

CONSERVATION MANAGEMENT PLAN

ROMLA AND FRELIN
86 AND 87 DARLINGTON ROAD
DARLINGTON

UNIVERSITY OF SYDNEY



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EXECUTIVE SUMMARY

This Conservation Management Plan consists of a written assessment of the history and built form, a statement of cultural significance, an analysis of the obligations and opportunities presented by the current condition of the site, conservation policies and a recommended plan of management for a pair of terrace houses and their curtilage, located in the suburb of Darlington.

The brief for this Conservation Management Plan was prepared by Trevor Howells of the Faculty of Architecture, Design and Planning at the University of Sydney and Chris Legge-Wilkinson, Manager, Heritage Policy and Projects, The University of Sydney.

The Conservation Management Plan has been prepared for the University of Sydney Campus Infrastructure Services (CIS) and as part of the assessment of the Conservation Methods and Practices (ARCH 9028) unit offered to students of the Faculty of Architecture, Design and Planning at the University of Sydney.

Romla and Frelin are located at 86 and 87 Darlington Road in the suburb of Darlington, an inner Sydney suburb. They are a pair of two-storey rendered masonry terrace houses which have been built in the 'High Victorian' or 'Victorian Filigree' style with 'Victorian Italianate' elements.¹ Together with the vacant land at 19 and 20 Codrington Street and 85 Darlington Road they form the north-eastern end of a fine and relatively intact row of late Victorian-era terrace houses on the southern side of Darlington Road.

These buildings and the street tree plantings along Darlington Road form an important and well-preserved late-Victorian era suburb streetscape. This streetscape is significantly enhanced by the slope of Darlington Road and by the views to the rear of the Institute Building, a grand Victorian Italianate structure which once housed the New South Wales Institution for the Deaf, Dumb and Blind (now known as the Institute Building). The subject site is an excellent example of an inner urban, working-class residential development typical of that of nineteenth century Sydney.

The result of the abovementioned assessment, in the form of the Statement of Cultural Significance, is as follows:

“Romla and Frelin and its curtilage possess local historic significance as a largely intact contributor to the Darlington Road streetscape. The site forms a key component of the eastern visual aspect of the dominant Darlington Road terrace group and is an important remnant of both the 19th century subdivision pattern of the suburb of Darlington and the only intact row of Victorian-era residential housing owned by the University of Sydney on its Darlington Campus.

¹ *National Trust of Australia (N.S.W) Listing Proposal NTN.05*, National Trust (N.S.W.), 22 June 1981.

The large group of terrace houses along the southern elevation of Darlington Road, including Romla and Frelin, are significant to the local cultural history of the suburb of Darlington. This significance is due to the extraordinary loss of residential housing in the locality as a result of the resumption of land and absorption of much of Darlington into the University of Sydney throughout the latter half of the twentieth century.

As Victorian Filigree-style terrace houses with Victorian Italianate features, they are locally significant as fine representatives of these ornately decorated architectural types, and despite extensive internal alterations and remedial structural work, the external fabric to the front façades of the buildings is in a comparatively good condition.”

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1.0 INTRODUCTION

The purpose of this Conservation Management Plan (CMP) is to present a detailed study of Romla and Frelin and to establish the cultural significance of the buildings, with a view to making recommendations on the future use and care of the buildings and formulation and compilation of conservation policies.

The CMP defines the location, physical context and setting of Romla and Frelin, including a thorough examination of historical records relating to the buildings and evidence obtained through both site and fabric analyses. In doing so, the historical cultural context and level of integrity of the original built structures has been established and utilised in order to determine the cultural significance of the site.

1.1 The Brief

The brief for this Conservation Management Plan was prepared by Trevor Howells of the Faculty of Architecture, Design and Planning at the University of Sydney and Chris Legge-Wilkinson, Manager, Heritage Policy and Projects, The University of Sydney.

The Conservation Management Plan has been prepared for the University of Sydney Campus Infrastructure Services (CIS) and as part of the assessment of the Conservation Methods and Practices (ARCH 9028) unit offered to students of the Faculty of Architecture, Design and Planning at the University of Sydney.

1.2 The Aims and Purpose of the Conservation Management Plan

A Conservation Management Plan is a comprehensive report that unambiguously identifies and describes why a place is important (its “cultural significance”), and then recommends policies, strategies and a plan of action to maintain that importance (otherwise termed “conservation policy”). So that the University of Sydney can manage Romla and Frelin in such a way that will conserve the cultural significance of the place, it is imperative that the value of the place which gives the site its cultural significance is clearly understood. This report will present an analysis of this cultural value and provide a statement of significance for the place, which will be used to produce conservation policies aimed at retaining the cultural significance of Romla and Frelin.

The aims of this Conservation Management Plan for the subject terraces at 86 and 87 Darlington Road, Darlington are to:

1. Help establish the significance of the terraces through the investigation of their historical and geographical context;
2. Help assess the significance of the terraces and their components;
3. Establish the integrity (state of intactness) of the components and the possible evolution of each component;
4. Where possible, confirm or amplify existing documentary evidence; and
5. Develop conservation policies for the subject terraces that are to be adopted by the owners.

The Conservation Management Plan identifies the location, context and setting of the site, in addition to an examination of the history of the locality and the site, its occupancy and a comparative analysis with similar development in the surrounding suburbs.

1.3 Definition of Study Place and Setting

This Conservation Management Plan discusses the site known as 86 and 87 Darlington Road, Darlington, which is located approximately four kilometres southwest of the Sydney Central Business District and lies within the grounds of the University of Sydney Darlington Campus. The subject site comprises a pair of terrace buildings situated on the corner of Darlington Road and Codrington Street which face towards City Road. The site to the east of the subject terraces which comprises a small park will also be discussed in this Conservation Management Plan as it is the site of another terrace and corner shop now demolished.

Figures 1 and 2 below show the location of the subject site. Most of the discussion in this Conservation Management Plan will be confined to the lot boundary of the terraces and adjacent site. Their setting in relation to their curtilage will also be discussed.



Figure 1: Location Plan. The location of the subject of the terraces is indicated by the red arrow.
(Source: www.whereis.com.)



Figure 2: Aerial photograph showing location of the subject site. The location of the subject terraces and adjacent site is indicated by the red arrow.
(Source: www.googleearth.com.)

The following table summarises the Lot and Deposited Plan numbers for the subject area:

Table 1: Study Area Lot and Deposited Plan Numbers		
Property Address	Lot Number(s)	Deposited Plan Number
85 Darlington Road	1	58304
86 Darlington Road	1	996663
87 Darlington Road	2, 3, 4	996663
19-20 Codrington Street	1	794841 / 1069922 ²

² *Planning Report*, City of Sydney Council Land and Property Information, Sinclair Knight Merz, Ausway, produced 11 April 2008.

1.4 Methodology

This Conservation Management Plan has been written in accordance with the methodology laid out in the NSW Heritage Manual, *Assessing Heritage Significance* (2001) by the Heritage Branch of the New South Wales Department of Planning, James Semple Kerr's *Conservation Plan* (6th ed., 2004) and the articles in the Conservation Practice section of *The Burra Charter (the Australia ICOMOS Charter for Places of Cultural Significance)*.

1.5 Sources Consulted

In the preparation of this Conservation Management Plan, the following sources were consulted:

- University of Sydney Archives;
- University of Sydney Campus Infrastructure Services;
- University of Sydney Investment and Capital Management;
- The Mitchell Library, State Library of New South Wales;
- The Caroline Simpson Library and Research Collection, New South Wales Historic Houses Trust;
- State Records New South Wales;
- New South Wales Department of Lands; and
- City of Sydney Council Archives.

1.6 Author Identification

This Conservation Management Plan has been prepared by:

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1.7 Acknowledgements

This report has been prepared with the supervision and support of the following people:

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Council Archives
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1.8 Limitations

The main limitation constraining the preparation of this Conservation Management Plan was the amount of time granted for its completion. The twelve weeks available within the first semester constituted insufficient time to allow for adequate archival research to be undertaken and for the preparation of a comprehensive survey of the built fabric, particularly in relation to access to the internal sections of the buildings.

