
- f) Provide low scale development to the south of the site, responding to the lower scale development of Blackfriars Street, and the complementing the roofscape and scale of the significant heritage items.

6. Street Frontage Heights

- a) Maintain low scale development along the street frontage of Blackfriars St of 1-2 storeys.
- b) Development at the northern end of the site to have a street frontage height and contemporary form responding to the scale and form of nearby warehouse forms, within Conservation Management Plan guidelines.

Nothing in the Master Plan suggests the proposed height of the proposal.

The Master Plan provides no confirmation of an accurate context with only a plan of the site provided and no indication of the preferred or contextual height.

The View Corridor Principles of the Master Plan are undermined by a proposed 27.95 metre building (three times the allowable envelope) which dominates the UTS Blackfriars Campus Group on which the building is located, the adjacent site St Benedict's Church Group and the Chippendale Conservation Area. The proposed courtyard appears as a left over triangular space that results from the minimum distances required from Building 2 & 5, rather than a desire to create a regular orthogonal courtyard such as the existing space between Building 2 & 5 and the proposed extended courtyard as part of the new childcare centre.

The Master Plan discusses location of height and floor space to the north without mention of a specific height. It discusses the importance of the low scale development to the south of the site and along Blackfriars Street. This would be achieved with a building nine metres in height to the north. There is no discussion regarding appropriate heights nor variation to existing control heights within the Master Plan. A height of 27 cannot be seen to be consistent with the Master Plan.

Architectural Report by Urbanac

The Architectural Report provides no confirmation of any context. No elevations are provided. No survey information is provided to confirm RL's. No existing photos are provided for comparison with the 3D views in the reported, the photos used are distorted and do not comply to standard eye view.

The Architectural Report 6.2 setback and siting notes:

- Respond to the street alignments of adjacent buildings, especially the three storey University of Notre Dame Australia building north of the site at 2 Buckland Street

- *The existing neighbouring buildings on the west side of Buckland Street are also flush to the street. **This creates a context for the proposed building to be flush to the street.***
- *Respond to the heritage curtilage of the site's significant buildings, **by achieving appropriate setbacks** from the former boys' and girls' school buildings of UTS Building CB22 and Building CB25 located to the south.*
- ***CB25 to create a stronger urban edge to Buckland Street.***

The report moves between storeys and heights when the height and envelope of the buildings on the site and adjacent site is the primary consideration in any urban design analysis. The accuracy of the 3D modelling has not been established by any elevation or survey levels. See section 7 of report.

The existence of some buildings built to the boundary adjacent to a site where the garden setting is a **key characteristic** of the heritage significance does not provide a context to build to the boundary on this site. In fact the stated significance suggests the opposite.

A preferable outcome would require that the building is set back from the boundary to retain the garden setting rather than creating a stronger urban edge. The guidelines in the Master Plan look to precedents that are not relevant to facilitate the maximum building envelope on the site rather than respond to the heritage constraints of the site, the adjacent site and the Chippendale Conservation Area. The Master Plan is silent on this issue assuming compliance with stated controls.

Clause 4.6 Height Variation Justification for Scale Variation from 9 metre height and FSR control

The Clause 4.6 Height by Urbanac notes (p6):

"Many infill residential building and commercial buildings in the surrounding (conservation) area replicate the forms of the three five-storey buildings that are seen in this part of Chippendale".

'Buildings in this area are to be demolished and replaced with contemporary buildings that respond to the scale and form of nearby warehouses', p7

Figure 2 Massing Diagram page 8 and Figure 3 Comparison Diagram page 9 of the Clause 4.6 Height Variation suggests that height and floor space ratio are the only relevant controls under consideration. The statement is selective and does not understand the history of the area as outlined in the Inventory Sheets. Previously the site had higher controls but these have been down-scaled in recent Scheme amendments. The justification are simplistic interpretations of only the Height and FSR controls of the Local Environmental Plan and Development Control Plan controls while excluding the heritage controls.

The LEP & DCP Heritage Controls are extensive and often make realisation of the general height and Floor Space Ratio Controls impracticable. The setting of Building 2 and 5 within the UTS Blackfriars site and Notre Dame St Benedicts site are factors that would influence the overall massing and footprint of any proposed building and Floor Space Ratio limit. The adjacent St Benedict's Church Group would have a similar influence on proposed building and Floor Space Ratio limit.

The area defined by the street block Buckland Street, Blackfriars Street, Parramatta Road and Abercrombie Street historically is more related to the warehouse and terrace development of Chippendale than the Central Park former Carlton United Brewery Area. The current FSR and height controls (9m) with a transition of 12m and 3 storeys to 18m and 5 storeys reflect that relationship.

While buildings within the Blackfriars site and St Benedict's Church Group exceeds the 9 metre height the average façade height is 10.6m. While the warehouse redevelopment in the immediate area exceeds the 9 metre height control this is often

due to reallocation of FSR from the ground floor to provide parking. Abercrombie Street acts as a clear divider between the lower scale Chippendale Conservation Area and the higher scale development of Central Park, former Carlton United Brewery, Pioneer House while fronting Parramatta Road is an anomaly to the predominant 3 storey character of the area.

The support for a building which exceeds the height control by 3 times and the FSR by 16% is based on the precedent of Central Park, former Carlton United Brewery and Pioneer House when historically they do not form a precedent for this site.

EIS by Urbanac

Figure 20 page 43 Broadway Elevation of the EIS fails to acknowledge the different historic areas and suggest that Broadway reflects the higher scale of Central Park, former Carlton United Brewery.

It is of interest that the document includes the proposed childcare centre which reinforces the orthogonal courtyard created by Building 2 and 5, a principle that should be extended to any new building on the north.

Comments On The Heritage and Visual Analysis By Paul Davies

The Heritage and Visual Analysis includes a series of principles page 2

- *The heritage relationship of the new building to the two school buildings*
- *The heritage relationship of the new building to the streetscape and the street edge*
- *The relationship of the new building to the adjacent sites where in part large scale development is anticipated*
- *Long views across St Benedicts to the site to protect the skyline views across Broadway*
- *The ability of the open spaces to be actively used, to have good solar access*

Page 3 notes:

The treatment of such a volume would need to provide fine, small-scaled articulation as and appropriated response to Building 2 and 5.

The proposal seems to contradict the Heritage and Visual Analysis includes a series of principles page 2.

- The proposed angular space based on minimum setback does not respond to Building 2 and Building 5 in a **refined and subtle way**.
- The proposed 27.95 metre high façade on Blackfriars Street overpowers the adjacent building to the north and Buildings 2 and 5 of the UTS Blackfriars Campus Group Heritage Item to the south. A building setback from the street boundary to retain the garden setting would be more appropriate.
- Much is made of the anticipated large-scale development on adjacent sites. The Notre Dame St Benedicts site has a maximum height and maximum Floor FSR that is subject to the heritage provisions of the LEP and DCP that may further limit development on the site.
- Being located on the north, the proposal will significantly impact on the solar access to the courtyard setting of Buildings 2 and 5

While Illustration 1 Height of Buildings page ___ and Illustration 2 page 5 Building of 3 storey or greater height or scale, page 5, is used to argue that this part of the site possesses buildings of far greater height than established in the Chippendale Conservation Area Inventory Sheets and the height and character controls. It fails to acknowledge the importance of the open space on the sites and the dominance of the terrace form within the area which underlies the reason for the nine metre height.

Illustration 12, page 10 provides views to the Central Park which provide a backdrop of highrise are visually separated from the site. This is not sufficient justification for a building 27.95 metres and three times its allowable height **within** the site in close proximity to Building 2 and 5.

Comments On The Conservation Management Plan By Paul Davies. The documents mainly deal with the assessment of significance of the site.

The following comments support the State significance of the site

The School buildings and Headmaster's Residence are the work of an important Victorian architect, G.A. Mansfield, whose contribution to the architecture of Victorian Sydney was significant and has been, until recently, somewhat overlooked.

The School buildings and Headmaster's Residence are of State aesthetic significance as examples of late 19th century architecture in the Victorian Free Gothic style and as fine examples of the work of a prominent Victorian architect, G. A. Mansfield.

The following Appendix include

1. Extracts of Inventory Sheets
2. Inventory Sheets
3. Extracts of Controls noting the non compliance
4. Copies of Documentation in support of the proposal

The need to provide 6225m² of area on a site 6000m² with 1620m² of area for new development is unrealistic. This impacts on the heritage significance of 3 state listed heritage items on the UTS Blackfriars Campus Group and St Benedict's Church Group and Chippendale Conservation Area. The gross exceedance of the FSR and Height controls is justified by the UTS need for space rather than an objective heritage and urban design analysis. The proposal appears to be inconsistent with guidelines prepared for the site and other planning requirements such as height and floor space ratio, character and heritage set backs which allow for the planned and orderly development of the precinct.

Yours faithfully



Jennifer Hill – Registered Architect No.4811
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Appendix 1 Inventory Sheets relating to the site include:

- UTS Blackfriars Campus Group (I170)
- St Benedicts's Church Group (I165)
- Warehouse WA Davidson Clothing Manufacturers (I170)
- Pioneer House (I166)
- Chippendale Conservation Area

The Inventory Sheets For The Chippendale Heritage Conservation Area includes the following description that are relevant to the assessment.

Description

Abercrombie Street: dominated by large heritage-listed sites, the former Blackfriars site (now Notre Dame University campus) to the west, and the former Carlton & United Breweries site to the east

Further Information

Buckland Street: wide, long, kinked street with substantial street tree planting, defined by 2-4 storey buildings built to the street alignment.

Significance

The Chippendale Heritage Conservation Area was previously listed in the South Sydney Amending LEP 2000. In SLEP2012 listing, the boundaries are amended.

Its ability to reflect the early character of Chippendale through the survival of key public buildings from -the 1860's and 1870's including the original Roman Catholic Church, St Benedicts, and the City Mission in Queen Street.

St Benedicts Church are significant as quality religious institutions built to assist the working class population.

The overriding character being late Victorian period terraces of both one and two storey.

Recommended Management:

2. Redevelopment of Non Contributing Sites

- *encourage interpretation of Victorian or Federation subdivision pattern*
- *respect scale and form of contributory development in the vicinity of sites*
- *respect building line of contributory development in the vicinity of sites*
- *encourage rendered and painted finishes or dark face brick finishes, **depending on the context of sites***
- *encourage appropriate contemporary detail*
- *provide landscape screening/softening except where inappropriate due to need to build to street alignment to match the setback pattern in the vicinity*
- *Recognise the collective precedent and impact of the proposal*
- ***Develop approach for sympathetic new development to enhance existing heritage character and level of detail***
- ***Respect scale and form of contributory development in the vicinity***
- *Avoid flat reflective monotonous glazed façades*
- *Avoid visual clutter: A/C, signs*

3. Enhance Significance of the heritage conservation area

- **Maintain and enhance street planting to unify streetscape**
- Encourage redevelopment of detracting sites
- Encourage render/paint finishes to detracting development where existing finishes are detracting
- Interpret Victorian and Federation street pattern and subdivision
- **Provide landscape screening/softening to detracting sites**

5. Landscaping

- **Encourage trees at the end of streets to reinforce landscape vistas and frame views**
- **Encourage trees to screen detracting development**

6. View Protection

- Reinforce street end vistas with street trees
- **Encourage and develop appropriate distant vistas**

The Inventory Sheet for Blackfriars School notes the following:

Significance:

The former Blackfriars School is of State significance as a rare highly intact group of Victorian colonial buildings maintaining its original boundaries and setting.

Description:

Whilst the placement of early roads determined the location of buildings on the site, the McPhee CMP explains there 'would appear to be a conscious approach to design a visual connection between the separate elements' (p55), that is further strengthened by the gothic 'cloisters' lining the frontages to the central open space defined by the three buildings.

History:

The Blackfriars Group was identified in the South Sydney Heritage Study prepared by Tropman and Tropman which formed the basis of the new listings of SSLEP 1998. However the group was previously listed under City of Sydney LEP 66 - Western Districts, which was gazetted on 30/1/1987.

Recommended Management:

Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

The Inventory ST BS notes the following:

Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Chippendale	Terrace group "Dangar Terrace" including interiors	117-131 Abercrombie Street	Lots 1-8, DP 108427	Local	1162
Chippendale	Residential flat and retail building group "Strickland Building" including interiors	54-62 Balfour Street	Lot 100, DP 857658	Local	1163
Chippendale	Sutherland's Hotel including interior	2-6 Broadway	Lot 1, DP 189855	Local	1164
Chippendale	St Benedict's Church group including church, convent, hall, presbytery and interiors of each, grounds and fences	104-110 Broadway	Lots 7-9 and 17, Section 3, DP 466; Lots 1 and 2, Section 5, DP 466; Lot 1, DP 456453; Lots 1 and 2, DP 782481; Lot 1, DP 171705; Lot 1, DP 190200; Lot 1, DP 190532; Lot 1, DP 190750	Local	1165
Chippendale	Former Bank, retail and warehouse building "Pioneer House" including interiors	128 Broadway	Lot 1, DP 184686	Local	1166
Chippendale	Former Hotel Broadway including interior	166-170 Broadway	Lot 1, DP 186904	Local	1167
Chippendale	Former Commonwealth Bank including interior	174-178 Broadway	Lot 1, DP 184915	Local	1168
Chippendale	Former English, Scottish and Australian Bank including interior	202-206 Broadway	Lot 1, DP 184375	Local	1169
Chippendale	Former Blackfriars Public School and Headmaster Residence including interiors, fence, grounds and archaeology	4-12 Buckland Street	Lot 1, DP 122324; Lot 1, DP 724081; Lot 9, Section 5, DP 466; Lot 1, Section 4, DP 466	Local	1170
Chippendale	Former warehouse "W.A Davidson Clothing Manufacturers" including interior	14-16 Buckland Street	Lots 31-35, Section 2, DP 466	Local	1171
Chippendale	Lansdowne Hotel including interior	2-6 City Road	Lot 1, DP 195311; Lot 1, DP 54735	Local	1172
Chippendale	Remnant wall "Coopers Cottages"	20 City Road	Lot C, DP 108387	Local	1173
Chippendale	Former warehouse "Grace Bros" including interior	22-24 City Road	Lot F, DP 108387; Lot A, DP 161228	Local	1174
Chippendale	Former Imperial Hotel including interior	58 City Road	Lot 1, DP 71314	Local	1175
Chippendale	Terrace group including interiors, front gardens and fences	88-90 City Road	Lot 1, DP 196641; Lot 19, DP 556071	Local	1176
Chippendale	Terrace including interior and front fence	92 City Road	Lot 1, DP 91815	Local	1177
Chippendale	Rose Hotel including interior and courtyard	52-54 Cleveland Street	Lot 1, DP 79380; Lot 1, DP 65614	Local	1178
Chippendale	Terrace group "Coopers Terrace" including interiors	6-10 Elin Place	Lots 1-3, DP 564775	Local	1179

Chippendale Heritage Conservation Area

Item details

Name of item: Chippendale Heritage Conservation Area
Type of item: Built
Group/Collection: Urban Area
Category: Other - Urban Area
Primary address: Refer To Map, Chippendale, NSW 2008
Parish: Petersham
County: Cumberland
Local govt. area: Sydney

Broadway, Abercrombie St, O'Connor St, Balfour St, Wellington St, Regent St, Cleveland St, Beaumont St, Myrtle St, Rose St, Cleveland St & City Rd.

Boundary: It is proposed to delete the area between Beaumont, Myrtle, Abercrombie and Cleveland Streets owing to the high number of detracting or neutral buildings.

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Refer To Map	Chippendale	Sydney	Petersham	Cumberland	Primary Address

Statement of significance:

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

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

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

Chippendale is an exceptional area with multiple key period layers, an early residential suburb profoundly affected by land resumptions and the construction of industrial buildings and associated Victorian working class housing. The area contains many intact buildings which are contributory to the area's significance.

Date significance updated: 14 Jul 06

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: Various
Builder/Maker: Various
Construction years: 1838-1950

Physical description: The Chippendale Conservation Area consists of the area bounded by City Road, Broadway, Abercrombie, O'Connor, Balfour, Wellington, Regent and Cleveland Streets. The area includes the Cleveland Street, City Road and Broadway Streetscapes. It is characterised by residential and industrial developments with commercial development concentrated along the main thoroughfares: Abercrombie Street, Broadway, City Road, Cleveland and Regent Streets.