Records relating to development carried out on the subject sites, particularly relating to the construction of the buildings and the demolition of the building at 85 Darlington Road, were incomplete, which served to prevent a properly detailed analysis of alterations and additions made to the study area over the past century. Additionally, the records of the occupants of Romla and Frelin since their purchase by the University of Sydney were not available for review, due to the provisions of the University of Sydney Privacy Policy.

Time constraints prevented community consultation which could have provided a more complete picture of what the subject buildings mean to the local community of Darlington. While former occupants of the buildings were identified, there was insufficient time to locate these people or their families for the purpose of conducting oral history investigations. The primary research undertaken by the authors of this Conservation Management Plan is not exhaustive and does not attempt to confirm previous research.

1.9 Abbreviations, Terms and Definition of Conservation Terminology

The following abbreviations are used in the text of this report:

CHL	Commonwealth Heritage List
CMP	Conservation Management Plan
EPAA	Environmental Planning and Assessment Act, 1979
NHL	National Heritage List
NSW	New South Wales
SHR	State Heritage Register
ha	hectares
kms	kilometres
LEP	Local Environmental Plan
DCP	Development Control Plan

The terms fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use, and cultural significance used in this report are defined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance – The Burra Charter.

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in *The Burra Charter* is a suitable basis for this.

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

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

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

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

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

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

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

Adaptation means modifying a place to suit the existing use or a proposed use.

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

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

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

Related place means a place that contributes to the cultural significance of another place.

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

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a place.

1.10 Date

This Conservation Management Plan was presented on Monday 16 June 2008.

2.0 DESCRIPTION OF PLACE

Romla and Frelin are located at 86 and 87 Darlington Road in the suburb of Darlington, an inner Sydney suburb. They are a pair of two-storey rendered masonry terrace houses which have been built in the 'High Victorian' or 'Victorian Filigree' style with 'Victorian Italianate' elements.³ Together with the vacant land at 19 and 20 Codrington Street and 85 Darlington Road they form the north-eastern end of a fine and relatively intact row of late Victorian-era terrace houses on the southern side of Darlington Road.

These buildings and the street tree plantings along Darlington Road form an important and well-preserved late-Victorian era suburb streetscape. This streetscape is significantly enhanced by the slope of Darlington Road and by the views to the rear of the Institute Building, a grand Victorian Italianate structure which once housed the New South Wales Institution for the Deaf, Dumb and Blind (now known as the Institute Building). The subject site is an excellent example of an inner urban, working-class residential development typical of that of nineteenth century Sydney.

2.1 Land Ownership

The buildings and vacant land are owned and managed by the University of Sydney.

2.2 Location

Romla and Frelin are situated on the properties known as 86 and 87 Darlington Road and are located within the Abercrombie Street Precinct of the Darlington Campus of the University of Sydney.⁴ The buildings sit next to a privately owned terrace house at 88 Darlington Road and three vacant lots of land at 85 Darlington Road and 19 and 20 Codrington Street, located at the corner of Codrington Street and Darlington Road. Darlington Lane is situated to the south of the subject site. The surrounding streets, lane, footpaths, kerbs and guttering are owned and managed by the City of Sydney Council.

The site is located opposite the substation on the corner of Butlin Avenue and Darlington Road, a University car parking facility and the University Sports and Aquatic Centre on the corners of Maze Crescent and Codrington Street, and the new Economics and Business Building on the corner of Darlington Lane and Codrington Street. Nearby landmarks include the Merewether Building, the Institute Building and the Wentworth and Biochemistry and Microbiology Buildings, as shown in Figure 3 below.⁵

³ *National Trust of Australia (N.S.W) Listing Proposal NTN.05*, National Trust (N.S.W.), 22 June 1981.

⁴ *Proposed Concept Plan and Preliminary Report – Abercrombie Street Precinct, University of Sydney*, November 2007, http://www.planning.nsw.gov.au/asp/pdf/07_0158_usyd_abercrombie_cp_pa_pt1.pdf, pp.8-9.

⁵ *Camperdown / Darlington Campuses Map*, <http://db.auth.usyd.edu.au/directories/map/largemap00a.html> accessed 19 April 2008.



Figure 3: Map showing significant landmark buildings surrounding subject site.
(Source: <http://db.auth.usyd.edu.au/directories/map/largemap00a.html>.)

The Darlington Campus of the University of Sydney is located within the Local Government Area of the City of Sydney, the Parish of Petersham and the County of Cumberland. Neighbouring suburbs include Camperdown to the north, Newtown to the west, Alexandria to the south and Chippendale to the east, as seen in Figure 4 below.

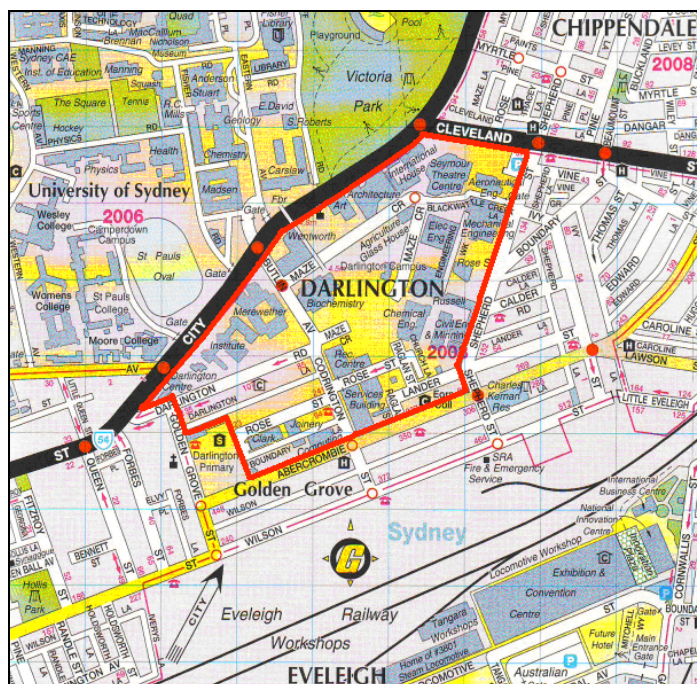


Figure 4: Map of the suburb of Darlington and its surrounds. The boundaries of the Darlington campus are outlined in red.
(Source: *Gregory's 2006 Sydney Street Directory*, Universal Publishers Pty Ltd, Macquarie Park, 2006.)

The Darlington Campus is located on the south side of City Road, to the south of the Camperdown Campus of the University of Sydney, and is bounded by City Road on its north side, Cleveland Street and Shepherd Street to the east, Abercrombie Street to the south, and Golden Grove Street to the west, not including the current Darlington Primary School on Golden Grove Street.⁶

The Abercrombie Street Precinct of the University of Sydney is in the south-western corner of the Darlington Campus, as shown in Figure 5 below. It is accessible from City Road, Butlin Avenue, Abercrombie Street and Wilson Street. It must be noted that Darlington Road was also known as Old Newtown Road, the Newtown Old Road and that the northern end of Codrington Street was renamed Butlin Avenue after Sydney Butlin, Professor (and later Dean) of Economics at the University of Sydney from 1946 until 1971.⁷ The respective dates of these street name changes have not as yet been determined, however, based on an analysis of various subdivision and street directory maps, it is evident that Darlington Road was renamed at some point between 1916 and 1923.⁸

Figure 5 below clearly shows a plan of the Abercrombie Precinct with individual lot boundaries indicating which properties are owned by the University (shaded in blue) and those which are privately owned (shaded in red).



Figure 5: Map of the Abercrombie Street Precinct.

(Source: *Proposed Concept Plan and Preliminary Report – Abercrombie Street Precinct, University of Sydney*, November 2007, p.9, © Cox Group

http://www.planning.nsw.gov.au/asp/pdf/07_0158_usyd_abcrombie_cp_pa_pt1.pdf.)

⁶ M. Pearson, D. Marshall, D. Ellsmore, V. Attenbrow, S. Rosen, R. Kerr and C. Betteridge, *University of Sydney Grounds Conservation Plan*, October 2002, p.14.

⁷ http://www.cityofsydney.nsw.gov.au/AboutSydney/documents/history/Streets/hs_streets_28.3.2005.xls accessed 1 June 2008.