The built form of the area reflects the historical development and can be broadly grouped into the following areas:

The predominantly nineteenth century residential and industrial area west of Abercrombie Street;

The predominantly twentieth century residential and industrial area east of Abercrombie Street reflecting major land resumptions;

The boundary thoroughfares that relate to the perimeter parkland and commercial areas.

Part of the distinctive character of the area is the contrast in scale between one to three storey terraces and the larger cubic forms of warehouses and industrial development.

Street Ratings

Abercrombie Street: wide, multi-lane one way street, defined by Victorian era terraces, predominantly 2 storey, at the southern end, with the northern end dominated by large heritage-listed sites, the former Blackfriars site (now Notre Dame University campus) to the west, and the former Carlton & United Breweries site to the east. Impact of heavy traffic has led to extensive unsympathetic enclosure of first floor terrace balconies. Street Rating: A

Balfour Street

A wide street, with mixed street tree plantings on both sides, dominated by the heritage-listed 3 storey Federation Queen Anne housing development at 66-80 Balfour St. Street Rating: B

Bartley Lane

A narrow Victorian era service lane, visible from both ends, and with a pedestrian link through Strickland Park at the end of Bartley Street. Characterised on the south by the rear gardens of Victorian era terraces fronting Bartley Street, and with the rear of modern development to the north side. Street Rating: B

Bartley Street: wide street with very wide footpath to the north side, including substantial street tree plantings within the wide footpath. Characterised by 2 storey Victorian and Federation era terrace housing. Street Rating: A

Blackfriars Lane: narrow kinked Victorian era lane, no street trees, flanked by 3-4 storey buildings built to the street alignment. Street rating: B

Blackfriars Street: wide kinked, short street with medium sized street tree plantings, defined by 3-4 storey institutional buildings, Federation warehouses or residential flat buildings built to the street alignment on both sides. Street rating: A

Broadway - southern (Chippendale) side only, from Abercrombie St to City Road

Wide heavily trafficked thoroughfare distinguished by major buildings, many of them heritage items or proposed heritage items (Notre Dame Sydney Campus, Hotel Broadway,

former banks and Victorian commercial buildings). Telstra building is a notable large scale detracting element. The site at 112-126 Broadway, currently used for a car wash, is detracting, but also should be considered an opportunity site for future sympathetically designed development to enhance the streetscape. Street Rating: B

Buckland Street: wide, long, kinked street with substantial street tree planting, defined by 2-4 storey buildings built to the street alignment. A mix of modern residential flats and Federation warehouses, many converted to new residential uses. Street rating: B

Chandler Place

Narrow short dead-end lane off City Road between early 20th century commercial buildings fronting City Road. No building front Chandler Place. No street plantings. Appears as a remnant of an earlier street pattern. Street Rating: A.

Chippen Lane

A narrow Victorian era service lane with no street planting. Street Rating: B

Chippen Street North (Queen St to Meagher St)

Narrow inner city lane width street, dominated by early 20th century industrial buildings (Federation warehouses), and no street tree plantings. Street Rating: B

Chippen Street South (Meagher St to Cleveland St)

A wide street of mixed character, including a mix of early 20th warehouses particularly on the corners with Meagher Street, and extensive modern development. Deciduous street tree planting on the west side of the street only. Street Rating: C

City Road - from Broadway to Cleveland Street

A wide multi-lane arterial road with Victoria Park on the western side and Chippendale on the eastern side. Remarkably intact mix of Victorian through to 1920s commercial/retail buildings and grand late Victorian terrace housing, with only 2 modern developments, and a number of prominent heritage items (for example Lansdowne Hotel, 92 City Road). Most terraces are setback, allowing for front gardens and softening landscaping, while commercial/retail buildings are set to the street alignment. Retail/commercial buildings are generally Federation through to the 1920s, while terraces are generally late Victorian (1880s). City Road presents as a street of grand often 3 storey late Victorian terracing fronting Victoria Park, altered by the incursion of commercial/retail developments in the early 20th century. Both period layers are now significant. Street rating: A

Cleveland Lane

A narrow traditional Victorian era laneway, no street plantings. Street Rating A

Cleveland Street - from Abercrombie Street to Beaumont Street, north side only

Wide, heavily trafficked street. 4 storey scale mix of Federation commercial & industrial buildings and modern residential flats and flats conversions of Federation industrial buildings. Medium level of tree planting (paperbarks). Street Rating: B

Cleveland Street - from Beaumont Street to City Road, north side only

Wide, heavily trafficked street, characterised by traditional working class Victorian Filigree terraces, Victorian corner shops and The Rose Hotel, all built to the street alignment. Street Rating: A

Dale Avenue

a narrow Victorian era service lane-width street with no street planting. Characterised by the interesting juxtaposition of the rear of the Federation Queen Anne style residential development 66-80 Balfour St, a heritage item), and the rear of c. 1920s warehouses.

Street Rating: B

Dangar Place

Wide street dominated by multi-storey modern residential development. No street tree planting. Street Rating: C

Dangar Street

Narrow street dominated by multi-storey modern residential development. No street tree planting. Street rating: C

Daniels Street: short wide street dominated by multistorey modern residential development, including some 1970s detracting development. Street corners to Shepherd St and Buckland Street generally defined by contributory warehouses, however overall the street presents as altered by modern development. Street rating: C

Dick Street

A narrow kinked laneway width street with some street planting (shrubs) in pots, and no street tree plantings. Mix of Victorian terrace houses and early 20th century warehouses. Street Rating: B

Docker Lane: Narrow Victorian era lane, no street plantings. Street Rating: C

Elim Place: a short, narrow dead-end laneway off City Road between early 20th century shops & commercial buildings fronting City Road. No street planting. Characterised by Victorian Georgian sandstone cottages (heritage items) at Nos. 6, 8, and 10. Appears as a remnant of an earlier street pattern. Street Rating: A.

Grafton Lane

Narrow Victorian industrial laneway, no street planting, no buildings fronting the lane. Dominated by 3-4 storey buildings built to the street alignment of varying development periods. Street Rating: B

Grafton Street

Wide street, scattered street tree planting. Buildings of generally 2-3 storeys, some modern, some c. 1920s warehouses, built to the street alignment. Street Rating: B

Knox Street: Short, wide kinked street steeply rising to the west. No street tree planting. Flanked by 3 storey buildings of varying periods built to the street alignment. Important set of sandstone steps on the south side of the street. Street Rating: B.

Levey Street: narrow Victorian era street, no street tree plantings, defined by Victorian terraces built to the street alignment. Street Rating: A

Little Queen Street

Narrow, kinked, inner city lane width street, flanked on the north side with early 20th century Federation warehouses and later industrial buildings, on the south side with Victorian Filigree terrace housing and modern residential development, and no street tree plantings. Street Rating: B

Maze Lane

A narrow traditional Victorian era laneway, no street plantings. Street Rating A

McAllister Lane

Traditional Victorian era service lane with no street planting. Street rating: A

Meagher St

Wide street with mix of small scale Victorian terrace housing (2-10, 11A to 15), large scale Federation and 1920s warehouses (29-31 Meagher St, 27 Meagher St) and some detracting modern development (Nos. 1-9, 20-40 Meagher St). Street Rating: B

Moorgate Lane

Typical Victorian era laneway, flanked by Federation warehouses and modern development. Hard-edged with no street tree planting. Street Rating: B

Moorgate Street

Short street dominated by multistorey modern development. Street rating: C

Myrtle Lane

A narrow traditional Victorian era dead-end laneway, no street plantings, substantial overhanging plantings. Street Rating A

Myrtle Street: City Road to Pine Street

Wide, quiet street dominated by 2 storey Victorian Filigree style terraces with Federation & Victorian commercial/industrial buildings to corners. Brushbox and other species of street tree plantings. Street Rating: A

Myrtle Street - PineSt/Buckland Street to Abercrombie Street

Wide street of very mixed character - multi-storey modern residential flat buildings mixed with Federation commercial and industrial buildings. Scattered street trees. Street rating: C

O'Connor Street east

Narrow street with low shrubby street tree plantings, only on the north side. Mix of Victorian terrace housing and warehouses, the street includes part of the Carlton & United Breweries site on the north side, some detracting development. Street Rating: C

O'Connor Street west

narrow Victorian street with substantial street tree plantings, mix of 4 storey Federation warehouses and modern buildings of similar scale, and 2 storey Victorian terraces, built to the street alignment. Street rating: B

Paints Lane

A narrow traditional Victorian era laneway, no street plantings, some overhanging plantings. Street Rating A

Pine Lane north

A narrow traditional Victorian era laneway, hard-edged, no street plantings. Street Rating A

Pine Lane south

A narrow traditional Victorian era laneway, hard-edged, no street plantings, flanked by modern development on one side. Street Rating B

Pine Place

A narrow traditional Victorian era laneway, no street plantings. Street Rating A

Pine Street

Relatively wide street, with a mixed built form of Victorian terraces and commercial (both Federation era and modern) buildings. Street trees (paperbark). Street rating: B

Queen Street

Relatively wide street with patchy street plantings on the north side only. A mix of residential and industrial buildings. More intact on the southern side. Street Rating: B

Regent Street - west side only - Wellington St to Cleveland Street Wide, heavily trafficked street with scattered deciduous street tree planting. A mixture of Victorian era terrace shops, early 20th century multi-storey warehouse/commercial development with one modern multi-storey commercial building (87-97 Regent St) Street Rating: A

Rose Street

Long north-south street which kinks to the east at the northern end, with substantial street tree planting. The street is dominated by Victorian terraces, generally 2 storeys and some particularly grand (heritage items at 10-20 Rose Street), also some 1 storey terrace groups. There are few modern intrusions in the street. No. 18 Shepherd St (corner Rose Street) is a prominent mid-Victorian heritage item which enhances both streets. Street Rating: A

Shepherd Street, northern end between Myrtle St and Broadway: wide, kinked street dominated by 2 storey early 20th century shops and late Victorian terraces, with little modern development, generally built to the street alignment. Substantial street trees (brushbox). Street Rating: A

Shepherd Street: Southern end of Shepherd Street between Cleveland & Myrtle Street: mix of Victorian Filigree 2 storey terraces and 2-3 storey Federation and modern commercial buildings. Street rating: B

Smithers Street: narrow Victorian era street, medium sized street trees, mix of Victorian terraces and warehouses. Street rating: B

Sutherland Lane - narrow Victorian era lane, no street trees, sandstone guttering, defined by 2-3 storey buildings built to the lane alignment on both sides. Street Rating: A

Teggs Lane

Narrow inner city lane, flanked on both sides with early 20th century commercial buildings, and no street tree plantings. Street Rating: A

Tracey Lane

A narrow traditional Victorian era laneway, no street plantings, but with overhanging planting softening the lanescape. Street Rating A

Wiley Street

Narrow street dominated by multi-storey modern residential development. No street tree planting. Street Rating: C

Further information: The Chippendale Heritage Conservation Area was previously listed in the South Sydney Amending LEP 2000. In SLEP2012 listing, the boundaries are amended. Premises on Wiley St and Dangar St are excluded from the CA.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information

may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

History

Historical notes: The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the European invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

By 1817, prior to the official grant of land in 1819, William Chippendale had built a house and quarters for his assigned servants on 95 acres of land bounded to the west by Blackwattle Swamp Creek.

In 1821 Chippendale sold his grant to Solomon Levey, a convict turned colonial entrepreneur, who eventually owned most of Alexandria, Redfern and Waterloo. Levey sold off parcels of Chippendale's land grant in the 1820s but when he died in London in 1833 his colonial holdings still included 32 ½ acres of un-subdivided land in Chippendale.

Meanwhile in 1825 Robert Cooper, another former convict, was granted 17 acres adjoining Chippendale's grant on the north, fronting Parramatta Road. He built the Brisbane Distillery on this land in 1825, a venture which reputedly cost more than £20,000. The Brisbane Distillery, named for Governor Brisbane, was an early colonial landmark and comprised a range of stone buildings, including mills and malting-stores as well as the distillery.

East of Cooper's grant, Major George Druitt was granted 8 acres in 1819. He sold 4½ acres of this land to brewer and merchant John Tooth in 1834. Tooth and his partner Charles Newnham opened the Kent Brewery on this site in October 1835. The brewery has dominated the industrial landscape of Chippendale ever since.

In contrast to Cooper's Distillery and Tooth's brewery the remaining original grant in the Chippendale area was developed as an horticultural enterprise. In 1826 nurseryman Thomas Shepherd was granted 28 acres behind the distillery, fronting Newtown Road and bounded on the east by Blackwattle Swamp Creek. Like Chippendale's grant, Shepherd's extended into today's Darlington.

In the 1840s Robert Cooper built a group of stone cottages on Cooks River Road (City Road) close to the quarries he had excavated to build his distillery with a further 30 or 40 houses being built parallel to Parramatta Road.

Subdivision of the area south of the brewery occurred in August 1838 which was associated with the development of several of the streets in the area, including Dale, Balfour and Chippen Streets in 1842. Banks Street grew as the small commercial nucleus of the area containing 6 shops, 27 houses and one hotel by 1848. Further subdivision occurred in 1850, and in 1854 the first subdivision of Shepherd's nursery took place.

In 1850 the Australasian Sugar Company took over Cooper's Distillery buildings and by 1855 this company had given way to the Colonial Sugar Refining Company (CSR). In 1855 CSR demolished most of the buildings in Cooper's Row and in their place built more substantial two storey brick houses. In 1878 CSR relocated to Pyrmont and the subdivision plans were drawn up for Blackfriars Estate. In 1889 an act was passed to allow Council to take over the streets and lane on the Blackfriars and Shepherd's Nursery Estates and things began to improve in the area.

In 1911 Chippendale was resumed by the Council. Opposition arose in the area against the full scale demolition of residential buildings in favour of industrial development, as had occurred in other areas, and a compromise position was reached by the end of 1911 allowing both land uses.

In the early years of the twentieth century many unsold lots on the Blackfriars Estate were bought for industrial or warehouse uses and throughout the 1930s, 1940s and early 1950s, the substitution of factories for houses continued. But industrial expansion also meant that Chippendale was fast becoming an obsolete industrial location with companies needing more space for parking and commercial vehicles faced problems manoeuvring around the narrow streets.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-
3. Economy-Developing local, regional and national economies	Industry-Activities associated with the manufacture, production and distribution of goods	(none)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	(none)-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Living in the City-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Development-
7. Governing-Governing	Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Slum clearance, Resumption s-

Assessment of significance

SHR Criteria a) [Historical significance]	<p>Significant for:</p> <ul style="list-style-type: none"> -its ability to reflect aspects of the unique character of the nineteenth century suburb including workers residential, industry and quality residential. -its ability to reflect the early character of Chippendale through the survival of key public buildings from -the 1860's and 1870's including the original Roman Catholic Church, St Benedicts, and the City Mission in Queen Street. -the extent of land reclamation that occurred in the early twentieth century which increased the dominance of industry in the area.
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Strickland House is significant as evidence of the first public housing by the City Architect.

The Brewer, J.C. Goodwins, E.G. Bishop, Building Magazine reflect the long term importance of Chippendale as an industrial suburb of Sydney.

SHR Criteria b)

[Associative significance]

The area is significant for its association with the 1819 land grant to William Chippendale and the 1820 Cooper's distillery estate and sugar refinery which lies outside the area.

SHR Criteria c)

[Aesthetic significance]

(sourced from Chippendale Heritage Study by Architectural Projects, October 1999)

Chippendale is significant as a highly intact nineteenth century industrial working class suburb characterised by a varied range of finishes and scale typified by simple forms of both two and one storey height.

It is also significant for its development of quality residences as evidenced in Regent Street and City Road.

Chippendale, particularly the area of the Darling Nursery Estate, is significant for its cohesive streetscape qualities.

The Strickland Building is significant as a fine example of public housing and the first public housing designed by the City Architect.

The City Mission and St Benedicts Church are significant as quality religious institutions built to assist the working class population.