⁸ NSCA Mitchell Library, NSW-Parish Maps, Parish Petersham, County Cumberland, Z 1916 and ZM4 811.17/1923/1 Map of Sydney by H.E.C. Robinson Ltd. "North Shore Bridge to be constructed".

The Precinct contains a mixture of University buildings and land uses, including following sites:

- The Darlington Road terrace houses, which are used for student housing and university offices;
- The Faculty of Economics and Business building on Codrington Street, Rose Street and Darlington Lane;
- Darlington House, a student residence at the corner of Golden Grove Street and Darlington Road;
- Mandelbaum House, a residential college on Abercrombie Street;
- The Shepherd Centre, a school for deaf children on Abercrombie Street;
- A child care centre on Abercrombie Street;
- The University Garage on Golden Grove Street and Darlington Lane;
- The University Carpenters workshop and book depository between Rose Street and Boundary Lane;
- Several temporary demountable buildings used by the School of Geosciences between Codrington and Rose Streets and Boundary Lane;
- A small park area at the corner of Codrington and Abercrombie Streets;
- Open storage, grounds depot and parking areas.

Darlington Public School and seven privately-owned terrace houses on Darlington Road, while located within the area, do not form a part of the University Precinct.⁹

The Precinct has little in the way of noteworthy open space or landscaped areas, although Abercrombie Street, Golden Grove Street and Darlington Road have significant street tree plantings which serve to enhance the streetscapes of the locality. Darlington Road in particular, is lined with *Populus deltoides* (Cottonwood or American Black Poplar).¹⁰ There are also significant plantings on the site of the Darlington Public School, the park on the corner of Codrington and Abercrombie Streets and to the rear of several of the terrace houses along Darlington Road.

2.2 Heritage Curtilage

The extended curtilage of Romla and Frelin is defined by Darlington Road to the north, Codrington Street to the east, Darlington Lane to the south and the lot boundary of 88 Darlington Road to the west. This includes the vacant land at 85 Darlington Road and 19-20 Codrington Street, as shown below in Figure 6 below.

⁹ *Proposed Concept Plan and Preliminary Report – Abercrombie Street Precinct, University of Sydney*, November 2007, http://www.planning.nsw.gov.au/asp/pdf/07_0158_usyd_abcrombie_cp_pa_pt1.pdf, p.9.

¹⁰ M. Pearson et. al., 'Landscape and Plantings', in *University of Sydney Grounds Conservation Plan*, 2002, p.A20.

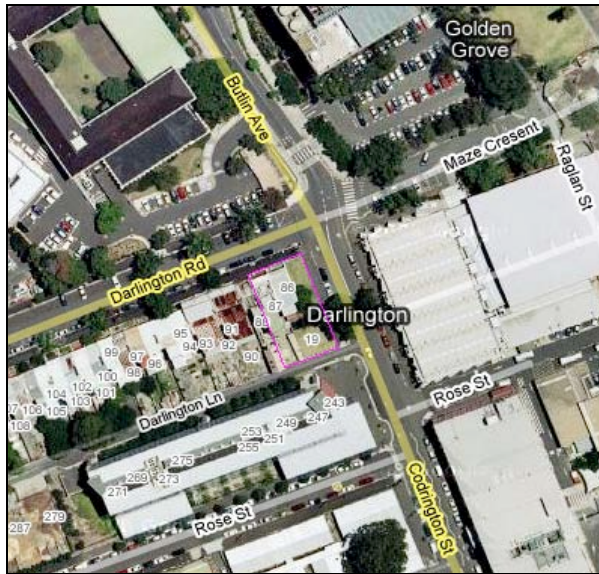


Figure 6: Map showing the extended heritage curtilage in pink.
(Source: <http://www.maps.google.com.au>.)

The lot boundary curtilage consists of the lot boundaries of Lots 1, 2, 3 and 4 of Deposited Plan 996663 shown below in Figure 6.

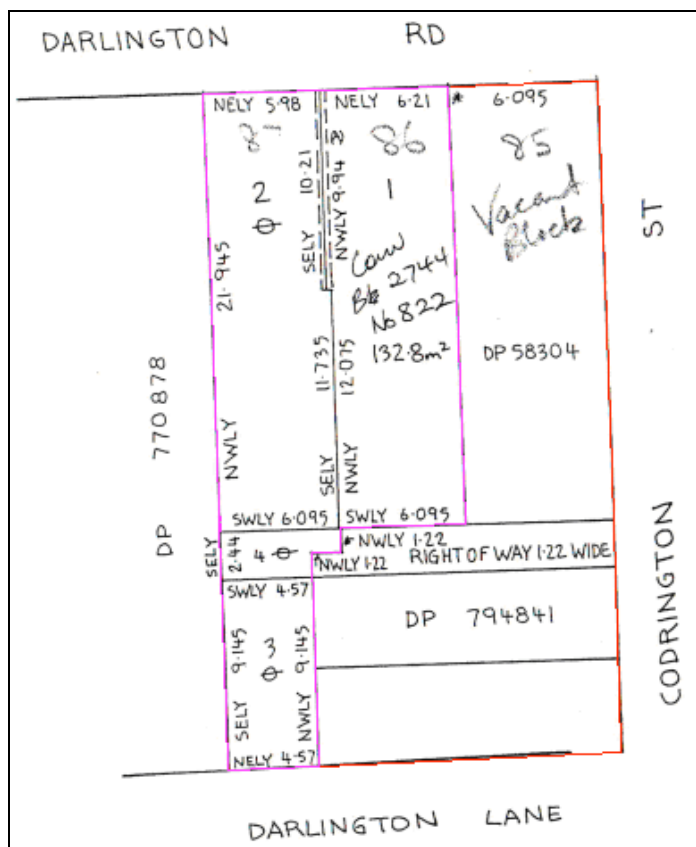


Figure 7: Map showing the reduced heritage curtilage in pink and the extended curtilage in red.
(Source: Deposited Plan 996663, University of Sydney, Investment and Capital Management.)

3.0 Heritage Listings

3.1 Statutory and Non-Statutory Listings

The following table summarises the Statutory and Non-Statutory Heritage Registers and Lists that identify items of heritage significance. The inclusion and exclusion of Romla and Frelin in these listings has been noted.

List	Brief Explanation	Listing	Name Listed
Table 2: Statutory Listings			
World Heritage List	Includes 851 properties forming part of the cultural and natural heritage which the World Heritage Committee considers as having outstanding universal value. ¹¹	Not listed	Not applicable
National Heritage List	Includes 77 properties which have been assessed by the Australian Heritage Council as having national heritage values which help give Australia its national identity. ¹²	Not listed	Not applicable
Commonwealth Heritage List	Includes 335 heritage places on Commonwealth lands and waters or under Australian Government control. ¹³	Not listed	Not applicable

¹¹ <http://whc.unesco.org/en/list> accessed 19 April 2008.

¹² <http://www.environment.gov.au/heritage/national/index.html> accessed 19 April 2008.

¹³ <http://www.environment.gov.au/heritage/commonwealth/> accessed 19 April 2008.

List	Brief Explanation	Listing	Name Listed
Table 2: Statutory Listings			
State Heritage Register	Includes over 1,500 items of heritage significance for the whole of the State of New South Wales, maintained by the Heritage Branch of the NSW Department of Planning. ¹⁴	Not listed	Not applicable
Section 170 Register	Section 170 of the NSW Heritage Act 1977 requires the University of Sydney to maintain a Register listing assets identified as having State or local heritage significance. ¹⁵	Not listed	Not applicable
South Sydney Local Environmental Plan 1998	Environmental Planning Instrument per Part 3 of the <i>Environmental Planning and Assessment Act, 1979</i> . Lists and protects items of local heritage significance. Council consent and heritage impact statement required for development. ¹⁶	Item No. 347 Inventory No. 7.4/1 Gazettal date 28/07/2000 ¹⁷	Roma and Frelin, two storey Victorian Italianate style terrace houses

¹⁴ http://www.heritage.nsw.gov.au/07_subnav_04b.htm accessed 19 April 2008.

¹⁵ <http://www.facilities.usyd.edu.au/fmo/pladev/heritage.shtml> accessed 19 April 2008.