Part of the Chippendale Conservation Area displays positive townscape qualities with the overriding character being late Victorian period terraces of both one and two storey in a traditional grid pattern subdivision with night soil rear lanes. The majority of buildings are largely intact and nearly all contribute to the character and visual qualities of the area. The area demonstrates a variety of building styles and materials.

SHR Criteria d)

[Social significance]

Significant for the continuing association of the area with industry and the importance that this association has to the residential population.

SHR Criteria e)

[Research potential]

(sourced from Chippendale Heritage Study by Architectural Projects, October 1999)

The area is significant for the archaeological potential of redeveloped sites.

SHR Criteria f)

[Rarity]

The area is significant for its ability to understand the continued expansion of an industrial working community adjacent to the city.


SHR Criteria g)

[Representativeness]

(sourced from Chippendale Heritage Study by Architectural Projects, October 1999)

The area is significant for the establishment of early Colonial/Victorian subdivision.

Integrity/Intactness: High

Assessment criteria: Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

POLICY RECOMMENDATIONS (Generic Conservation Area policies)

1. Protection of Significance

(a) Subdivision

Retain Victorian and Federation subdivision patterns

- Don't allow further amalgamation of sites

(b) Key periods of Significant (Contributory) Development:

- Retain the Victorian and Federation subdivision patterns, and further amalgamation should not be permitted

- Retain one storey Victorian terraces, and discourage second floor additions.

- Retain Victorian and Federation terraces,

- Retain Victorian, Federation and Interwar warehouses, hotels, religious buildings, and institutional buildings.
- Retain Inter-war commercial development fronting the main streets such as Broadway, City Road and Cleveland Street and Regent Street.
- Retain the Strickland buildings, the early public housing in the block bounded by Balfour St, Meagher St, Cleveland St & Dale Avenue,
- Retain small scale of early development
- Maintain building alignments established by significant Victorian and Federation development.

- Retain form
- Retain finishes and details
- Reinstall verandahs, balconies, front cast iron palisade fences, lost detail

- Protect intact rear lanes
- Retain accessways and carriageways of moderate and high integrity
- Additions to terraces not to exceed ridge height and retain original roof form

- Discourage front dormers except where already present in a terrace row
- Encourage reinstatement of roofing materials and roofing detail where not original or missing

c) Retail Development:

- Protect and reveal street history of the area (Broadway, City Road, Cleveland Street, Regent Street, Abercrombie Street particularly)
- Retain generally small scale of retail uses
 - Maintain landscape components
 - Reveal original fabric. Remove non original features, particularly if they conceal original detail.
 - Restore detail to evidence
 - Relocate existing floor area that detracts to locations with less heritage impact
 - Reconstruct new shopfronts modelled on surviving original shopfronts in the street and derived from on-site evidence. In particular original splayed recessed entrances.
 - Retain shopfronts prior to 1910 (generally timber) incorporating splayed recessed entrances;
 - Retain shopfronts c.1910-19 (generally incorporating use of tiles and metal shop fittings).
 - Coordinate signage
 - Avoid loss of original significant shopfronts

2. Redevelopment of Non Contributing Sites

- encourage interpretation of Victorian or Federation subdivision pattern
- respect scale and form of contributory development in the vicinity of sites
- respect building line of contributory development in the vicinity of sites
- encourage rendered and painted finishes or dark face brick finishes, depending on the context of sites
 - encourage appropriate contemporary detail
 - provide landscape screening/softening except where inappropriate due to need to build to street alignment to match the setback pattern in the vicinity
 - Recognise the collective precedent and impact of the proposal
 - Develop approach for sympathetic new development to enhance existing heritage character and level of detail
 - Respect scale and form of contributory development in the vicinity
 - Avoid flat reflective monotonous glazed façades
 - Avoid visual clutter: A/C, signs

3. Enhance Significance of the heritage conservation area

- Maintain and enhance street planting to unify streetscape
- Encourage redevelopment of detracting sites
- Encourage render/paint finishes to detracting development where existing finishes are detracting
 - Interpret Victorian and Federation street pattern and subdivision
 - Provide landscape screening/softening to detracting sites except where inappropriate due to need to build to street alignment to match the setback pattern in the vicinity
 - Discourage reproduction of Victorian detail in contemporary development
 - Encourage sympathetic form, scale, and finishes in contemporary development

4. Car Parking

- do not allow carparking access from the street
- Generally allow parking access from rear lanes.

- Reduce impact of existing carparking access from the street where possible
- 5. Landscaping
 - Encourage trees at the end of streets to reinforce landscape vistas and frame views
 - Encourage trees to screen detracting development
- 6. View Protection
 - Reinforce street end vistas with street trees
 - Encourage and develop appropriate distant vistas
- 7. Boundary Adjustment
 - Adjust Heritage Conservation Area boundary to exclude areas which do not contribute to an understanding of the Significance of the Heritage Conservation Area:

exclude area between Myrtle Street in the north and Cleveland Street in the south, the eastern side of Beaumont Street and the western side of Abercrombie Street, but retaining Nos. 75-55 and 79-83 Myrtle Street, 81-103 Abercrombie Street and 117-133 Abercrombie Street within the heritage conservation area.
- 8. Heritage Items
 - Protect Heritage Items within the heritage conservation area

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2012	C9	14 Dec 12		
Local Environmental Plan - Lapsed	Amendment No 3 SSLEP1998	CA12	28 Jul 00		
Heritage study					

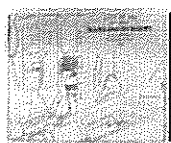
Study details

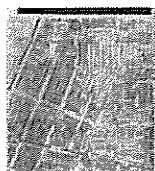
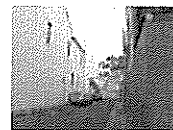
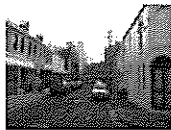
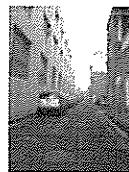
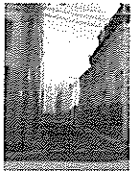
Title	Year	Number	Author	Inspected by	Guidelines used
South Sydney Heritage Study	1993		Tropman & Tropman Architects		Yes
Chippendale Heritage Conservation Study	1999		Architectural Projects Pty Ltd		Yes

References, internet links & images

None

Note: internet links may be to web pages, documents or images.





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Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2421466

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St Benedict's Church Group Including Church, Convent, Hall, Presbytery and Inte,

Item details

Name of item:	St Benedict's Church Group Including Church, Convent, Hall, Presbytery and Inte,
Other name/s:	Including Church, Convent, Hall and Presbytery
Type of item:	Built
Group/Collection:	Religion
Category:	Church
Primary address:	104-110 Broadway, Chippendale, NSW 2008
Local govt. area:	Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
104-110 Broadway	Chippendale	Sydney			Primary Address

Statement of significance:

The site has historical significance being associated with the Catholic Church since 1838 when a small chapel, used as a school on weekdays, was opened and as was one of the first such catholic Churches and school established in Australia, the earliest being St Brigids in Kent St Millers Point. By 1924, the parochial district of George Street West was the second largest in the Archdiocese, after St Mary's Cathedral.

The main church of St Benedict's, begun in 1845 and completed 1852 is historically significant as the third Catholic church to be built in the City of Sydney, after the Cathedral and St Patrick's Church Hill to the design of renown Gothic revival architect Augustus Welby Pugin. Despite its shortening and alteration due to the 1926 resumptions along George Street West , and complete in 1941, the Church retains its aesthetic significance.

The peal of six bells cast by Charles and George Mears and Stainbank of the Whitechapel Bell Foundry, London, in 1849 were installed 1850, is one of the oldest in Australia.

The organ in this church is one of the finest and most important historic organs in Sydney. Built in 1882, it is the only organ known to have been constructed by F.H. Baker, a Sydney builder who acted on behalf of Alfred Hunter & Son of London. The instrument was given a full restoration by Pitchford & Garside in 1978. The Church retains other early significant components including the parish's statue of St Benedict is finished 1853 is the work of Dom John Soubellion, a Benedictine who had come to Sydney from Solesmes in 1848, and the stained glass windows in the church date from 1860 to designs by Fr Curtis.

St Benedict's school is historically significant as a training school for Catholic teachers in the early 1860s.

St Benedict's is the first Catholic Church in Australia to be consecrated to St Benedict in February 1862.

Date significance updated: 29 Apr 11

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for

these items as resources become available.

Description

Physical description: Single storey Victorian Academic Gothic style church and three storey Victorian Gothic style convent and hall.

Date condition updated: 03 Jan 02

Further information: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

History

Historical notes: The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

In 1836, Fr McEncroe applies to the colonial government for a grant of land is granted. The Colonial Secretary advises the approval for the appropriation of one of four vacant allotments on Parramatta Road, near Cooper's distillery. Representatives of the diocese are advised to select their allotment. Governor Bourke makes a grant of land "on the Parramatta Road near Cooper's Distillery, for the purpose of a Roman Catholic School and for use as a chapel".

On 14 August, having been advised that the first site selected for St Benedict's was not suitable, the Colonial Secretary approves Fr McEncroe's request for a portion of ground at the corner of Parramatta Street and Botany Bay Road, in lieu of the former allotment in Abercrombie Place. The Colonial Secretary also agrees to a portion of ground at the rear of Abercrombie Place being granted as a site for a school.

In December, the temporary chapel is almost complete; a brick structure 80' long and 30' wide, solidly built with an arched ceiling of lath and plaster. It is noted that it is an ornament to the neighbourhood.

In 1838 a small chapel, used as a school on weekdays, was opened and was one of the first such catholic Churches and school established in Australia, the earliest being St Brigid's in Kent St Millers Point. In 1839, The Catholic Magazine (1840, p. 383) reports that at the temporary chapel "in Abercrombie Place" 220 people are in regular attendance. Communicants per month are 64. At this time the entire population of the colony of New South Wales is 101,904; 40,000 of whom live in Sydney. The Catholic population is 20,000;

14,000 of whom live in Sydney.

In 1841, Bishop Polding meets the renowned Gothic revival architect Augustus Welby Pugin at the dedication of St Chad's Cathedral in Birmingham. He asks him to supply some plans which could be used for urban and rural churches in Australia. These arrive in 1842.

The main church of St Benedict's, commenced in 1845 was the third Catholic church to be built in the City of Sydney, after the Cathedral and St Patrick's Church Hill to the design of renown Gothic revival architect Augustus Welby Pugin.

St Benedict's Church located at the then known Abercrombie Place on Parramatta Street. Begun in July 1841 was one of the few churches of NSW designed by Augustus Welby Pugin (in association with William Munro) for Archbishop Polding. A protagonist for the Gothic Revival, Pugin (1812-1852) was responsible for much of the elaborate detail in the ornament and fitting of the British Houses of Parliament. St Benedict's was the third Catholic church to be built in the city of Sydney, after the Cathedral and St Patrick's Church Hill, Parramatta.

St Benedict's was twice the size of the original St Patrick's Church, Parramatta, being designed as an eight-bay nave and a chancel with two and a half bays flanked by eastern chapels. The chancel of the Broadway church had rich decoration of the period.

1842 A "catholic chapel" is clearly marked on a "plan of part of the south end and suburbs of the City of Sydney" published in this year. It sits on Parramatta street (now Broadway), between the Brisbane Distillery and Kent's Brewery.

1843- Tenders are called for the erection of a "church (St Benedict's) in stone as well as brick". By the end of this year the congregation has saved £300 towards the building of the church.

1845 -The foundation stone of St Benedict's is laid by Archbishop Polding. A brass plate with a Latin inscription is placed on the foundation stone reading:

John Bede Polding, Archbishop of Sydney, laid the corner stone of this Church, dedicated to Almighty God, in honour of St Benedict, on the 21st day of July 1845, in the Pontificate of Gregory XVI, and the 9th year of the reign of Victoria, Queen of Great Britain and Ireland, Sir George Gipps, Kt., being Governor of the Colony. John Morris was the builder.

1850 Six bells arrive in Sydney and installed at St Benedict's. The bells were cast by Charles and George Mears and Stainbank of the Whitechapel Bell Foundry, London, in 1849. Bells 1 and 2 are named in honour of the first and third Archbishops of Canterbury: St Augustine and St Mellitus. The other bells honour St Patrick (3), St Benedict (4), The Blessed Virgin Mary (5) and St John the Baptist (Tenor). The Journal of St Mary's Monastery also notes in 1850 that there arrived "a set of brass candlesticks designed by Pugin and bought for St Benedict's" (p. 260). St Benedict's new peal of bells rings for the masses of Christmas day 1850 and is clearly heard in the gardens of St Mary's cathedral. The peal is one of the oldest in Australia.

1851 The number of parishioners at St Benedict's is depleted on account of the gold rush. Money from the goldfields, however, enables the building of the church to progress with greater speed.

1852 The church is completed.

The parish's statue of St Benedict finished 1853 is the work of Dom John Soubellion, a Benedictine who had come to Sydney from Solesmes in 1848.

1856 The spire of the church is completed. In that year a lithograph by S. T. Gill is produced depicting the new spire and St Benedict's Church, as viewed from the northwest corner of Abercrombie and Parramatta Road (now Broadway), now in the National Library of Australia NLA.PIC-AN7537497.

The stained glass windows in the church date from 1860 to designs by Fr Curtis.

In February 1862 St Benedict's is the first Catholic Church in Australia to be consecrated to

St Benedict. St Benedict's school becomes a training school for Catholic teachers from this time.

1864 The bell-ringers of St Benedict's place a tablet in the tower in "Memory of their late and beloved Pastor, the Rev. MA Corish OSB, who died the 30th June 1864."

1869 The stained glass windows above the altars in the Sacred Heart and Lady chapels are installed. These are fabricated by a studio in Pitt Street, Sydney.

1873 Statistics published by the Archdiocese of Sydney note that the Catholic population of the parish of St Benedict's stands at 3,800 and that 500 students are enrolled at the school, with one lay teacher.

In 1875 New school buildings are opened.

In 1880 Mayor Harris of the City of Sydney inspects local church schools in the city region. It is difficult to judge how unbiased his final reports is, given the push by the government at this time against church schools in favour of public education. All of the church schools mentioned in the report are criticised for sanitation, ventilation etc. About St Benedict's Church School, the report notes: "This building is divided, the boys being under the supervision of the Marist Brothers, while the girls and infants are under the control of the Department of Public Instruction. Later in the year, the Good Samaritan Sisters take over the girls' school at St Benedict's.

In 1881 The Department of Education resumes land from the politician land dealer Andrew McCulloch and from the parish of St Benedict's for the building of Blackfriars public school. There were many in the 1880s who believed that the construction of the Blackfriars school was a deliberate act of sectarian bigotry. This interpretation could only have been helped by the choice of G. A. Mansfield to design the building. Mansfield, who had designed schools in the sixties and seventies, favoured the Gothic, religious style. And so, cheek by jowl with the simple church school there arose a grand church-like state school. It generated a lot of anger. The Catholic Archbishop, Moran, recently arrived in the colony, visited the St Benedict's school in September 1884 and was reported in the press as telling the children that he was 'pained and grieved to see other schools encroaching on your ground.' He alleged that the public school cut off light from the church school and summarised the construction of the school as 'the cruelest act of intolerance an act of unfairness and injustice and vandalism. The State has boundless resources at hand, its grounds not limited, yet it casts its eyes on your little home of religion and science. (Shirley Fitzgerald, Beneath the Chippendale factory wall, Hale & Iremonger, Sydney, 1990, pp. 60-61)

The organ built in 1882, it is the only organ known to have been constructed by F.H. Baker, a Sydney builder who acted on behalf of Alfred Hunter & Son of London.

1883 The foundation stone of the first convent of St Benedict's is laid, on a piece of land in Abercrombie Street, adjoining the St Benedict's School. Statistics published by the Archdiocese of Sydney note that the Catholic population of the parish of St Benedict's stands at 4,475 and that 895 students are enrolled at the school, with three Religious teachers. The Department of Education makes a further small resumption of land belonging to the parish in order to complete Blackfriars public school. This encroaches on the newly built Presbytery stables and laundry.

In 1884 Archbishop Polding presides over a meeting of the Catholics of Sydney to petition the Government for a fairer distribution of the funds for public worship. He notes that at this time the Church has raised £300 for the erection of a church in Abercrombie Street.

1888 Cardinal Moran lays the foundation stone for the new St Benedict's School.

1897 Incorrect chiming methods take their toll on the bells of St Benedict's and by this date two bells (5 and 6) are broken.

In 1922 repair work is carried out on the spire and the crocket supporting the cross at the top is replaced with new stone, and the St Benedict's Parish Chronicle is established. Archbishop Sheehan consecrates two replacement bells (5 and 6) for St Benedict's. The two bells are also cast by Meals and Stainbank, Whitechapel, London.

By 1924, the parochial district of George Street West is the second largest in the Archdiocese, after St Mary's Cathedral. The Mission Cross (now in a chapel beneath the bell-tower) moved to the wall of the Gospel side of the church. This cross was donated by Mr McGirley of Redfern.

1925 A marble statue of the Sacred Heart is donated by Mrs Lyons and placed above the altar in the Sacred Heart chapel and the modern complex of school buildings at St Benedict's, including a convent for the Good Samaritan Sisters, a Brothers' residence and hall, is opened. On 8 November St Benedict's appears in a feature in the Sunday News on the "Beautiful churches of Sydney". It is illustrated with an ink drawing by Lionel Lindsay.

1926 The new St Benedict's hall is opened. By Notice of Resumption published in the Government Gazette, the Sydney Council resumes "the property known as St Benedict's Church and Presbytery in George Street West." The trustees of St Benedict's submit a Notice of Claim and Abstract, claiming £10,000 for the land and £112,990 compensation for the buildings.

1927 The City Solicitor submits his report on the title of St Benedict's. The city of Sydney valuers agree that £10,000 is a fair sum for land claimed, however a conference is held on this day to determine the question of compensation for buildings or the possible reinstatement of the entire building. The City Engineer and Surveyor submit a design for reconstructing and realigning the entire church, with the old East end facing Abercrombie Street. Numerous conferences are held throughout 1928 and 1929, but no real progress is made concerning the resumption.

1929 A clock (now in the Vice Chancellery) donated by the parishioner Mr Connors.

1930 The Good Samaritan Sisters establish a kindergarten school at St Benedict's.

1933. The parish priest writes to Council for any information you may give us as to when it is anticipated the resumption in this locality will be proceeded with. He receives the reply that no work is intended in the immediate future.

A business college is established for Catholic girls 1937, although commercial subjects had been taught at St Benedict's since the early 1920s.

1938 Council agrees to rebuild St Benedict's church on the current site (at the cost of £40,623) rather than to compensate the parish for entirely demolishing the church (at the cost of £127,000). The widening takes about 26 feet of land and requires that the church be shortened by about two thirds of this amount, also taking a slice of the adjoining presbytery.

The alterations to the church are supervised by architect Austin McKay 1939.

During 1940 the roof of the remodelled church is slated, lighting is installed and the mahogany ceiling is nailed on. The statue of Christ the King is erected in a niche on Broadway. The rebuilding of the church completed 1941, and the remodelled church of St Benedict's was consecrated in 1945.

The last issue of the St Benedict's Church Chronicle published 1948.

The convent of the Good Samaritan Sisters at St Benedict's closed 1973.

The restoration of the bell tower completed 1974 and the bells are pealed again for the midnight Mass of Christmas.

The organ was given a full restoration by Pitchford & Garside in 1978. The organ was turned back around to its former position against the south wall in the gallery in February 2006. It had been placed sideways during the time when the church was shortened when Broadway was widened.

In 1981 St Benedict's school closed.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan Heritage study	Sydney LEP 2012	I165	14 Dec 12		

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	
Written	John Graham, John Graham & Associates	2005	St Benedict's Broadway : conservation management plan by Graham, John., Adams, Bruce., John Graham and Associates. John Graham & Associates, February 2005.	
			St Benedict's Broadway : conservation management plan	

Note: internet links may be to web pages, documents or images.



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Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2420107

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4-12 Buckland Street, Chippendale, 2008

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- > 1/DP466 (/find-a-property/property/2113261__1__DP466)

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☒ Administration

- ☐ Development Application
- ☐ Map Tiles
- ☐ Major Project Jobs LAP
- ☐ Major Project Sites LAP
- ☐ Precinct 3D LAP
- ☐ Land Reclassification
- ☐ Land Reservation Acquisition

☐ Property

- ☒ Suburbs
- ☒ Local Government Area

☒ Primary Planning Matters

- ☐ LEP Tracking
- ☐ Land Application SEPP
- ☐ Land Application LEP
- ☐ Floor Space Ratio
- ☐ Height Of Building
- ☒ Heritage
- ☐ Land Zoning
- ☐ Minimum Lot Size

☒ Development Control

- ☐ Contribution Plan (LGA-Based)
- ☐ Development Control Plan (LGA-Based)
- ☐ Minimum Dwelling Density Area
- ☐ Minimum Front Building Line
- ☐ Foreshore Building Line
- ☐ Maximum Gross Floor Area

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4-12 Buckland Street, Chippendale, 2008

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> 1/DP724081 (/find-a-property/property/2113261_4_Blackfriars_Street_1_Chippendale)

> 1/DP466 (/find-a-property/property/2113261__1__DP466)

> 1/DP724081

Property Details

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Property information

Property Details

Address 4-12 Buckland Street, Chippendale, 2008
Lot / Plan no. 1/DP724081
Council Sydney

Planning Layers

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Planning layers associated with property

Land Zoning

Acid Sulfate Soils

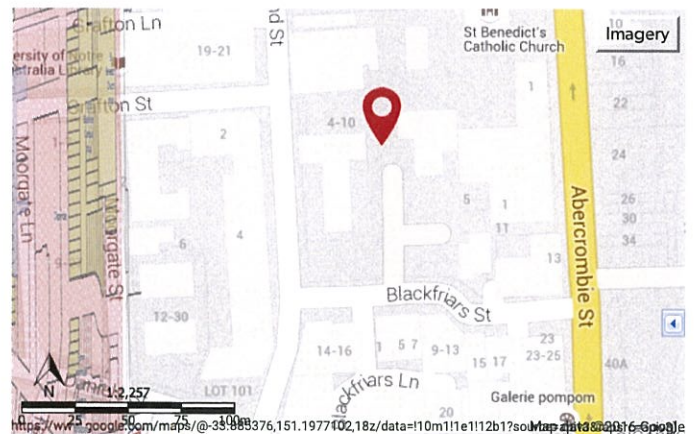
Floor Space Ratio

Height of Building


Heritage

Conservation Area - General : Chippendale (pub. 2012-12-14)

Planning viewer



Legislation information

Item - General : UTS Blackfriars Campus group (pub. 2012-12-14) 

Land Application LEP

Local Government Area


Local Provisions

Map Tiles

Suburbs

Sydney Local Environmental Plan 2012 

Last updated 28 August 2015

Map Index  see tile 009

Schedule 5

Environmental heritage

(Clause 5.10)

Part 1

Heritage items

Locality Item name Address Property description Significance Item no
Various Busby's Bore including tunnels, shafts and wells Lots 1 and 2, Section 3, DP 4599 (SP 623); Lots D-E, DP 33410; Lot J, DP 33411; Lot 1, DP 51145; Lot 5, DP 59752; Lot 1, DP 59808; Lot 1, DP 70537; Lot 1, DP 75105; Lots 1 and 2, DP 130269; Lot 1, DP 137013; Lot 1, DP 199965; Lot 1, DP 205794; Lot A, DP 377984; Lots A-C, DP 434226; Lots A-C, DP 440596; Lot 1, DP 446553; Lot 1, DP 564681; Lot 1, DP 603938; Lot 1, DP 604127; Lot 1, DP 708719 (SP 22113); Lot 1, DP 742261; Lot 5, DP 745804; Lots 1528 and 1627, DP 752011; Lot 1, DP 789476; Lot 1, DP 797239; Lot 1763, DP 821362; Lot 1, DP 826022; Lot 38, DP 832640 (SP 45205); Lot 2, DP 861843; Lots 101 and 102, DP 883120; Lots B-D and F-H, DP 928904; Lots 51 and 52, DP 1041134; Lot 2, DP 1068011; Lots 143 and 146, DP 1071423; Lot 1, DP 1082647; Lot 1, DP 1111581 State I1 Alexandria Terrace house including interior 55 Alexander Street Lot 10, Section L, DP 975369 Local I2 Alexandria Alexandra Canal (between Cooks River and Huntley Street) including interior Alexandra Canal Lot 13, DP 1050464 State I3 Alexandria Cricketers Arms Hotel including interior 56-58 Botany Road Lot 45, DP 865060 (SP 53973) Local I4 Alexandria Former CBC Bank including interior 60 Botany Road Lot 1, DP 186677 Local I5 Alexandria Glenroy Hotel including interior 246-250 Botany Road Lot 1, DP 84748 Local I6 Alexandria Former warehouse "Balters Trading Co" (15-25 Birmingham Street)

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policies (SEPPs)

Council information

COUNCIL OF THE CITY OF SYDNEY

Website <http://www.cityofsydney.nsw.gov.au/> 
Phone number 02 9265 9333 (tel:02 9265 9333)
Email address council@cityofsydney.nsw.gov.au
Council address 456 Kent Street
Sydney 2000

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Former Blackfriars Public School and Headmaster Residence Including Interiors, F

Item details

Name of item:	Former Blackfriars Public School and Headmaster Residence Including Interiors, F
Other name/s:	Former Blackfriars Public School, Headmaster's Residence, Grounds, Fence, Archae
Type of item:	Built
Group/Collection:	Education
Category:	University
Primary address:	4-12 Buckland Street, Chippendale, NSW 2008
Local govt. area:	Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
4-12 Buckland Street	Chippendale	Sydney			Primary Address

Statement of significance:

The site of Blackfriars is of state significance as part of the former site of Robert Cooper's Brisbane House Distillery and later the Colonial Sugar Refinery, both fundamentally important industries in the development of the colonial economy and linked to prominent colonial businessmen. The site of the distillery erected by Robert Cooper in 1825 and its associated buildings and reservoir is rare in its ability to clearly illustrate a large early nineteenth century industrial landscape.

Under the theme of Education, the former Blackfriars School is of state significance for its long and continuous association with the development of state education reforms throughout the late 19th century being the first school planned after the Public Instruction Act of 1880. The school symbolises the battle between the churches and the Education Department over the secularisation of education in New South Wales and of the State's attempt to monopolise primary education in the late 19th century and early twentieth century.

The former Blackfriars School is of state significance for its role as host to educational initiatives throughout the first half of the twentieth century including the development of the State's first kindergarten, its adoption of the Montessori Method and the development of the first state wide Correspondence School.

The school buildings and residence are of State significance as rare examples of the late 19th century Gothic Picturesque style applied to educational buildings and as the work of prominent Victorian architect, G A Mansfield.

The former Blackfriars School is of State significance as a rare highly intact group of Victorian colonial buildings maintaining its original boundaries and setting. Its continuous and lengthy pivotal role in education innovations and leadership in the educational field affords a degree of rarity and significance unique in public schools throughout the state.

Date significance updated: 20 May 09

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for

these items as resources become available.

Description

Designer/Maker: George Allen Mansfield

Construction years: 1884-1885

Physical description: The former Blackfriars School consists of a group of three two storey sandstock brick buildings with sandstone base walling and dressings designed by prominent Victorian architect George Allen Mansfield in the Victorian Free Gothic style, around which are located single storey timber framed weatherboard buildings. The site has frontages to Buckland and Blackfriars Streets, Chippendale and is enclosed by a stone and iron palisade fence behind which are large specimens of Camphorlaurel and Jacaranda trees. The gateways into the site are adorned by elaborate stone pillars.

The former Girl's School building and the former Boy's School building are both constructed of light stone coloured sandstock brick with sandstone base walling and dressings. Both school buildings are designed in the Victorian Gothic style and are reminiscent of ecclesiastical buildings adopting a T-shaped plan form, steeply pitched slate roofs supported by timber scissor trusses above vaulted spaces beneath. The roof are terminated by and gambrelled gables and adorned by gambrelled gablets above each window bay, copperspires atop bell towers. The buildings also feature lancet windows and finely detailed timber verandahs reminiscent of monastic cloisters. The former Headmaster's residence is T-shaped in plan and rendered free standing Victorian Gothic villa with two storey verandah with stop chamfered posts, with frontage to Blackfriars Street.

Whilst the placement of early roads determined the location of buildings on the site, the McPhee CMP explains there 'would appear to be a conscious approach to design a visual connection between the separate elements' (p55), that is further strengthened by the gothic 'cloisters' lining the frontages to the central open space defined by the three buildings.

Physical condition and/or Archaeological potential: The Mansfield uildings are in good condition. The brickwork and stonew rok are discoloured by accumualtion of atmpospheric pollutants.

Date condition updated: 20 May 09

Modifications and dates: The brickwork of the headmasters residence was later painted.

History

Historical notes: The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

1825

In 1825 Robert Cooper was granted 17 acres around Blackwattle Creek and soon after commenced his Brisbane Distillery. Cooper dammed the creeks feeding into Blackwattle swamp. Much of the southern western portion of the site was part of the reservoir. The creek ran inside the site just east of and parallel to, the Buckland St fence.

1852

In 1852 Cooper sold to the Australian Sugar Company which was dissolved in 1855 by the three principals Edward Knox, R M Robey and Clark Irving to produce additional capital to become the Colonial Sugar Refining Co. By 1878 all worked had ceased on this CSR site and relocated to Pyrmont. The new owners of the Distillery renamed surrounding streets after themselves, Brisbane Street became Know St, Irving St appeared and Cooper's Row became Robey's Row. The establishment of the refinery brought stable employment to Chippendale. In 1878 the new CSR refinery on Pyrmont peninsula commenced operation.

1878

In 1878 the CSR site was sold to A H McCulloch and the land who subdivided for sale as the 'Blackfriars Estate'. McCulloch demolished the CSR buildings and the stone was auctioned with preference given to new owners of the estate. The name of the estate was inspired by St Benedict's next door. The sale of the subdivision was halted by battles with the City Corporation over drainage and street widths. Buckland Street roughly followed the course of Blackwattle Swamp Creek. The battle was still raging when the Department of Education purchased part of the estate.

1880

The Public Schools Act of 1880 ruled education to be compulsory, ceased government assistance to Church schools by the end of 1882 and established the Department of Education that would train its own teachers.

1881/2

Department of Education resumed land from St Benedict's and purchased three lots from McCulloch's 'Blackfriars Estate'. A further portion of 'Blackfriars Estate' was acquired in 1884 at the northern end of the present site as part of the resumption of the roadways, Grafton and Ludgate Streets.

1882-1884

George Allen Mansfield commissioned to design the school buildings. A school to accommodate 1,500 pupils was possibly the largest school project of the 19th century. Given the Department's grand objective, the choice of site on a former bog next to a Catholic School and downwind of a brewery seemed a curious one and the planned size of the school was equally puzzling, as at that time there were approximately 700 children at St Benedict's and St Barnabas' combined. Although it was expected that the 1880 Education act would result in the closure of at least some of the Anglican schools, a similar effect was not expected of the Catholic schools, particularly schools such as St Benedict's attached to a prominent Church in a strongly Catholic area. Furthermore, the district was already well serviced by schools including Darlington Public School, Glebe Public School, Parramatta Street Church of England School, Parramatta Street Roman Catholic School, Christ Church Anglican School, and Ultimo Public School. The Catholic's considered the new school was a deliberate attempt to ridicule their institution and this suspicion was exacerbated by the appointment of G A Mansfield as architect. The Department had its own architect (Kemp) who would ordinarily have designed the school but was too busy with the Department's expansion programme, hence the appointment of Mansfield. Most government schools at the time were designed by Kemp using Classical principles of symmetry, simple lines and typical classical features such as pediments and columns. Mansfield began his career as a Classicist but later developed a taste for the 'Gothick Picturesque' in the latter part of his career with a strong ecclesiastic bent. The result at Blackfriars was grand Gothic brick buildings with the atmosphere of a convent, that overshadowed St Benedict's next door causing a great deal of anger in the largely catholic community. A further portion of

'Blackfriars Estate' was acquired in 1884 at the northern end of the present site as part of the resumption of the roadways, Grafton and Ludgate Streets.