¹⁶ R. Lyster, Z. Lipman, N. Franklin, G. Wiffen and L. Pearson, *Environmental and Planning Law in New South Wales*, Annandale (NSW): The Federation Press, 2007, pp.55-56.

¹⁷ http://www.cityofsydney.nsw.gov.au/development/documents/PlansAndPolicies/former_south_sydney/cat_z_ope_ss_lep_9_SthSyd_LEP98_AmendmentNo9.pdf accessed 20 April 2008.

List	Brief Explanation	Listing	Name Listed
Table 3: Non-Statutory Listings			
National Trust Register	A register which includes over 12,000 Classified items of heritage significance, maintained by the National Trust. ¹⁸	NTN.05 / S7301 Listing Date 22 June 1981 ¹⁹	Darlington Road Group
Heritage Branch State Heritage Inventory	A database of over 20,000 heritage items of local significance included on statutory lists in New South Wales, maintained by the Heritage Branch of the NSW Department of Planning. ²⁰	Database No. 2420650 ²¹	Roma and Frelin
Register of the National Estate	Lists over 13,000 places of aesthetic, historic, scientific, social or other special value within Australia, maintained by the Australian Heritage Council. ²²	14083 Listing date 14/05/1991 ²³	Terraces and Street Trees, 86-131 Darlington Rd, Darlington, NSW, Australia

¹⁸ <http://www.nsw.nationaltrust.org.au/register/default.asp> accessed 19 April 2008.

¹⁹ *National Trust of Australia (N.S.W) Listing Proposal NTN.05*, National Trust (N.S.W.), 22 June 1981.

²⁰ http://www.heritage.nsw.gov.au/07_subnav_01.cfm accessed 19 April 2008.

²¹ http://www.heritage.nsw.gov.au/07_subnav_01_2.cfm?itemid=2420650 accessed 19 April 2008.

²² http://www.heritageatrisk.org.au/Register_Of_The_National_Estat.html accessed 19 April 2008.

²³ http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=14083 accessed 19 April 2008.

List	Brief Explanation	Listing	Name Listed
Table 3: Non-Statutory Listings			
Royal Australian Institute of Architects Register of Significant Twentieth Century Buildings	Includes 649 items of significant Australian architectural heritage, all of which were built in the twentieth century, categorised by style and maintained by the Royal Australian Institute of Architects. ²⁴	Not listed because they do not meet the criteria for listing as they are nineteenth century buildings	Not applicable
Australian Institution of Engineers Heritage Register	Lists sites or objects of engineering significance. ²⁵	It is unlikely that they would be of interest to the Australian Institution of Engineers.	Not applicable
Professional Historians Association (NSW) Inc. Register of Historic Places and Objects	An inventory of fifteen places and objects of heritage significance in New South Wales and the Australian Capital Territory. ²⁶	Not listed	Not applicable

²⁴ http://www.architecture.com.au/i-cms_file?page=4048/20thCenturyRegister.htm accessed 20 April 2008.

²⁵ http://www.heritage.nsw.gov.au/07_subnav_04.htm accessed 20 April 2008.

²⁶ http://www.phansw.org.au/heritage_reg.html accessed 20 April 2008.

4.0 HISTORICAL ANALYSIS

4.1 Aboriginal Occupation

Eora was the name given to the coastal Aborigines who lived in the Sydney basin. 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 or Dharug.²⁷ Other references to the Aboriginal tribes on the northern side of Botany Bay include the Kameraigal horde.²⁸ Aborigines have lived in the Sydney Basin for at least 20,000 years, with Late Pleistocene sites discovered at Shaws Creek in the Blue Mountain foothills and at Mangrove Creek at Loggers Shelter. In spite of this, the preponderance of sites in the region date to within the last 3,000 years, suggesting that the Aboriginal population grew substantially after the stabilisation of sea levels following the end of the last ice age around 5,000 years ago.²⁹

The exact localities that Aboriginal groups lived in prior to colonial settlement in 1788 are not possible to recreate due to the lack of reliable data available from that period. While there have been a number of projects aimed at charting the pre-settlement territories of Aboriginal people in the Sydney region, the primary sources are very limited, as the settlers did not make detailed records of the various tribal groupings and their behavioural and linguistic interactions and variations.³⁰

The Darlington area at the time of European settlement is likely to have consisted of bushland, with predominantly Sydney turpentine-ironbark forest, *Eucalyptus* and *Angophora spp.*, as the locality has largely clay soils derived from Wianamatta Shale and shale layers within Hawkesbury Sandstone.³¹ Several creeks which ran into Sydney Harbour had their sources within the grounds of the University, including Blackwattle Creek which began in a swampy area where Darlington School now stands, and another tributary which began in Victoria Park. Both ran north-east through Glebe, Chippendale and Ultimo. These freshwater creeks and swamps may have attracted occasional Aboriginal occupation, although there have been no discoveries of any sandstone outcrops, rock shelters or engravings on the Campus grounds.³²

²⁷ 'Aboriginal People and Place', *Barani – Indigenous History of the City of Sydney*, <http://www.cityofsydney.nsw.gov.au/barani/themes/theme1.htm> accessed 19 April 2008.

²⁸ N. B. Tindale, 1974, *Aboriginal Tribes of Australia*, Australian National University Press, Canberra, p. 23.

²⁹ *Intermodal Logistics Centre at Enfield – Environmental Impact Statement: Assessment of Indigenous Heritage*, Navin Officer Heritage Consultants Pty. Ltd., April 2005, p.8.

³⁰ *Intermodal Logistics Centre at Enfield – Environmental Impact Statement: Assessment of Indigenous Heritage*, Navin Officer Heritage Consultants Pty. Ltd., April 2005, p.8.

³¹ <http://www.environment.nsw.gov.au/determinations/SydneyTurpentineIronbarkForestEndComListing.htm> accessed 19 April 2008.

³² R. Kerr, Precolonial History and Description, in *University of Sydney Grounds Conservation Plan*, 2002, p.A5.

4.2 Colonial History of the Site

The early colonial records indicate that the Cadigal tribe was devastated by a smallpox epidemic in 1789 and very few Cadigal people were left by 1791. It is possible that some may have moved west to the Concord area.³³ The area that was to become the suburb of Darlington was a part of 80.9 ha that Governor Phillip set aside for the maintenance of a schoolmaster in August 1789, in the form of a School Reserve.³⁴ The Female Orphan Institution, located on the corner of Bridge Street and George Street, Sydney, was established in 1801 and the trustees received a grant of 202.3 hectares in the district of Petersham. The purpose of the grant was to endow the Orphan Institution with land with which to improve its financial position. The land was leased out in sections from 1806 and described as “comprising 500 acres, about 50 acres of which are cleared; together with a commodious farm residence, and out-buildings, and two good gardens.”³⁵

The land which later became Darlington was further subdivided during Governor Macquarie’s term in New South Wales, with part of the future suburb composing a 21 hectare land grant in 1819 to William Hutchinson, an important businessman and landholder. Figure 8 shows the boundaries of Hutchinson’s land grant, outlined in red.



Figure 8: 1884 map of the area that is now known as Sydney University. Hutchinson’s land grant is outlined in red. The subject terraces are located in the area that was originally granted to Hutchinson that later became known as the Golden Grove Estate.

(Source: Campbell, J.F., 1930, *The Early History of Sydney University Grounds*, Royal Australian Historical Society Journal and Proceedings, vol. 16, pp.247-293).

³³ *Demolition and Heritage Impact Statement – 60-62 Ivy Street, Darlington*, Graham Brookes and Associates, February 2008, http://www.cityofsydney.nsw.gov.au/Datasource/DANotifications/868376_020.pdf accessed 19 April 2008.

³⁴ R. Kerr, ‘Church, School and Crown Land’ in *University of Sydney Grounds Conservation Plan*, 2002, p.A15.

³⁵ R. Kerr, ‘Female Orphan Institution’ in *University of Sydney Grounds Conservation Plan*, 2002, p.A16.