1885- 1906

The school opened in April 1885. The school reached a peak of 1,300 students in the 1890s with numbers declining thereafter as people drifted to outer suburbs away from the ongoing industrialisation of Chippendale.

In 1886, the school was utilised for evening college classes for local workers operating until 1906. It was one of the first of its kind in the colony.

1906 onwards

In 1906, the Sydney Teachers College was established and the school was utilised as 'temporary' accommodation for the College until 1924. In 1906, the Teachers College instigated the first fully equipped kindergarten in the state. The innovation was followed in 1912 by the adoption of Maria Montessori's teaching methods were a milestone in public education that represented the first major shift from the strict Victorian principles of rote learning and discipline to a more child focused approach where students were encouraged to explore their own universe and to work co-operatively both with teacher and each other. In 1916 the school buildings were also utilised for the Education Department's Correspondence School for 40 years from 1916. The first government pre school was established at Blackfriars in 1938.

George Allen Mansfield

Mansfield was born in 1834 the son of a Wesleyan minister. In 1850 he joined the practise of John Hilly, who along with Edmund Blacket was the colony's leading architect. He was made partner in 1855 and the partnership was dissolved in 1859 when Mansfield entered his own practise. His clients were principally government departments and large commercial firms. His best known buildings are Prince Alfred Hospital, City Bank building, Pitt St, the Mercantile Mutual building, Pitt St and the Commercial Bank of Aust, Pitt St and the Australian Mutual provident Society Pitt St.

In 1867 he was appointed as architect to the newly formed Council of Education. His first schools were erected at Surry Hills Public School, Pyrmont Public School, and Cleveland Street Public School, 1868 Newtown Public School, 1875 and Darlington Public School, 1877 and Crown Street Public School, 1879. Mansfield began his career as a Classicist but later developed a taste for the 'Gothick Picturesque' in the latter part of his career with a strong ecclesiastic bent. By the time Mansfield was asked to design Blackfriars his career was drawing to a close and his younger brother had joined the practise forming Mansfield Bros., taking on most of the commissions.

The Blackfriars Group was identified in the South Sydney Heritage Study prepared by Tropman and Tropman which formed the basis of the new listings of SSLEP 1998. However the group was previously listed under City of Sydney LEP 66 - Western Districts, which was gazetted on 30/1/1987.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy- Developing local, regional and national economies	Industry-Activities associated with the manufacture, production and distribution of goods	Factories-

6. Educating-Educating	Education-Activities associated with teaching and learning by children and adults, formally and informally.	Public education-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	(none)-

Assessment of significance

SHR Criteria a)
[Historical significance] Under the State theme of Education, the former Blackfriars School is of state significance for its long and continuous association with the development of education reforms and initiatives throughout the late 19th century and twentieth century, being one of the first school to be constructed after the Public Instruction Act of 1880, that ruled education to be compulsory, ceased government assistance to Church schools and that established the Department of Education that trained its own teachers.

The setting of the school hard against St Benedict's Catholic Church and School is symbolic of the battle between the churches and the Education Department over the secularisation of education in New South Wales and of the State's attempt to monopolise primary education in the late 19th century and early twentieth century.

It was the first school to utilised for evening college classes for local workers from 1886 until 1906, one of the first of its kind in Australia, in 1906 being utilised as the Sydney Teachers' College which established the first fully equipped kindergarten in the state that later in 1912 became the centre for Montessori influence throughout the state, being utilised for the Education Department's Correspondence School for 40 years from 1916, and being the first government pre school established in 1938.

SHR Criteria b)
[Associative significance] Under the NSW theme: Industry, the site of Blackfriars is of state significance as part of the former site of Robert Cooper's Brisbane House Distillery and later the Colonial Sugar Refinery, both fundamentally important industries in the development of the colonial economy and linked to prominent colonial businessmen. The site of the distillery erected by Robert Cooper in 1825 and its associated buildings and reservoir has the ability to clearly illustrate an early nineteenth century industrial landscape.

SHR Criteria c)
[Aesthetic significance] Under NSW Theme: Creative endeavour, the buildings are fine examples of the later work of G A Mansfield, whose contribution to the architecture of colonial Victorian Sydney was significant and who became the first president of the Royal Australian Institute of Architects. The school buildings and residence are of State significance as rare examples of the late 19th century Gothic Picturesque style applied to educational buildings and as the work of prominent Victorian architect, G A Mansfield.

The architectural style of the buildings was symbolic of both the massive education reforms taking place at the time and the battle between state and religion over the secularisation of education in NSW.

SHR Criteria d)
[Social significance] The school buildings are well designed examples of Gothic architecture in a secular setting. The former Blackfriars School has strong historical links with the community of Chippendale particularly in the latter years of the 19th century and early twentieth century which saw a turbulent shift in the demographic of the suburb from working class to middle class and a decline in the catholic population of the area. In its links with the local community it was the first school to be utilised for evening college classes for local workers from 1886 until 1906.

The school buildings and residence are a reflection of society's changing attitudes to public education in the late 19th century.

The site has intangible links with the Eora people who possibly occupied the higher parts of the land or utilised the swamps prior to and immediately after European settlement.

SHR Criteria e)
[Research potential]

The site has state significance for its archaeological potential associated with industries on the site from 1825 to the 1870s that were fundamentally important in the development of the colonial economy including the Brisbane house Distillery and the CSR industrial complex. It has local significance for its archaeological potential associated with the possible occupation and use by the Eora people prior to and immediately after European occupation.

SHR Criteria f)
[Rarity]


The former Blackfriars School is of State significance as a rare highly intact group of Victorian colonial buildings maintaining its original boundaries and setting. The school represents a rare opportunity to study the workings of a late Victorian school and its subsequent evolution through several periods of educational reform.

Its continuous and lengthy pivotal role in education innovations and leadership in the educational fields affords a degree of rarity and significance unique in public schools throughout the state. Few schools in NSW can equal the number of education initiatives which took place at Blackfriars.

The site of the distillery erected by Robert Cooper in 1825 and its associated buildings and reservoir is rare in its ability to clearly illustrate a large early nineteenth century industrial landscape. The distillery was the second legal distillery to operate in the Colony, and the archaeological deposits provide a potential wealth of information about past industrial activities.

SHR Criteria g)
[Representativeness]

Despite some level of alteration, the site is an intact Victorian group of school buildings that demonstrates the developments in public education since 1880, particularly the secularisation of primary education, and are representative of the community's changing attitudes to education and the changing roles of the State and Church in education during the late 19th century and early twentieth century.

Assessment criteria: The school buildings and residence are excellent examples of the later work of G A Mansfield, and demonstrate the shift in his later work towards the Victorian Gothic style. Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The buildings should be retained and conserved. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan Heritage study	Sydney LEP 2012	I170	14 Dec 12		

Study details

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Title	Year	Number	Author	Inspected by	Guidelines used
South Sydney Heritage Study	1993		Tropman & Tropman Architects		Yes
Conservation Management Plan: UTS Blackfriars Campus 4-12 Buckland Street	2000		Wayne McPhee and Associates Pty Ltd		No
Blackfriars Conservation Plan	1990		Perumal Murphy Pty Ltd		No
Blackfriars School Site Baseline Archaeological Assessment	1993		Casey and Lowe Associates		No
UTS Blackfriars Campus Landscape Heritage Assessment	2009		Context		No

References, internet links & images

Type	Author	Year	Title	Internet Links
Written				
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	

Note: internet links may be to web pages, documents or images.



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Former Warehouse "Wa Davidson Clothing Manufactures" Including Interior

Item details

Name of item: Former Warehouse "Wa Davidson Clothing Manufactures" Including Interior
Type of item: Built
Group/Collection: Manufacturing and Processing
Category: Factory/ Plant
Primary address: 14-16 Buckland Street, Chippendale, NSW 2008
Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
14-16 Buckland Street	Chippendale	Sydney			Primary Address
Blackfriars Street	Chippendale	Sydney			Alternate Address

Statement of significance:

The W.A. Davidson Clothing Manufacturers building is a good, intact example of a Federation Warehouse. It is symbolic of the the growth of industry in inner Sydney in the early twentieth century. The building is associated with the large clothing manufacutring presence in Chippendale which continued until the 1920s.

Date significance updated: 26 Apr 06

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description: A two storey, face brick Federation Warehouse building. The façade is embellished by a string course in line with the first floor window sills and cornice below a distinctive parapet. The ground floor has three large entries with segmental arches. Above the docking lane entrance is a hoist. There are double hung sash windows on both the ground and first floors.

Physical condition and/or Good Physical Condition

Archaeological potential:

Date condition updated: 18 Sep 01

Modifications and dates: The building has under gone little external alterations.

Further information: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use: Motor Repair Shop
Former use: Clothing Manufacturer, Shirt Manufacturer

History

Historical notes: The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

The land was part of the CSR sugar factory which was vacated in 1878. In 1881 it was included as part of the Blackfriars Estate subdivision. Parcels of land in this subdivision that had not been sold for residential purposes by the early twentieth century were bought for industrial purposes. The Davidson Clothing Manufacturers building was built in 1908 at 14-16 Buckland Street along with two adjoining coach builders.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Industry-Activities associated with the manufacture, production and distribution of goods	(none)-

Assessment of significance


SHR Criteria a) [Historical significance] The site is symbolic of the growth of industry in inner Sydney in the early twentieth century and evidence of the strong presence of industry in Chippendale. It is indicative of the unsold lots in the Blackfriars Estate in the early 20th century which were bought and developed for industrial or warehouse uses. The building is associated with the large clothing manufacturing presence in Chippendale which predominated until the 1920s providing employment for the local residents.

SHR Criteria c) [Aesthetic significance] The building is a good example of an intact Federation warehouse. It contributes to the streetscape significance of both Buckland Street and Blackfriars Street.

SHR Criteria f) [Rarity] It is not considered rare.

SHR Criteria g) [Representativeness] The building is a representative example of a Federation warehouse.

Integrity/Intactness: High Integrity

Assessment criteria: Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The brickwork is not to be rendered, painted or coated. Any further development should

preserve the existing form, external surfaces and materials of the facades. Existing significant fabric is to be retained and conserved. Openings to retain their original size.

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Recommendations

Management Category	Description	Date Updated
Statutory Instrument	Nominate for State Heritage Register (SHR)	17 Mar 16

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan Heritage study	Sydney LEP 2012	I171	14 Dec 12		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Chippendale Heritage Conservation Study	1999		Architectural Projects Pty Ltd		Yes
Draft South Sydney LEP Amendment No.9	0				No

References, internet links & images

Type	Author	Year	Title	Internet Links
Written		1909	Sand's Directory	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	
Written	Shirley Fitzgerald	1990	Chippendale - Beneath the Factory Wall	

Note: internet links may be to web pages, documents or images.



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Former Bank, Retail and Warehouse Building "Pioneer House" Including Interiors

Item details

Name of item: Former Bank, Retail and Warehouse Building "Pioneer House" Including Interiors
Type of item: Built
Group/Collection: Retail and Wholesale
Category: Other - Retail & Wholesale
Primary address: 128 Broadway, Chippendale, NSW 2008
Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
128 Broadway	Chippendale	Sydney			Primary Address
128-140 Broadway	Chippendale	Sydney			Alternate Address
Buckland	Chippendale	Sydney			Alternate Address

Statement of significance:

The building is a good example of an intact Inter-War Art Deco retail, commercial and warehouse building, designed by Wright and Apperly Architects, which is largely intact and makes a strong contribution to the Broadway Streetscape. It is unusual as a complex that provided for a number of uses, incorporating a ground floor corner banking chamber, a series of ground floor retail premises (6) and a commercial entrance to the multi storey warehouse levels above. The building exhibits a restrained use of a number of typical Art Deco stylistic features such as vertical fins forming a central emphasis and stepped silhouette, pleated windows and decorative parapet. The building has historical significance as representing the further consolidation of industrial and commercial development in Chippendale and the growth of retail development along Broadway after its widening in the early 1930s. The building also represents the resumption of land by Council that occurred in Chippendale in the early twentieth century and which increased the dominance of industry in the area. It has social significance in reflecting the continued close association of industry and the residential population of Chippendale that has existed since the mid nineteenth century.

Date significance updated: 08 Feb 12

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: Wright & Apperly
Builder/Maker: Stuart Bros
Construction years: 1934-1934
Physical description: A six storey face brick, steel and concrete commercial building in Inter-War Art Deco style. The building features decorative parapet and spandrel panels in ornamental stone and decorative face brickwork, and steel casement windows. The building originally included a

bank and six shops on the ground floor with warehouse space above and a caretakers flat on the top floor.

Modifications and dates:

Changes have been made to the ground floor openings.

D/2009/27 Adaptation for education use by Notre Dame University including:

-Rear fire escape stair replaced with a broader stairs for BCA compliance

-Insertion of the new lift

-Rationalisation of the building services and associated removal of roof top additions and replacement with smaller scale equipment.

-New Accessible entrance and ramp replaced late twentieth century aluminium framed glazing

Further information: Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

History

Historical notes:

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

With European Occupation of the Sydney region from 1788, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today.

The area was originally granted to Thomas Chippendale in 1819. Broadway was originally called Parramatta Rd and then George Street West. It was a commercial street servicing local industry including the breweries and nearby department stores including Grace Bros Broadway and Marcus Clarke at Railway Square.

Prior to 1882, development on the site consisted of four two storey brick buildings used as offices and stores and two stone buildings comprising a four storey flour mill and five storey factory and sugar store. All buildings were owned by James Pennell and historical evidence suggests that they were originally part of the earlier Distillery developed by Robert Cooper after being granted the land in 1825.


The land on which the building now stands was resumed by Council by 1931 and recorded as comprising a series of shops likely to have been constructed between 1882 and 1902. The existing building was constructed as a result of resumption's and road widening of George Street West in the early 1930s.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

Assessment of significance

SHR Criteria a) [Historical significance]	The building represents the first phase of development after the widening of Broadway in 1930.
SHR Criteria c) [Aesthetic significance]	A good example of an Inter-War commercial building that is visually prominent and contributes to the streetscape character of Broadway.
SHR Criteria f) [Rarity]	The building is not rare.
SHR Criteria g) [Representativeness]	A good representative example of a multi-storey Inter-War commercial building
Integrity/Intactness:	Medium

Assessment criteria: Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original shopfront openings and tiling that defined the original retail spaces.

External brickwork is not to be painted, rendered or coated.

Original openings on the upper levels above the awning and their steel framed windows are to be retained and openings not enlarged or reduced in size.

The cantilevered street awning should be conserved.

Significant internal spaces, particularly the open warehouse planning configuration, exposed concrete structure, and other internal features such as the tiled main staircase and stair balustrade are to be retained and conserved. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. The Banking Chamber including the front floor joinery and internal Strong Room should be conserved.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2012	I166	14 Dec 12		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Chippendale Heritage Conservation Study	1999		Architectural Projects Pty Ltd		Yes
Chippendale Heritage Conservation Study	1999		Architectural Projects Pty Ltd		Yes
Chippendale Heritage Conservation Study	1999		Architectural Projects Pty Ltd		

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Amendment No.9 0N
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References, internet links & images

Type	Author	Year	Title	Internet Links
Management Plan		1934	Building Application Plans 62/34	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	

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Appendix 3: Control Compliance Summary

The following is a selection of relevant controls from Sydney LEP 2012 and DCP 2012 that any proposed development should consider. As a heritage CMP has been submitted some clauses are not included.

1 RELEVANT CONTROLS SYDNEY LEP 2012

2.1 Land use zones *Zone B4 Mixed Use* *Objectives of zone*

- *To provide a mixture of compatible land uses.*

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

4.3 Height of buildings

(1) The objectives of this clause are as follows:

- (a) to ensure the height of development is appropriate to the condition of the site and its context,*
- (b) to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas,*
- (c) to promote the sharing of views,*
- (d) not relevant*
- (e) not relevant*

4.4 Floor Space Ratio

(1) The objectives of this clause are as follows:

- (d) To ensure that new development reflects the desired character of the locality in which it is located and minimises adverse impacts on the amenity of that locality.*
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

PART 5 MISCELLANEOUS PROVISIONS

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the City of Sydney,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,**
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

5 Heritage Assessment

- A Heritage Assessment has been provided.

6 Heritage Conservation Management Plan

- A Heritage Conservation Management Plan has been provided.