Further grants were made in 1827 and 1835 to William Shepherd, a botanist, who was charged with establishing the colony's first nursery gardens.³⁶ The nursery became known as the Darling Nursery, after Governor Ralph Darling, giving rise to the area's name of Darlington, which was in turn progressively corrupted to Darlington.³⁷ The street names in the locality bore homage to the Nursery, named Shepherd, Pine, Ivy, Vine, Myrtle and Rose Streets respectively.³⁸

With Hutchinson's death in 1846, his estate was divided into two with the area to the east of Ivy Lane named the Eveleigh Estate and the western side named the Golden Grove Estate (also known as 'Bullock Paddock'). The provenance of the name 'Golden Grove' is disputed, but it is reflected in a street name (Golden Grove Street) and was used to name the re-subdivision of the Estate in the 1880s.³⁹ The area remained largely as pastoral land, used initially for timber felling and then for grazing and agriculture.⁴⁰ The first part of Old Newtown Road followed what is now Darlington Road, and in later years a new road (which became Newtown and then City Road) was constructed around the head of Blackwattle Creek in order to bypass the swampy area. This resulted in an area of land lying between City Road and Darlington being divided and granted to an E. S. Hall, which was further subdivided in 1856.⁴¹ Another land grant of 3.6 ha was made to a Mr O'Brien, which was also subdivided in the 1850s during the Crimean War, which resulted in the streets called Alma, Raglan and Codrington, commemorating two British generals and a famous battle.⁴² By this time, the locality was bordered by the railway and the major rail terminal at Redfern to the south-east and the University of Sydney to the north-west.

4.3 The Municipality of Darlington

The Municipality of Darlington was established in 1864 and originally consisted of approximately 700 people, 169 houses, 17.8 hectares and 8 kilometres of streets, all of which were bounded by Blackwattle Creek, Cleveland Street and Codrington Street. Steady growth occurred across the period until the Golden Grove Estate was subdivided between 1879 and 1881, with the average street frontage dropping from approximately 11.5 metres to approximately 3 metres, in terms of the width of the average subdivision.⁴³

³⁶ A. Sharpe, *Pictorial History – Newtown*, Kingsclear Books, Sydney, 1999, pp.129-130.

³⁷ R. Kerr, 'Darlington Area' in *University of Sydney Grounds Conservation Plan*, 2002, p.A18.

³⁸ NSCA Mitchell Library, *The Suburbs of Sydney. No. XI – Darlington. A descriptive and Anecdotal Account of its Rise and Progress*, The Echo, 3 July 1896.

³⁹ *Darlington Public School 1878 – 1978*, Darlington Public School, 1978, p.7.

⁴⁰ R. Kerr, 'Darlington Area' in *University of Sydney Grounds Conservation Plan*, 2002, p.A18.

⁴¹ R. Kerr, 'Darlington Area' in *University of Sydney Grounds Conservation Plan*, 2002, p.A19.

⁴² NSCA City of Sydney Archives CRS 1083/22/162 *The City's Growth. Darlington. Smallest Municipality. Interesting History. Specially written for the "Evening News." Grantees. Incorporation. Finances. Workers. Public services. For King and country. (News)*, The Evening News, 3 August 1918.

⁴³ T. Lowe, *University of Sydney: Archaeological Assessment – Sections of the Darlington Campus*, Marrickville: Casey and Lowe Pty. Ltd, October 1997, pp.9-10.

The New South Wales Institute for the Deaf, Dumb and Blind opened in 1872 and was followed by the construction of the Darlington Public School in 1877.⁴⁴ A key source of employment was established in 1882 with the commencement of construction of the Eveleigh Rail Workshops, in addition to the growth of factories and foundries in the area which, by 1890, included cordial and portmanteau factories, an iron foundry, zinc and brass works and two cabinet factories.⁴⁵

The growth in the population density of Darlington was nothing short of explosive, with 490 houses by 1883. The Municipal Council undertook installation of a reticulated sewerage system between 1883 and 1885 and the roads of the Municipality were metalled in 1890. By that year, the population had reached 3020 and 725 houses stood within the boundaries of the Local Government Area.⁴⁶ By the following year in 1891, the population of the Municipality stood at 3500 people, which was the highest population density of any Sydney suburb at 61.9 persons per acre.⁴⁷ In 1901, the suburb had 19.5 inhabited dwellings per acre as indicated in Figure 9 below.⁴⁸

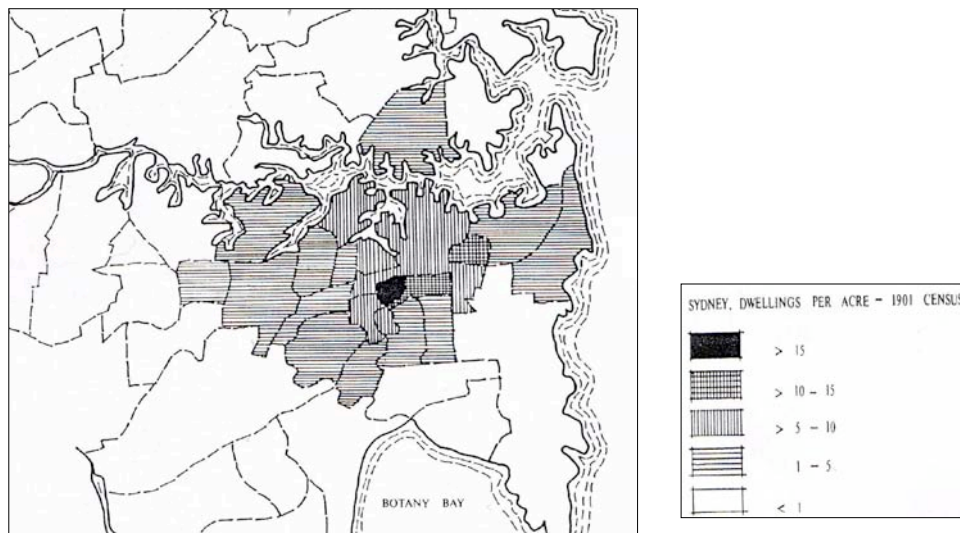


Figure 9: Population density map of inner Sydney suburbs showing Darlington having the highest population density in Sydney in 1901.

(Source: R.A.D Brown, and A. Green, *Type, Profile:; Terrace Housing in NSW*, Australian Heritage Commission, Canberra, 1987, p. 33.)

The densely populated new suburb was characterised as “industrial, working class and Irish”, although there is some historical analysis that suggests the suburb was a mélange of working- and middle-class residents.

⁴⁴ NSCA City of Sydney Archives CRS 1083/22/162 *The City's Growth. Darlington. Smallest Municipality. Interesting History. Specially written for the "Evening News." Grantees. Incorporation. Finances. Workers. Public services .For King and country. (News)*, The Evening News, 3 August 1918.

⁴⁵ T. Lowe, University of Sydney: Archaeological Assessment – Sections of the Darlington Campus, Marrickville: Casey and Lowe Pty. Ltd, October 1997, p.9.

⁴⁶ NSCA Mitchell Library, *The Suburbs of Sydney. No. XI – Darlington. A descriptive and Anecdotal Account of its Rise and Progress*, The Echo, 3 July 1896.

⁴⁷ T. Lowe, University of Sydney: Archaeological Assessment – Sections of the Darlington Campus, Marrickville: Casey and Lowe Pty. Ltd, October 1997, p.10.

⁴⁸ R.A.D. Brown and A. Green, *Type, Profile:; Terrace Housing in NSW*, Australian Heritage Commission, Canberra, 1987, p. 32.

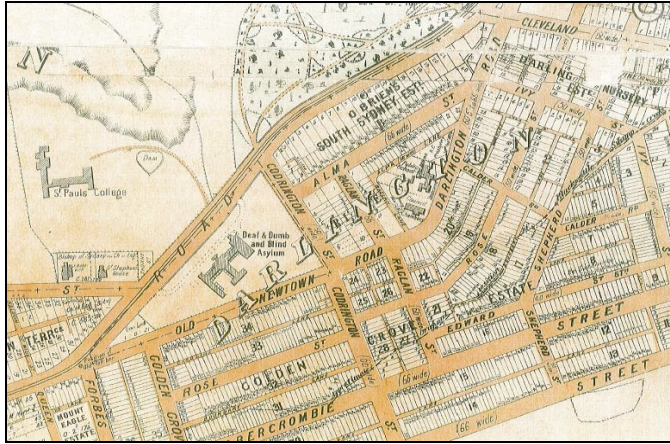


Figure 10: Map of the Municipality of Darlington in 1893.
(Source: Mitchell Library, ZM Ser4 811.17/1.)