DIVISION 4 DESIGN EXCELLENCE

6.21 Design excellence

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.**
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land to which this Plan applies.**

- (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.
- (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:
- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the proposed development **will improve the quality and amenity of the public domain,**
 - (c) whether the proposed development **detrimentally impacts on view corridors,**
 - (d) how the proposed development addresses the following matters:
 - (i) the suitability of the land for development,
 - (ii) the existing and proposed uses and use mix,
 - (iii) **any heritage issues and streetscape constraints,**
 - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (v) **the bulk, massing and modulation of buildings,**
 - (vi) **street frontage heights,**
 - (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
 - (viii) the achievement of the principles of ecologically sustainable development,
 - (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
 - (x) **the impact on,** and any proposed improvements to, **the public domain,**
 - (xi) **the impact on any special character area,**
 - (xii) **achieving appropriate interfaces at ground level between the building and the public domain,**
 - (xiii) **excellence and integration of landscape design.**
- (5) Not relevant
- (6) Not relevant
- (7) A building demonstrating design excellence:
- (a) may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to **10% of the amount** shown on the map, or
 - (b) is eligible for an amount of additional floor space, to be determined by the consent authority, of up to 10% of:
 - (i) the amount permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map, and
 - (ii) any accommodation floor space or community infrastructure floor space for which the building is eligible under Division 1 or 2.
- (8) Not relevant

SYDNEY DCP 2012

SECTION1 INTRODUCTION

1.3 Aims of this DCP

This DCP provides controls that guide development in order to:

- (a) Encourage development to respond to its context and is compatible with the existing built environment and public domain;**
- (b) Recognise and reinforce the distinctive characteristics of the City of Sydney's neighbourhoods and centres;**
- (c) Build upon the detailed objectives and controls under Sydney LEP 2012;*
- (d) Protect and enhance the public domain;**
- (e) Achieve the objectives of the City's Sustainable Sydney 2030 Strategy;*
- (f) Encourage design that maintains and enhances the character and heritage significance of heritage items and heritage conservation areas; and**
- (g) Encourage ecologically sustainable development and reduce the impacts of development on the environment.*

2.3 Chippendale, Camperdown, Darlington, West Redfern and North Newtown

2.3.1 Chippendale

*The locality is bounded by Broadway to the north, Lee Street and Regent Street to the east, City Road to the west and Cleveland Street to the south. **The former Carlton Uni Brewery site, whilst not subject to this locality statement and supporting principles is an inherent part of Chippendale.***

The locality is a residential and mixed use neighbourhood with existing rows of residential terrace houses, commercial buildings and warehousing contribute to the legibility of the area's history and neighbourhood quality.

The scale of housing and adapted warehouse buildings is generally low to medium rise with the exception of the blocks fronting Parramatta Road and Regent Street where early to mid 20th century taller office buildings and warehouses dominate.

The consistency of terrace rows and pre-war and post-war industrial warehouses, their scale and proportions, roof design and materials palette, is important to the significance of the heritage conservation area.

High quality additions and alterations are encouraged to maintain the character of the conservation area and protect residential amenity.

Principles

*(a) Development must achieve and **satisfy the outcomes expressed in the character statement** and supporting principles.*

*(b) Development is to **respond to and complement the heritage items** and contributory buildings within heritage conservation areas, including streetscapes and lanes.*

(c) Maintain the visual prominence and landscape setting of the Blackfriars campus, the Mortuary Station and public housing on Balfour Street, Peace, Strickland and Balfour Street Parks.

(d) Provide through site links with development of the former Carlton United Brewery site.

(e) Retain the rich mix of building types, and encourage the adaptive re-use of heritage and warehouse buildings.

(f) Retain residential uses in the neighbourhood and areas of low scale development and consistent building types particularly terrace rows.

(g) Ensure infill development responds to the height, massing and predominant horizontal and vertical proportions of heritage and contributory items.

(h) Ensure the new infill buildings reinforce the predominant street frontages in terms of height, setbacks and street alignment in the eastern part of Chippendale.

(i) Design additions and alterations to retain the scale and massing of front elevations and the original roof form as viewed from the primary street frontages.

(j) Retain and protect early industrial and pre war, interwar and post war warehouse buildings.

(k) Provide high quality design to the building on the corner of Broadway and Buckland Street.

(l) Protect the curtilage of heritage items to enable visual appreciation of the buildings in their setting.

(m) Continue to support non-residential uses on sites with active ground floor uses on Broadway, Regent Street and City Road.

(n) Maintain the existing pattern of retail and small-scale commercial uses scattered throughout the neighbourhood.

(o) Design institutional development to be sympathetic to the scale and fine grain character of the area.

(p) New development must ensure that pedestrian and bike links throughout the area can be implemented.

(q) Maintain and reinforce the existing character of well-established street tree plantings including those in Bartley, Balfour and Buckland Streets.

Design Excellence

3.3.4 Awarding additional height

1. Additional height available under Clause 6.21(7) of the Sydney LEP 2012 must be located on the building that is to be subject to the competitive design process.
2. Awarding **additional height** is at the discretion of the consent authority and is dependent on **achieving design excellence** with the additional height included in the design.

3.9 Heritage

Heritage planning aims to ensure that the significant elements of the past are appropriately managed and respected by new development. Heritage conservation does not preclude change but rather responds to different constraints and opportunities.

These provisions are based on the underlying principles that:

- **Change should be based on an understanding of heritage significance;** and
- **The level of change should respect the heritage significance of the item or area.**

The intention of these provisions is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.

Objectives

(a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.

(b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby buildings and features of the public domain.

Provisions 3.9.1 Heritage Impact Statements

(3) Heritage Impact Statement

- A Heritage Impact Statement has been provided.

Provisions 3.9.5 Heritage items

(1) Development affecting a heritage item is to:

(a) not relevant;

(b) not relevant

(f) not reduce or obscure the heritage significance of the item

(g) not relevant

(h) be consistent with an appropriate Heritage Conservation Management Plan, Conservation Management Strategy, or policy guidelines contained in the Heritage Inventory Assessment report for the item;

(i) not relevant

(j) not relevant

(2) Development should enhance the heritage item by removing unsympathetic alterations and additions and reinstating missing details, building and landscape elements, where physical or documentary evidence is available.

(4) Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:

- (a) Providing an adequate area around the building to allow interpretation of the heritage item;**
- (b) Retaining original or significant landscaping (including plantings with direct links or association with the heritage item);
- (c) Protecting, where possible and allowing the interpretation of archaeological features; and
- (d) Retaining and respecting significant views to and from the heritage item.**

3.9.6 Heritage conservation areas

Buildings and sites within heritage conservation areas are identified on the Building contributions map as being contributory, neutral or detracting to the character and heritage significance of the heritage conservation area.

The contribution of these buildings is based on studies carried out by heritage consultants for the City.

New development in heritage conservation areas **must be designed to respect neighbouring buildings** and the character of the area, particularly roofscapes and window proportions.

(1) **Development** within a heritage conservation area **is to be compatible with the surrounding built form** and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to:

- (a) **Topography and landscape;**
 - (b) **Views to and from the site;**
 - (c) Significant subdivision patterns and layout, and front and side setbacks;
 - (d) The type, siting, form, height, bulk, roofscape, scale, materials and **details of adjoining or nearby contributory buildings;**
 - (e) **The interface between the public domain and building alignments and property boundaries;** and
 - (f) Colour schemes that have a hue and tonal relationship with traditional colour schemes.
- (2) New infill buildings and alterations and additions to existing buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area, **but are to complement the character of the heritage conservation area** by sympathetically responding to the matters identified in (1)(a) to (e) above.
- (3) Infill development is not to include garages and car access to the front elevation of the development where these are not characteristic of the area.
- (4) **Development** within a heritage conservation area is to be consistent with policy guidelines contained in the Heritage Inventory Assessment Report for the individual conservation area.

3.9.7 Contributory buildings

Contributory buildings are buildings that make an important and significant contribution to the character and significance of the heritage conservation area. They have a reasonable to high degree of integrity and date from a key development period of significance of the heritage conservation area. They are buildings:

- from a significant historical period and are highly or substantially intact; or
 - from a significant historical period and are altered yet recognisable and reversible.
- (1) Contributory buildings are to be retained unless the consent authority determines the replacement is justified in exceptional circumstances.
- (2) Alterations and additions must not significantly alter the appearance of principal and significant facades of a contributory building, except to remove detracting elements.
- (3) Alterations and additions to a contributory building are to:
- (a) Respect significant original or characteristic built form;
 - (b) Respect significant traditional or characteristic subdivision patterns;
 - (c) Retain significant fabric;
 - (d) Retain, and where possible reinstate, significant features and building elements, including but not limited to original balconies and verandahs, fences, chimneys, joinery and shop front detailing;
 - (e) Remove unsympathetic alterations and additions, including inappropriate building elements;
 - (f) Use appropriate materials, finishes and colours; and
 - (g) Respect the pattern, style and dimensions of original windows and doors.
- (4) Where an addition to the building is proposed, significant external elements are to be reinstated.
- (5) Foyers or other significant interior features, including hallway detailing, panelling and significant staircases, designed to be visible from the street, are to be retained especially where they form part of the building's contribution to the character of the heritage conservation area.

4.2.1 Building Height

4.2.1.1 Height in storeys and street frontage height in storeys

Objective

- (a) Ensure the height in storeys and street frontage height in storeys **reinforces the existing or future neighbourhood character**.

Provisions

- (1) Development must not exceed the maximum number of storeys as shown in the Building height in storeys map.
- (2) The maximum may only be achieved where it can be demonstrated that the proposed development:
 - (a) Reinforces the neighbourhood character;
 - (b) Is consistent with the scale and form of surrounding buildings in heritage conservation areas; and
 - (c) Does not **detract from the character and significance of the existing building**.
- (3) The street frontage height of a building must not exceed the maximum height shown on the Building street frontage height in storeys map. Refer to provision

4.2.2 Building Setbacks Objectives

To determine the street frontage height setback

- (a) Ensure development:
 - (i) **is generally consistent with existing, adjacent patterns of building setbacks** on the street; and
 - (ii) **maintains the setting of heritage items** and is consistent with building setbacks in heritage conservation areas.
- (b) Establish the street frontage setback of the upper levels of residential flat buildings, and commercial and retail buildings.
- (c) **Encourage new building setbacks where appropriate to reinforce the areas desired future character.**

There are three fundamental quantitative controls and a number of design principles that will determine the built form of the building and the form of the urban spaces around it.

The quantitative controls are height, setback and floor space. The 'loose fit' approach provides an overall envelope, as defined by the height and setback controls, that achieves a floor space significantly in excess of the proposed floor space. This does not however mean that a building of more than the proposed floor space can be built. A building may occupy the maximum height and have the maximum floor space but would then have substantially increased setbacks. Alternatively a building design may build to the setbacks and have a lower height overall over either all or part of the site.

Whatever massing approach is developed within these controls the tests that are then applied to achieve a high quality urban response to the site and setting address in particular:

- The heritage relationship of the new building to the two school buildings. This is a complex relationship that requires the design to respond spatially to the ornate school structures and to the spaces that are created between the buildings to provide a refined and subtle urban space.
- The heritage relationship of the new building to the streetscape and the street edge.
- The relationship of the new building to the adjacent sites where in part large scale development is anticipated.
- Long views across St Benedicts to the site to protect the skyline views across Broadway.
- The materiality and design quality of the built form and the façade treatments.
- The ability of the open spaces to provide a strong entry point to the site.
- The ability of the open spaces to be actively used, to have good solar access and to provide a backdrop to the heritage buildings from the major internal open space that will be established.
- Designing to protect the known archaeological resources of the site
- Design excellence.

1.0 BACKGROUND AND INTRODUCTION

Paul Davies Pty Ltd has been commissioned to provide advice and a heritage and visual analysis in relation to potential development of a research and innovation centre on the northern section of the Blackfriars Campus. This area currently accommodates a late twentieth century child care centre, a temporary demountable building, fenced open space around these buildings and the broader grounds around the heritage buildings.

A Conservation Management Plan (CMP) has previously been prepared for the site by Wayne McPhee and Associates that identified this area as having potential for future development. That plan has been updated and the revised plan will form part of any proposal or application over the site.

The site contains a range of buildings, mostly having heritage value but two that have no identified heritage value.

The heritage buildings are two school buildings of late Victorian design, by prominent architect George Mansfield, that are fine and significant buildings. There is also a schoolmaster's residence in Blackfriars Street of matching design that is also a fine contribution to the site and area. There is a demountable building in the southeast corner that has consent for demolition, a demountable timber building in the north-east corner of the site and there is a more recent child-care facility on the northern end of the site that is to be replaced with a new childcare centre at the southern end of the site that was recently approved by Council.

The recently approved building is a fine small-scaled structure that has a design quality that is commensurate with the quality of the school buildings. That approval completes the southern part of the site, as there is no further development potential around it or the three heritage buildings.

The site is surrounded by a traditional palisade fence to most of Buckland Street and Blackfriars Street and brick walls to the lane and common property boundaries. These walls have varying construction periods and styles and now present as high enclosing structures.

The grounds are landscaped with several mature trees, however the landscape quality is not high.

This study is to develop parameters for development on the site prior to a specific design proposal being developed for a new university building at the northern end of the site.

These parameters will address:

- siting
- height
- setbacks
- building envelope
- floor space
- landscaping
- solar access
- principles of interaction and access to and from the street
- broader use of the existing former school buildings
- guidelines that may assist in the design of a well integrated building onto the site and within the precinct.

6.0 ENVELOPE DESIGN STATEMENT

6.1 DESIGN STATEMENT INTENT

The following sections relate the design statements for the UTS Blackfriars Research Facility building envelope.

6.2 SETBACK & SITING

The setback and siting of the UTS Blackfriars Research Facility building envelope has been designed to:

- **Respond to the street alignments of adjacent buildings**, especially the three storey University of Notre Dame Australia building north of the site at 2 Buckland Street that is flush to the street and the two storey UTS Building CB22 that is also flush to the street immediately south of the site. The existing neighbouring buildings on the west side of Buckland Street are also flush to the street. This creates a context for the proposed building to be flush to the street.
- **Allow for the building to be built to the internal boundaries** to the north and east, accommodating the walls bounding the site by abutting these walls and replacing any support piers with new supports as part of the works.
- **Respond to the heritage curtilage of the site's significant buildings**, by achieving appropriate setbacks from the former boys' and girls' school buildings of UTS Building CB22 and Building CB25, located to the south. The setback from CB22 can be closer than the setback for CB25, to create a stronger urban edge to Buckland Street and provide a space for a new site entry. The setback from CB22 should also retain the vista to CB25, by not intruding beyond the alignment of the northern face of UTS Building CB25. Setback distances have been developed in close consultation with the heritage specialist advisors for the project.
The offset to CB22 can be relatively close, due to Buckland Street being an urban edge to the site, with a context of buildings flush to the street and having continuous facades with few gaps. The rhythm of the offset to CB22 should relate to the rhythm of the street and influence the rhythm of the façade for the proposed building. A setback of 11 metres from the main two storey facade of CB22 is provided.
The offset to CB25 should be greater, to ensure the amenity and characteristics of the intervening spaces and resulting courts, within the site. A splayed setback will assist this approach and reduce the impact of visual bulk, in addition to reducing overshadowing. The offset of the building from the main two storey facade of CB25 should be no less than the existing 13.1 metre separation for the court between CB22 and CB25. In this context, a minimum offset of 13.6 metres for the distance for the building from the main two storey facade of CB25, would be acceptable.
- The southern portion of the existing palisade fence to be retained as part of a new site entry from Buckland Street, adjacent to CB22.
- Activate the ground level by having the building entry from the central plaza created between the facility and buildings CB22 and CB25, as this allows better resolution of site levels and activates the entire site. Delivery and waste collection can also be from this plaza accessed after hours from Buckland Street, avoiding the need for vehicle entry portals on the street frontage.

6.3 HEIGHT, BULK & FORM

The height and bulk of the UTS Blackfriars Research Facility building envelope has been designed to achieve:

- A height, bulk and form that still retains the importance and presence for St Benedicts Church located east of the site and the former boys' and girls' school buildings at UTS Building CB22 and Building CB25, both located to the south.
- A form that is not excessively bulky for key vistas from the external spaces of the court between UTS buildings CB22 and CB25, also from University of Notre Dame Australia court located east of the site, plus from Buckland Street.
- A form that results in a better distribution for the site's development potential with the retention of only a single storey childcare centre on the south of the site and a higher form at the north of the site.
- A form that responds well to the neighbouring context, including the potential development site for the University of Notre Dame Australia at 112-126 Broadway and the existing six storey plus sky sign across Buckland Street from the site and located at 128-140 Broadway.

7.0 ENVELOPE PROPOSAL

The Envelope has been designed to address the constraints and opportunities of the site, while generating a form with acceptable impacts on the context.

The envelope has been designed to contain a building which has a gross floor area of 6225 sqm as defined by the LEP.

The overall area contained by the Envelope is deliberately larger than the 6225sqm. This is because it contains:

- Additional area for necessary floor space not within the LEP definition (eg wall thicknesses, storage, vertical circulation etc)
- Additional space for the articulation of the final building design within the envelope.

The reason for proposing a building envelope that is a loose fit rather than a tight fit is to allow for the next stage of the development to achieve a very high architectural design quality and response. Some of these potentials for the next stage of development were explored as options through the process used to arrive at extent of the Envelope. These options explored included:

- A lower built form that was at the minimum recommended setback for curtilage.
- A high built form that was set back further from the heritage items
- Setbacks from Buckland Street
- Lift cores against the northern boundary, either against the southern wall of 2 Buckland Street or in the indent behind the University of Notre Dame Australia Building at 112-126 Broadway.
- Setbacks from the northern or eastern boundaries and using the resulting space as a light court or landscaped area.
- An indented building form that responded to the alignment of the internal 'quadrangle' between CB22 and CB25.
- Creating a basement to the section of the building fronting Buckland Street.

Because the proposed envelope is a 'loose fit' and the final building will be constrained by the maximum floor space within this envelope, the impacts of the final building will be significantly less than those of the envelope. To illustrate the reduced impacts, an indicative building study was prepared showing a more detailed hypothetical building that fits within the envelope and with a gross floor area of 6225

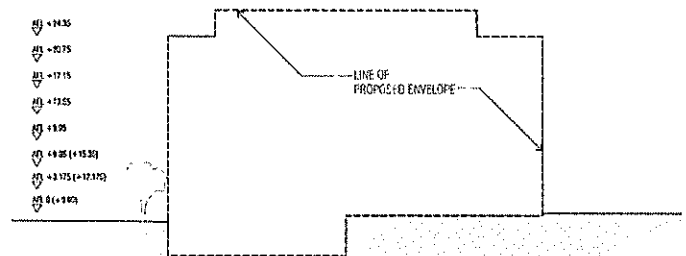


Fig. 7. UTS Blackfriars Research Facility Section of Envelope

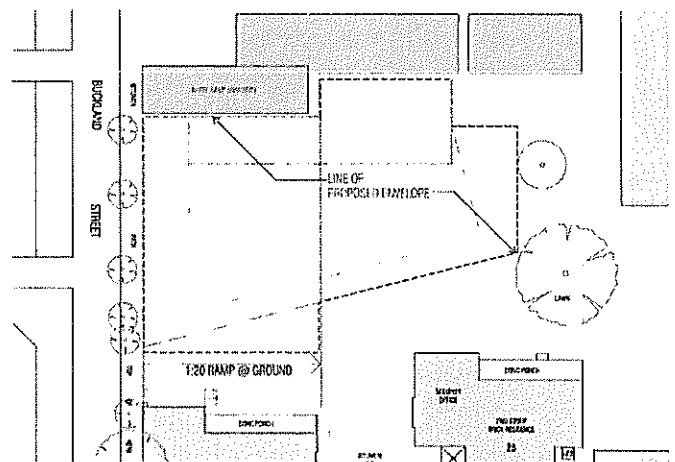


Fig. 8. UTS Blackfriars Research Facility Plan of Envelope

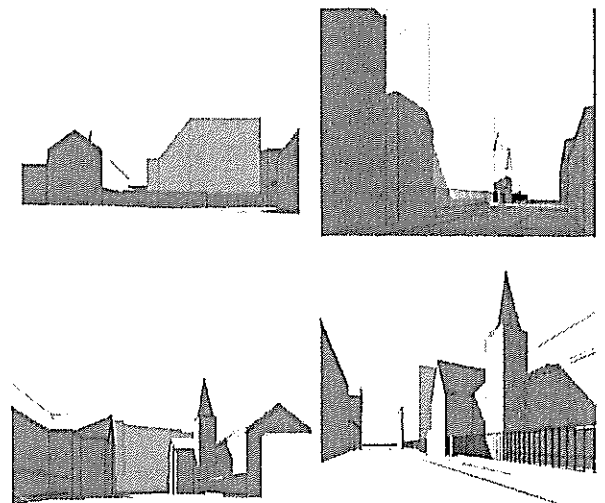


Fig. 9. UTS Blackfriars Research viewed from the existing context

Site Context

The Blackfriars Precinct is located at 4-12 Buckland Street Chippendale NSW 2008. The UTS Blackfriars Precinct has frontages to Buckland Street and Blackfriars Street in Chippendale, occupying approximately half of the block between those streets, Abercrombie Street and Broadway. The site's footprint is roughly rectangular with a stepped eastern boundary bounded to the west by Buckland Street, a 3 storey warehouse and a vacant car wash yard to the north, St. Benedict's precinct to the east, and Blackfriars Street to the south and comprises 6,043 square metres in total.

The site contains seven buildings as well as a number of smaller ancillary structures such as fencing, carparking and other minor features. The six buildings are:

1. A single-storey timber c1920s portable, former classroom building
2. The 1883 two-storey former Infants and Girls Primary School currently used as university offices
3. A single-storey c1994 masonry and timber modern Childcare Centre (50 places)
4. A single storey timber c1920 portable former classroom building, currently used as university office meeting space
5. The 1883 two-storey former Boys Primary School currently used as teaching space
6. A single storey toilet block constructed c1990
7. The 1883 two-storey former Headmaster's Residence currently used as academic accommodation

The site is listed as a heritage item in Council's Local Environmental Plan and buildings 2, 5 and 7 have been found to have high heritage significance in the Conservation Management Plan.

The site has been an educational precinct for over 100 years in a predominantly warehouse/industrial and increasingly medium to high density residential area of Sydney. The remainder of the block is largely occupied by Notre Dame University, on land formerly used as a Catholic Church and school. Beyond this block, the surrounding urban context is a mixture of warehouse buildings and newer medium density residential buildings.

The Chippendale area is in a state of transition, with increasing residential development changing the nature of the area. Further to the East is the CUB development site with much larger bulk and scale including high rise towers. To the south the Chippendale area is characterised by a mix of small scale terrace housing and larger bulkier warehouse and industrial forms with a mix of residential and commercial uses, with an emphasis on creative industries. To the northeast the main UTS campus is currently undergoing a substantial redevelopment.

Masterplan Controls

1. **Form and External Appearance**
 - a) New development to have a complementary but contemporary form, design and materiality in order to distinguish significant heritage items
2. **View Corridors**
 - a) Minimise development in the centre of the site, creating a quadrangle and maximising visual connectivity across the quadrangle between the Former Girls and Boys School buildings
 - b) Allow views into the site from the Buckland St to glimpse the internal heritage buildings
3. **Land Use**
 - a) Maintain the use of the site for children's and educational, university and related uses (respecting the site's 130 year history of education uses and 17 year history of childcare) within Conservation Management Plan guidelines.

4. Heritage, Archaeology and Streetscape

- a) Retain and conserve the three G.A. Mansfield-designed heritage structures.
- b) Adapt and re use interior spaces within Conservation Management Plan guidelines.
- c) Retain the site's perimeter palisade fencing whilst providing access within Conservation Management Plan guidelines.
- d) Maintain the curtilage of the site's heritage items within Conservation Management Plan guidelines.
- e) Provide an internal landscaped quadrangle space between the former school buildings to maintain their visual connectivity.

5. Bulk, Massing and Modulation of Buildings

- a) Minimise development in the centre of the site to protect the curtilage of significant heritage items in accordance with the Conservation Management Plan's Diagram 4.
- b) Concentrate height and floorspace in a new development to the north of the site (towards Broadway) responding to the increased building heights along this busy arterial road.
- f) Provide low scale development to the south of the site, responding to the lower scale development of Blackfriars Street, and the complementing the roofscape and scale of the significant heritage items.
- g) Allow demolition of Building 1(demountable/temporary), Building 3 (existing childcare centre) and Building 4 (demountable/temporary) within Conservation Management Plan guidelines.

6. Street Frontage Heights

- a) Maintain low scale development along the street frontage of Blackfriars St of 1-2 storeys.
- b) Development at the northern end of the site to have a street frontage height and contemporary form responding to the scale and form of nearby warehouse forms, within Conservation Management Plan guidelines.

7. Environmental Amenity

- a) Minimising overshadowing of the public domain by locating higher scale development at the north of the site and lower scale development at the south end of the site
- b) Maintaining an internal quadrangle in order to ensure solar access into the centre of the site for internal occupants.

8. Ecologically Sustainable Development

- a) Ensure new buildings provide for passive solar design, good natural lighting and cross ventilation and to minimise reliance on energy for heating and cooling.
- b) New building to investigate sustainability opportunities for alternative energy generation and for rainwater water harvesting and grey water use.

9. Public Domain

- a) Conserve original palisade fencing as a perimeter defining the site
- b) Minimise vehicular access to the site maximising on-street parking by removing driveways

10. Access

- a) Minimise vehicular parking on the site recognising the site's superior access to public transport, nearby university parking and in order to complement heritage significance
- b) Provide bicycle parking for workers and visitors to the site



Illustration 1 Height of buildings

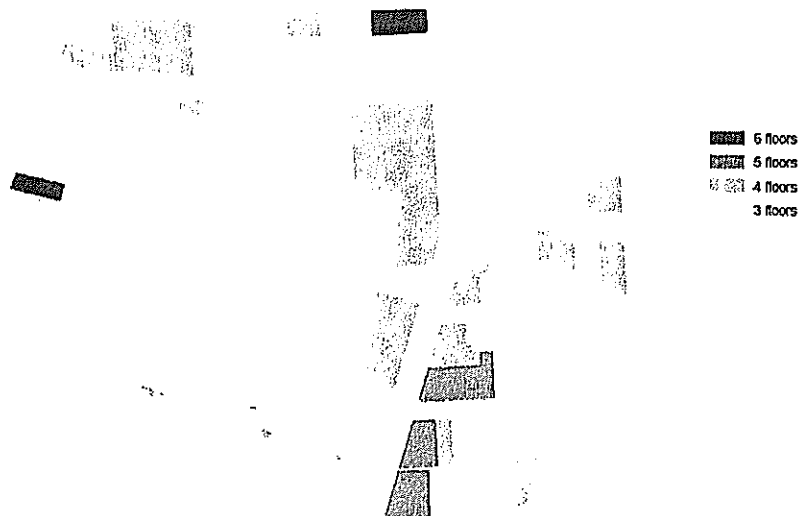


Illustration 2 Building of three storeys or greater height or scale

EXECUTIVE SUMMARY

HISTORY

Architect George Allen Mansfield was commissioned during 1883 to design new school buildings on former industrial and swamp land at Blackfriars Street, Chippendale. The style for his scheme was 'Gothick Picturesque'. Mansfield was one of the few Victorian architects to use this style in secular settings. Mansfield was accused of "sectarian bigotry" by Archbishop Moran in 1884, and there was much controversy at the time over the design of the school. Designed to cater for 1500 students, the Blackfriars Public School reached a peak of 1300 students in the 1890s, with numbers declining thereafter. Activities such as an evening school for factory workers was established in vacant classrooms until 1906 when the Sydney Teachers' College was established on the site. This included the first fully-equipped kindergarten in NSW, followed in 1912 by the adoption of the Montessori method. During this period Blackfriars was also a demonstration school until the Teachers College relocated in 1924.

The Department of Education Correspondence School commenced operation at the school in 1924, and was recognised as one of the largest, and the leading correspondence school in the world, responsible for innovations such as the "School of the Air" that was replicated in other countries. By 1932, the primary school was amalgamated with Forest Lodge School, following an internal Department of Education restructuring. In 1950 Blackfriars Public School became Blackfriars Infants School. In 1960, the Correspondence School vacated the site, and it was used for Adult Migrant Education and an Arts Education Studio. In 1990, The University of Technology Sydney (UTS) acquired the site and from 1993 began a programme of restoration and refurbishment works to establish the site as the Blackfriars UTS campus.

HERITAGE SIGNIFICANCE

The former Blackfriars School site including three G.A. Mansfield-designed, two-storey 1883 buildings, masonry walls and some stone palisade fencing have high heritage significance.

Given the number of educational initiatives associated with the site throughout its history, the former school is of historical significance. The site, setting and physical walled relationship to St Benedict's Church is symbolic of the battle between the Catholic Church and the NSW state government in the 1880s in the field of primary education, and the establishment of a secular public school system by the NSW state government.

FUTURE ACTIONS

In summary it is recommended that:

- The three G.A Mansfield-designed buildings be maintained internally and externally to retain their significant fabric and form. Any future adaptive reuse shall respect the large, open spatial configurations of the original designs of the school buildings noting that due to the fabric change so the residence that there are opportunities to reconfigure that building.
- Any new building works be carried out in accordance with the policy guidelines noted within this Conservation Management Plan.
- A full archaeological watching brief be instigated for any future works to the site. This is to be carried out in accordance with the Department of Planning Heritage Office guidelines.
- From previous archaeological studies, carried out by Casey & Lowe, and in 1993 during construction of the Child Care Centre, no Aboriginal artefacts were

Table 1: Heritage listing details for Blackfriars Campus, Schedule 5 of the Sydney LEP 2012

Locality	Item name	Address	Property Description	Significance	Item No.
Chippendale	Former Blackfriars Public School and Headmaster Residence including interiors, fence, grounds and archaeology	4-12 Buckland Street	Lot 1, DP 122324; Lot 1, DP 724081; Lot 9, Section 5, DP 466; Lot 1, Section 4, DP 466	Local	1170

- St Benedict's Catholic Church (adjacent) – Item No. 1165
- Item No. 1171 (corner Blackfriars Street and Buckland Street, to the south of the campus)

The campus is also within the Chippendale Heritage Conservation Area No. C9 under the same LEP (Schedule 5, Part 2: Heritage Conservation Areas). Figure 4 below, and extract of the relevant LEP heritage map, shows the listed site (item 1170) and the location of other heritage items in the vicinity.