The spectacular rate of growth declined thereafter through to 1918, when the population stood at 3920 and only 35 additional houses had been built since. By 1921 the inhabited dwellings per acre dropped to 15.84 and by 1933 to 12.72 inhabited dwellings per acre, a decrease of 34.77%.⁴⁹ The suburb continued to mature over the course of the first half of the 20th century into a thoroughly mixed industrial and residential area. The area became well served by public transport facilities, including tramways and local railway stations at Redfern and Macdonaldtown. Four south-western tram lines branched off Broadway at City Road in Camperdown along King Street in Newtown. The Erskineville Line electric double track tramway, which opened in 1909, ran from tracks on Regent Street in Chippendale and passed west along Meagher Street, south into Abercrombie Street. The tram line followed Abercrombie Street south across the junction with Cleveland Street, through Golden Grove, before swinging south into Golden Grove Street and then right into Wilson Street.⁵⁰



Figure 11: Aerial photograph of Darlington in 1943. The subject site is outlined in red.
(Source: <http://imagery.maps.nsw.gov.au/> accessed 31 May 2008.)

⁴⁹ R.A.D Brown, and A. Green, *Type, Profile:; Terrace Housing in NSW*, Australian Heritage Commission, Canberra, 1987, p. 32.

⁵⁰ http://www.en.wikipedia.org/wiki/Trams_in_Sydney accessed 5 May 2008.

4.4 The University of Sydney

The history of the suburb of Darlington has been closely intertwined with that of the University of Sydney, since the University was established in 1850. Immediately before and after the First World War, there was a considerable building program on the main campus of the University of Sydney. However, much of the post-war growth referred to above took place on the main campus.⁵¹ As the University grew, so did its need for land on which it could establish new buildings to satisfy the demand for tertiary education, particularly given the rapid post-war acceleration of enrolments generated by returned servicemen.⁵²



Figure 12: Magnified view of a 1974 Aerial photograph of the University of Sydney. Note the Darlington Road group of terraces is visible in the centre left of the image, where City Road meets with Darlington Road. (Source: Sydney University Archive, G74/3 Buildings and Grounds Aerial Photograph Album, Item 39 - 73/4.)

4.4.1 Resumption of Darlington

Following the merger of Darlington Council with the City of Sydney Council in 1949, and the adoption of the Cumberland County Planning Scheme, the New South Wales State Government re-zoned part of the Darlington area as a ‘special uses’ zone or “University Extension Area”, which facilitated the expansion of the University of Sydney across City Road into Darlington. The post-war Cumberland County Council recognised the need for the expansion of both teaching and residential accommodation and also of sports areas for the university. At that time, it was thought that student enrolment would stabilise itself at about 5000 by 1955 but the annual attendance was already over 8000 students in 1956. Adjacent areas of land which included the suburb of Darlington were therefore included in the scheme as ‘special zones’.⁵³

⁵¹ J. Colman, 1976, *Darlington and the University of Sydney – a report prepared for South Sydney Municipal Council by the Office of James Colman Pty Ltd*, James Colman Pty Ltd, St Leonards, p.11.

⁵² T. Lowe, University of Sydney: Archaeological Assessment – Sections of the Darlington Campus, Marrickville: Casey and Lowe Pty. Ltd, October 1997, p.10.

⁵³ J. Colman, 1976, *Darlington and the University of Sydney – a report prepared for South Sydney Municipal Council by the Office of James Colman Pty Ltd*, James Colman Pty Ltd, St Leonards, p.11.

During the late 1950s, Darlington first began to experience the impact of the University development and land acquisition programmes. These became feasible following the 1958 Act of the Commonwealth Parliament which signified the acceptance of the Murray Committee recommendations. The Murray Report noted that in general, Australian Universities were seriously short of suitable accommodation for most of their functions.⁵⁴ Funds began to flow for site acquisition, and decisions were made by the University to relocate the Faculty of Engineering and Architecture from the old campus to the extension area. The site acquisition programme commenced in 1958 when the University approached owners in the area bounded by Rose Street, Raglan Street, Darlington Road, Calder Street, Shepherd Street and Lander Street. The expansion met with a great deal of community opposition and criticism from landowners and tenants in the affected areas but, although the special uses area was reduced to 14.2 ha in 1960, it did not prevent the University from becoming the chief purchaser of land in Darlington as government funds became available.⁵⁵

The first major new building was the Department of Civil Engineering, erected on a site in Rose Street between Calder Street and Raglan Street, shown in Figure 13 below.



Figure 13: Civil Engineering Building of the University of Sydney.
(Source: Howells, T., 2006, *University of Sydney Architecture*, The Watermark Press, Sydney, p. 114.)

A new Department of Pharmacy Building was proposed for the block at Darlington Road, Alma, Raglan and Codrington Streets.⁵⁶ By 1978, however, university reports showed that the terrace of houses at Darlington Road, being 84-135 inclusive, would be retained for university housing.⁵⁷

⁵⁴ J. Colman, 1976, *Darlington and the University of Sydney – a report prepared for South Sydney Municipal Council by the Office of James Colman Pty Ltd*, James Colman Pty Ltd, St Leonards, p.11.

⁵⁵ T. Lowe, University of Sydney: Archaeological Assessment – Sections of the Darlington Campus, Marrickville: Casey and Lowe Pty. Ltd, October 1997, p.10.

⁵⁶ W.H. Maze, 1961, *Development of the University Site – Report of the Committee appointed by the Senate*, The University of Sydney.

⁵⁷ J. Colman, 1976, *Darlington and the University of Sydney – a report prepared for South Sydney Municipal Council by the Office of James Colman Pty Ltd*, James Colman Pty Ltd, St Leonards.

With regard to the specific 14.5 ha area zoned for university purposes in the so-called ‘special zone’, the land uses which existed at the time in Darlington were as follows:

Residences (including one block of six flats)	416
Shop and residences	22
Lock up shops	6
Factories	47
Public Houses	5
Dance Hall	1
Bottle yard	1
Branch of Commonwealth Bank	1
Royal Institute for Deaf and Blind Children	1
Darlington Public School	1
Darlington Town Hall	1
Darlington Post Office (see Figure 9)	1
Sydney County Council Substation	1
Children’s playground	2 ⁵⁸



Figure 14: Darlington Post Office in 1904, demolished during the University of Sydney’s expansion. (Source: National Library of Australia Photo Archives , image no. C4076:HN796, ref: 3026413.)

Within the 3.6 ha area, there existed a population of some 500 to 700 people occupying about 180 dwellings prior to the expansion of the University. At the end of 1975, only 70 occupied dwellings remained, with an estimated population of about 200 people. The Darlington Town Hall, the Post Office and the popular Surryville Dance Hall were all demolished (the University of Sydney Union Wentworth Building stands on part of the latter site). In 1975, students comprised only a small percentage of the total population in Darlington. There was a high proportion of overseas-born residents, with Greeks being the majority.⁵⁹

⁵⁸ J. Colman, 1976, *Darlington and the University of Sydney – a report prepared for South Sydney Municipal Council by the Office of James Colman Pty Ltd*, James Colman Pty Ltd, St Leonards, p.16

⁵⁹ J. Colman, 1976, *Darlington and the University of Sydney – a report prepared for South Sydney Municipal Council by the Office of James Colman Pty Ltd*, James Colman Pty Ltd, St Leonards, p.41.

The report prepared by James Colman for South Sydney Municipal Council in 1975 into the university expansion into Darlington found that generally, local people were uncertain and fearful about future University expansion into Darlington. They had not been consulted by the University, nor had the University publicly revealed details of its plans for growth. There was universal dislike of the scale and character of the recently built university buildings. Progressive redevelopment by the University in Darlington had been accompanied by a general collapse of the local community, by increasing traffic and parking problems, by increasing demand for student accommodation, by property speculation and by environmental disadvantages associated with the replacement of earlier uses by institutional buildings and developments.⁶⁰

The street pattern was dramatically altered with many roads, lanes and avenues closed or completely removed and with the purging of so much housing stock. The remnant sections of Darlington in the grounds of the Darlington Campus of the University of Sydney now comprise the Darlington Road terrace houses, the Institute Building and a section of the original Darlington Public School.⁶¹

4.4.2 The University of Sydney Grounds Conservation Management Plan

The University of Sydney Grounds Conservation Management Plan has noted that the historic buildings and associated landscapes of the University of Sydney's Darlington Campus, including Darlington Road terraces and Darlington Road possess a high level of historic value, as they comprise indicative evidence of the history of the suburb.⁶² Of medium historical value are the remnant street alignments of the suburb of Darlington which include Codrington Street, Butlin Avenue and Darlington Lane, as they show an association with early road alignments and pre-university suburb planning and demonstrate persistence of planned landscape and movement corridors.⁶³

The Grounds Conservation Management plan also denotes that the University of Sydney Darlington campus is of a high historical significance in retaining remnant buildings, streets, and general pattern of layout that demonstrate the former suburb of Darlington and of high social significance because of the strong association for nearby residents.⁶⁴ The original road alignments of Darlington Road, Codrington Street, Butlin Avenue, and Darlington Lane are also considered to be of a high level of historic significance indicating the suburban origins of the Campus. Finally, the Darlington Road terrace group are also considered to have a high level of significance as they number among the historic buildings and associated landscapes of the Darlington Campus, as evidence of the former suburb.⁶⁵ The vestigial street tree

⁶⁰ ⁶⁰ J. Colman, 1976, *Darlington and the University of Sydney – a report prepared for South Sydney Municipal Council by the Office of James Colman Pty Ltd*, James Colman Pty Ltd, St Leonards, p.11.

⁶¹ R. Kerr, 'University Extension into Darlington' in *University of Sydney Grounds Conservation Plan*, 2002, p.A21.

⁶² M. Pearson et.al., *University of Sydney Grounds Conservation Plan*, October 2002, p.46.

⁶³ M. Pearson et.al., *University of Sydney Grounds Conservation Plan*, October 2002, p.47.

⁶⁴ M. Pearson et.al., *University of Sydney Grounds Conservation Plan*, October 2002, p.61.

⁶⁵ M. Pearson et.al., *University of Sydney Grounds Conservation Plan*, October 2002, p.66.

plantings along Darlington Road are considered by the University of Sydney to be of moderate significance.⁶⁶

Various constraints relating to the residual evidence of the suburb of Darlington were identified in the University of Sydney Grounds Conservation Management Plan. These included the conservation of the surviving buildings and streets and former street alignments (which are also reflected in existing building alignments), movement corridors and the underlying pattern of the development of the campus. These are considered to be significant relics in their own right and provide a historical and aesthetic setting for the development of the Darlington Campus.⁶⁷ The conservation of surviving buildings and respect for residual street alignments in future planning have been identified as a goal in the future development of the Darlington Campus.

4.4.3 The Campus 2010+ Building Program, the Abercrombie Street Precinct and Campus 2020

The Campus 2010 program consists of five projects that will serve to significantly improve the amenity enjoyed by the University of Sydney's Camperdown and Darlington campuses. Under this scheme, while the majority of new development will be on the Camperdown campus, two projects within the Darlington campus area included the construction of a new facility for the School of Information Technologies on the Cleveland Street section of the Darlington campus in 2006 and the Public Domain project which will act as a link between the Camperdown and Darlington campuses (still under construction at the time of writing). The project is theoretically aimed at creating a pedestrian friendly environment, improving the existing open spaces in the locality and unifying the landscaping on the Camperdown and Darlington campuses.⁶⁸

Considerable development is in the process of being planned for the Darlington Campus, particularly in terms of the proposed Abercrombie Street Precinct contained within the University of Sydney's application to the New South Wales Minister for Planning under Part 3A of the *Environmental Planning and Assessment Act, 1979*. The goals outlined by the University of Sydney for Romla and Frelin and the overall Darlington Road terrace group are as follows:

"Respect the heritage significance of the precinct, especially the Darlington Street [sic] terraces"

"Conservation of the key elements of significance, such as the Darlington Street [sic] terraces and the road alignments will be a core aspect of the precinct."

⁶⁶ M. Pearson et.al., *University of Sydney Grounds Conservation Plan*, October 2002, p.66.

⁶⁷ M. Pearson et.al., *University of Sydney Grounds Conservation Plan*, October 2002, p.671.

⁶⁸ 'The Campus 2010+ Building for the Future Program',
<http://www.facilities.usyd.edu.au/projects/capital/about.shtml> accessed 20 April 2008.

*“Retention and adaptive re-use of the terraces will be assured.”*⁶⁹

Some of the preliminary indicative ideas for the Darlington Road terrace group include the addition of residential buildings to the rear of the existing built form of the terraces (including to the rear elevations of Romla and Frelin), new ‘pocket’ park open space areas and new pedestrian routes through the row of terraces between Darlington Road to the proposed academic buildings in the Precinct. In planning for these changes, the University will achieve several further goals including to:

“Establish links to the adjoining Institute Building precinct on Darlington and City Roads.”

*“Encourage public permeability of the precinct.”*⁷⁰

The plans for the Abercrombie Street Precinct form part of the Campus 2020 strategy, which has its stated aim as being to become Australia’s leading university in research, teaching, learning and the student experience, acknowledgment and ranking as one of the top five universities in the region and recognition and ranking in the top 40 universities around the world.⁷¹ While the details of this strategy have yet to have been publicly released, Romla, Frelin and the Darlington Road terrace group as a whole, will form part of a major component of the redevelopment planned for the Darlington Campus of the University of Sydney.⁷²

⁶⁹ *Proposed Concept Plan and Preliminary Report – Abercrombie Street Precinct, University of Sydney*, November 2007, pp.4-5, © Cox Group.

http://www.planning.nsw.gov.au/asp/pdf/07_0158_usyd_abcrcrombie_cp_pa_pt3.pdf

⁷⁰ *Proposed Concept Plan and Preliminary Report – Abercrombie Street Precinct, University of Sydney*, November 2007, pp.17-22, © Cox Group.

⁷¹ ‘Strategic Directions 2006-2010’,

<http://www.usyd.edu.au/about/publication/strategic/2006/usyd.shtml> accessed 1 June 2008.

⁷² *Proposed Concept Plan and Preliminary Report – Abercrombie Street Precinct, University of Sydney*, November 2007, p.20, © Cox Group.

5.0 HISTORICAL DEVELOPMENT OF ROMLA AND FRELIN

The Golden Grove Estate originally granted to William Hutchinson was re-subdivided by Timothy Curley in 1881. Sections of the row of terraces at Darlington Road first appear in the Sands Directories from 1883 to 1886.⁷³ The whole group was largely completed by 1889.

Romla was purchased on 9 July 1964 and Frelin on 7 May 1965 by the University of Sydney and are still owned and operated by the University of Sydney as student accommodation.⁷⁴

5.1 The Construction of Romla and Frelin

It is estimated that the construction of the terrace houses along Darlington Road possibly commenced in 1884 and was largely completed by 1887-1888. The Sands Directories and Darlington Municipality Rates and Valuation Books indicate that occupation of these buildings had definitely begun by 1889. Firm evidence as to the name of the builder and exact provenance of the buildings is yet to be established, although it appears likely that Freeman Pepper was involved in the construction of Romla and Frelin. The following tables outline the ownership history of 86 and 87 Darlington Road, established by examination of the title deed packets held by the Property Portfolio section within the Investments and Capital Management Department of the University of Sydney Financial Services division.

5.2 Ownership History of 86 Darlington Road

The two following tables were compiled from the Darlington Municipality Rates Assessment and Valuation Books held by City of Sydney Archives.

Table 4: Ownership History of 86 Darlington Road			
Year	Owner	Price	Reference No.
31 August 1819	William Matthew Hutchinson (52 acres) original grant		
1881	Timothy Curley – tailor		
28 January 1882	Samuel Roseby – public school teacher	£120	No. 559 Bk 262
29 January 1883	Freeman Pepper – builder (trustee for Mrs Caroline Cop, wife of John Cop of Millers Point).	£170	No. 525 Bk 308
23 April 1885	Freeman Pepper – builder (Cop sold to Pepper)	£200	No. 220 Bk 425

⁷³ Sands Directory 1887, Sands Directory 1888 and NSCA City of Sydney Archives CRS 613 *Darlington Valuation and Rates Books*, 1864-1947.