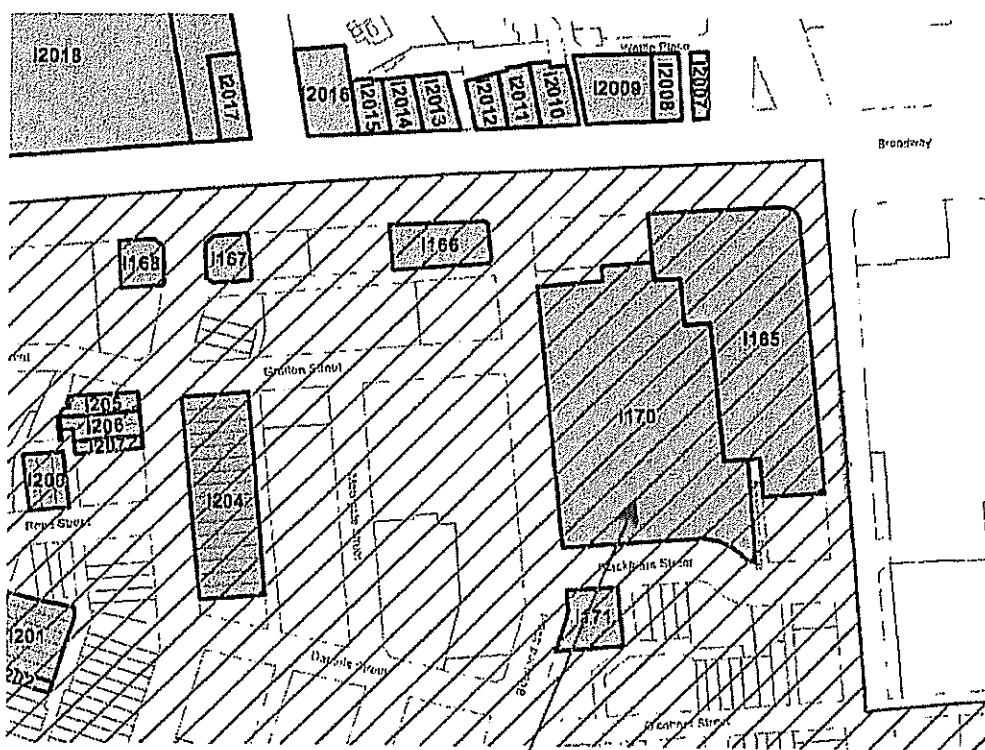


Figure 4: Extract, Heritage Map 009, Sydney LEP 2012. Blackfriars Campus is Item No. 1170 (indicated with blue arrow)

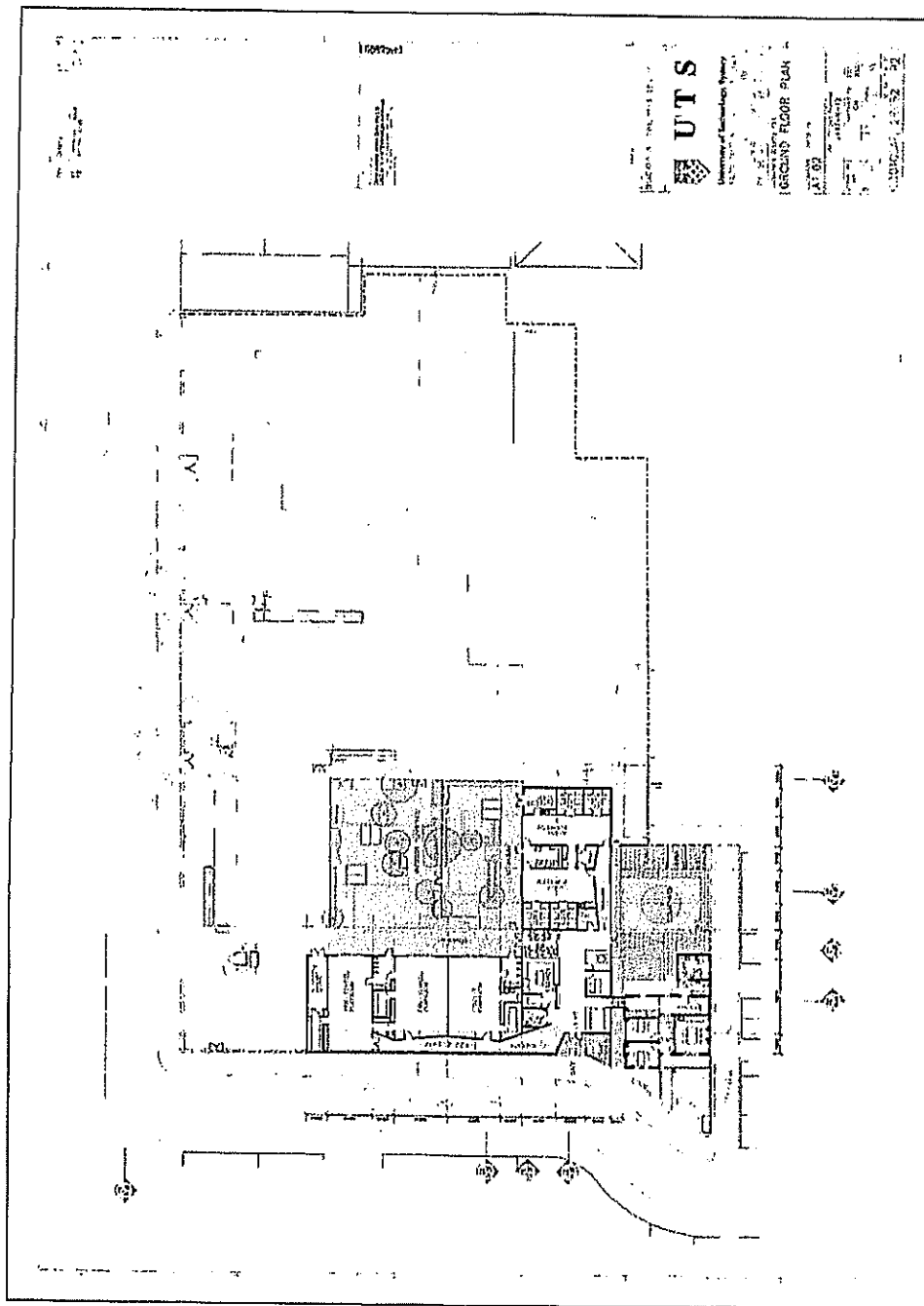


Figure 13. Approved childcare centre ground floor plan

3.3 Surrounding Area

The remainder of the Blackfriars Precinct block is primarily occupied by the UNDA and the St Benedict's Catholic church. The Church occupies the corner of Broadway

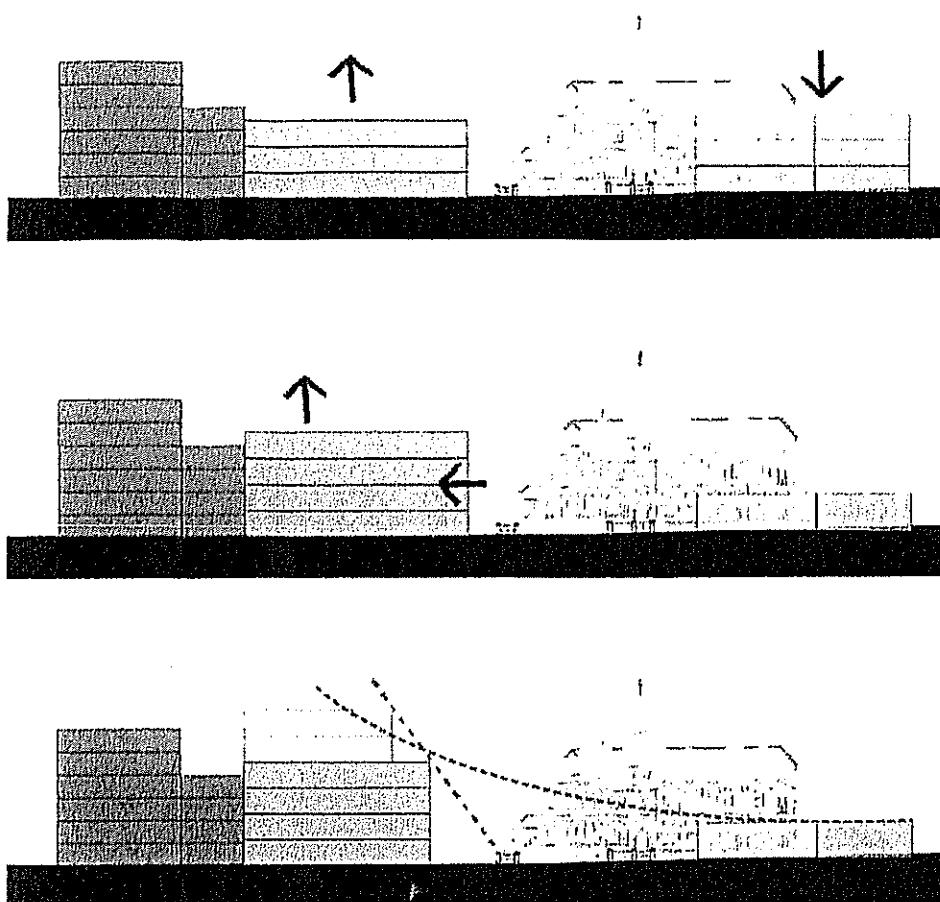


Figure 2. Massing Diagram (Buckland Street Elevation, not to scale).

This diagram illustrates the rationale of redistributing development potential on the site to achieve better amenity, overshadowing and heritage outcomes. The blue coloured envelopes shown at the left side of the diagram (Broadway frontage) indicate anticipated permissible envelopes for the adjacent sites owned by the University of Notre Dame Australia.

Step 1 (top) shows the permissible heights and development locations, which would provide development potential but would also significantly infill the site.

Step 2 (middle) shows the approach of lowering of height on Blackfriars Street (right) to improve views into the site and improve amenity for properties facing Blackfriars Street (reflected in the approved single storey childcare) while increasing heights to the north in order to maintain development potential.

Step 3 (bottom) shows increased heritage curtilage setbacks to the former school buildings to improve heritage outcomes, allow views into the site, and allow a better 'breathing' space around the heritage items while maintaining the development potential. Settling back of the upper floors also manages the scale of the building as viewed from within the site.

This level of detailed site planning allowed the Proponent to take into account the specific conditions of the site and with specific urban design and heritage advice at a level of detail that is beyond that typically considered when making an LEP with broader development standards. It is considered that the redistribution of height across the site results in better amenity, view sharing, overshadowing, urban design and heritage impacts compared to a lower consistent height applied across a broader area of the site in compliance with the development standard (see Figure 3).

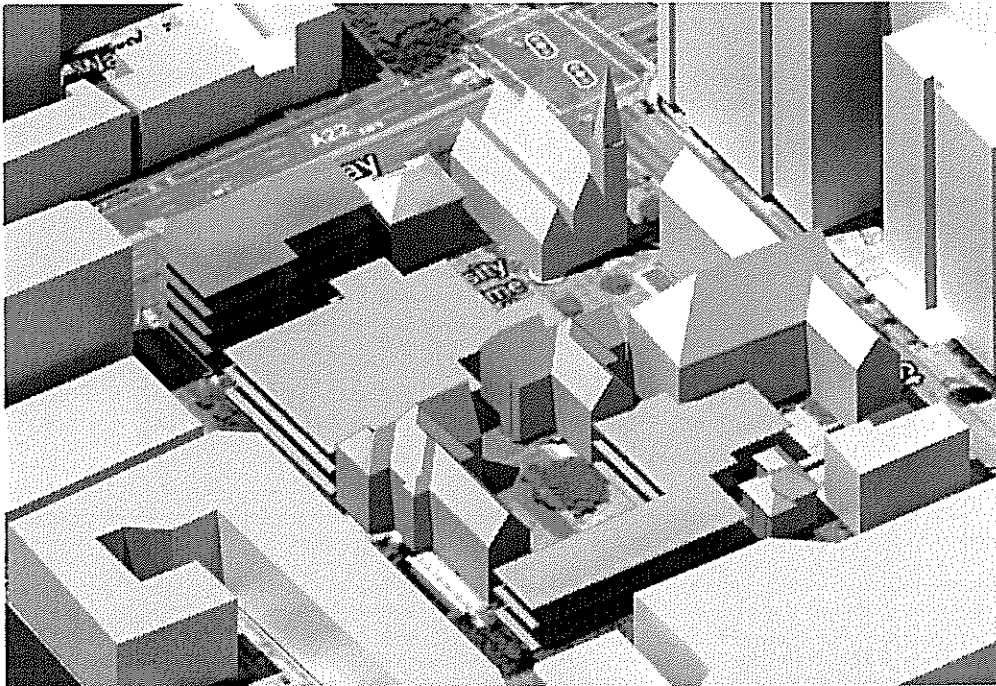


Figure 3 Comparison diagram: envelope study showing potential new development that is compliant with LEP height and floorspace controls. It is considered that the resulting built form that had larger floorplates but reduced height would lead to poorer amenity, view loss, overshadowing, heritage and urban design impacts.

This approach allows the heritage items to “breathe” and is considered to provide a more appropriate heritage response than wider buildings of a lower height, and one that is respectful of the curtilage of significant items whilst still achieving the site’s permissible development potential. The increase of height sought for the northern part of the site is balanced by a lowering of development height at the south.

The Heritage Report by Paul Davies Pty Ltd, which accompanies the EIS for the Proposal, is supportive of the increased height in heritage terms concluding the “development on the northern portion of the site is possible without adversely affecting heritage values or the urban setting of the school within the surrounding area”.

As a result it is submitted that the Proposal ensures appropriate height transitions between new development and heritage items and buildings in heritage conservation areas.

2.2.3 Objective 1c – To promote the sharing of views

The graded response to height across the site approach described above has been

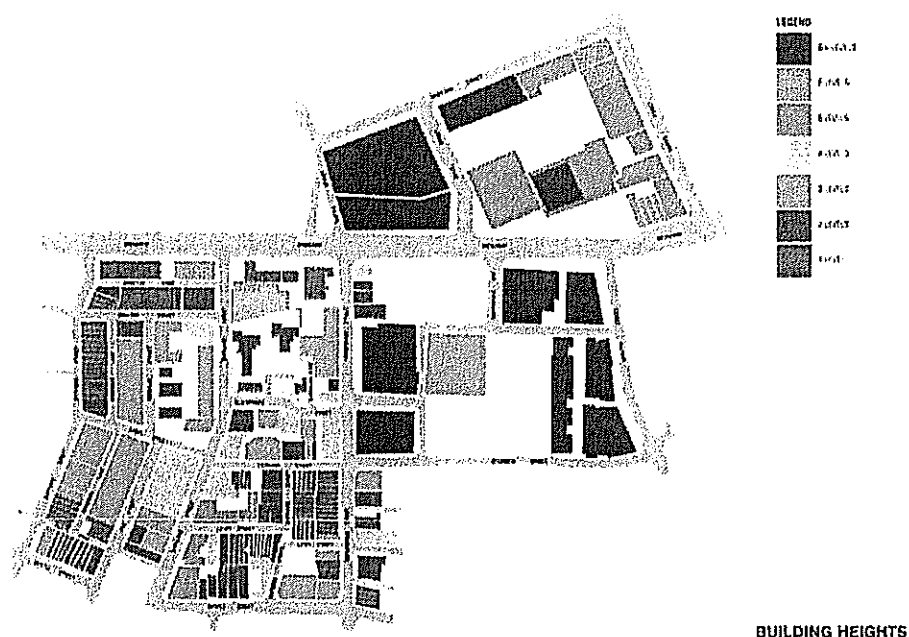


Figure 19. Height of buildings (extract from the Architectural Report by H2O Architects Pty Ltd)

Based on this examination of the immediate context, the site and the immediately surrounding blocks, it is apparent that the area cannot reasonably be said to have a predominant existing character, but rather a character that includes a very broad range of building sizes and heights, which tend to be highly variable within street blocks and which tend to be taller in proximity to Broadway.

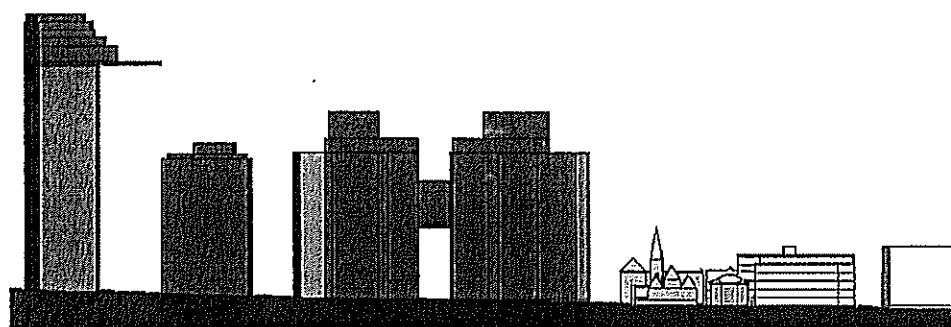


Figure 20. Broadway elevation showing the Proposal (blue) behind a permissible future envelope (light grey) on the corner site owned by the UNDA, and in context with the St Benedicts Church (left) and Fraser's/CUB Development (dark grey, far left).

It is also noted that the future character of the southern end of the Central Sydney area can be reasonably expected to contain further high-rise development. This is because the Draft Metropolitan Strategy includes among its goals to "Grow a more internationally competitive Sydney CBD" with specific priorities including "Create new and innovative opportunities to grow Sydney CBD office space by identifying redevelopment opportunities and increasing building heights in the right locations" and "Create new opportunities to grow Sydney CBD office space by expanding the CBD's footprint, particularly along the Central to Eveleigh corridor."

Height and view sharing