⁷⁴ NSCA City of Sydney Council Rates and Valuations Books, CRS 613, *Darlington Valuation and Rates Books*, 1864-1947.

Table 4: Ownership History of 86 Darlington Road			
Year	Owner	Price	Reference No.
2 October 1889	Edward Connell – postman	£600	No. 692 Bk 680
6 December 1927	Emily Ellen Quartly (Wife of Edward Quartly – storeman)	Unknown	No. 149 Bk 1496
20 August 1952	Doris Ethel Thompson and Phyliss Josephine Mitchell – married women	(in will of Emily Quartly)	No. 353 Bk 2325
2 March 1955	Norman U’Pritchard bought from Doris Ethel Thompson and Phyliss Josephine Mitchell – married women	£700	No.889 Bk 2325
9 July 1964	University of Sydney purchased from Norman George U’Pritchard and Florence U’Pritchard	£3150	No. 24 Bk 2709

5.3 Ownership History of 87 Darlington Road

Table 5: Ownership History of 87 Darlington Road			
Year	Owner	Price	Reference No.
31 August 1819	William Matthew Hutchinson (52 acres) original grant		
1881	Timothy Curley – tailor		
7 September 1882	Freeman Pepper		No. 277 Bk 254
26 September 1893	Thomas Neale – merchant and Albert Borchard – accountant trustee of the Estate of Freeman Pepper sold to Thomas William Furse – letter printer		No. 241 Bk 514
1899	Rebecca Matilda Furse (wife of William Furse – licensee of Royal Albert Hotel)		No. 688 Bk 648

Table 5: Ownership History of 87 Darlington Road			
Year	Owner	Price	Reference No.
21 September 1934	Leo Zapolski – manufacturer, died 1936	£60	No. 482 Bk 1702
7 May 1965	Chevel Alexander (son of Leo Sapolski) sold to University of Sydney	£6250	No. 822 Bk 2744

5.4 Rate and Valuation Books

The following tables outline the ownership and occupancy of the subject terraces sourced from the Darlington Municipal Council rate and valuation books.⁷⁵

5.4.1 86 Darlington Road

Table 6: Rate and Valuation Records for 86 Darlington Road			
Year	Owner	Occupier	Notes
1888	J. Copp	J. Copp	House and Shop
1890	J. Copp	J. Copp	House and Shop
1889	Freeman Pepper	Rev. Stevens	
1890	Edward Connell	Rev. Stevens	
1891	Edward Connell	Rev. Stevens	
1892	Edward Connell	Mrs H. E Meeks	
1893		I. W. Lee	
1894 - 1907	Edward Connell	Edward Connell	
1908	Margaret Connell		
1909	Mrs Connell		
1910	Mrs Connell		
1911	Mrs Connell	Mrs Connell	
1912	Mrs Connell		
1913	Mrs Connell		
1914	Mrs Connell		
1915	Mrs Connell		
1916	Mrs Connell		
1917	Mrs Connell		
1918	Edward Connell		
1919	Estate of late Mrs Connell		
1920 - 1925	Edward Connell	Edward Connell	
1926	Edward Connell		
1927 - 1947	Mrs Quartly		

⁷⁵ NSCA City of Sydney Council Rates and Valuations Books, CRS 613, *Darlington Valuation and Rates Books*, 1864-1947.

5.4.2 87 Darlington Road

Table 7: Rate and Valuation Records for 87 Darlington Road			
Year	Owner	Occupier	Notes
1888	Freeman Pepper	W. H. Harris	House and Shop
1889	Freeman Pepper	W. H. Harris	
1890	Freeman Pepper	Mrs McKay	House and Shop
1891	Freeman Pepper	Peter Green	
1892	Freeman Pepper	Peter Green	
1893		Peter Green	
1894 - 1898	Thomas Furse	Thomas Furse	
1899	Thomas Furse	W. A. Wallace	
1900	Thomas Furse	George Kelly	
1901	Thomas Furse	G. Kelly	
1902	Thomas Furse	G. Kelly	
1903	Mrs Furse	G. Kelly	
1904	Mrs Furse		
1905	Mrs Furse	Joseph Ephraim	
1906	Mrs Furse	Joseph Ephraim	
1907	Mrs Furse	Mrs E. Jones	
1908	Mrs Furse		
1909	Mrs Furse		
1910	Mrs Furse		
1911	Mrs Furse	Julia Mc Dermott	
1912	Mrs Furse		
1913	Mrs Furse		
1914	Mrs Furse		
1915	Mrs Furse	Matthew Wilson	
1916	Mrs Furse		
1917	Mrs Furse	Arthur Roakes	
1918	Mrs Furse	Arthur Roakes - Clerk	
1919	Mrs Furse		
1920	Mrs Furse	Thomas Sheehan	
1921	Mrs Furse	Thomas Sheehan	
1922	Mrs Furse	Thomas Sheehan	
1923	Mrs Furse		
1924	Mrs Furse		
1925	Mrs Furse		
1926	Mrs Furse		
1927	Mrs Furse		
1928	Mrs Furse		
1934	Leo Zapolski	Leo Zapolski	
1936	Leo Zapolski (died)		
1937 - 1947	Estate of Leo Zapolski		

5.5 Sands Directory Listings

People began to be listed in the Sands Directory in Darlington Road from 1883. Listings for the subject site begin in 1889 thus providing the approximate date of construction (it is important to note that street numbers may have changed in the first decade of subdivision and therefore the listings may not be entirely accurate). The analysis of the rates and valuation books for the Borough of Darlington above corresponds with the names found in the Sands Directory Listings.

5.5.1 86 Darlington Road, Darlington

The following table shows the Sands Directory listings for the terrace at 86 Darlington Road, Darlington. The smaller number of occupants listed in comparison with the other terraces indicated that this terrace was owner-occupied.

Table 8: Sands Directory Listings for 86 Darlington Road	
Year	Name/Occupation
1889 - 1892	Stephen, Rev. B.
1893	Meeks, Mrs H.E.
1894 - 1924	Connell, Edward – letter carrier
1925 - 1928	Ryan, Miss Madge Miller – wine retailers
1929	Keane, Michael
1930 - 1932	Feaver, George

5.5.2 87 Darlington Road, Darlington

The following table shows the Sands Directory listings for the terrace at 87 Darlington Road, Darlington. The large number of names listed in comparison with the terrace at 86 Darlington Road indicates that this terrace was tenanted.

Table 9: Sands Directory Listings for 87 Darlington Road	
Year	Name/Occupation
1889 - 1894	Green, Peter – dray proprietor
1895	No listing
1896 - 1899	Furze, Thomas
1901	Twiss, John
1902 – 1904	Kelly, George
1905	Ephraim, Joseph
1906	Fitzgerald, Michael
1907 - 1910	Jones, Miss Elizabeth - costumiere
1911	Wilson, Miss Jane
1912 - 1915	McDermott, Mrs Deliah
1916	Crum, Mrs Eliza
1917-1919	Rokes, Arthur
1920 - 1924	Sheehan, Thos.
1925-1927	McEldowney, Hugh
1928	Quinn, J.H.
1929 - 1932	Hanlan, Mrs Maud

5.6 Council Electoral Roll – Municipality of Darlington 1944 – 1946

The following details of the ratepayers for the subject terraces were taken from the Council's electoral roll between 1944 and 1946.⁷⁶

1944

86 Darlington Road, Darlington

James Bell – Occupier

May Bell – Pensioner

Joseph Grant, Painter – Occupier

87 Darlington Road, Darlington

Dulcie Biskett – Occupier

Leslie Bryce Eyles – Occupier

Cecil Arthur Bennett – Labourer

Henry Hardy Chamberlain – Labourer

Bruce Allen Keogh – Machinist

Alfred Frederick Norman – Labourer

Henry Lancelot Ross – Clerk

Kenneth Sydney Whittaker – Labourer

1945

86 Darlington Road, Darlington

James Bell – Occupier

May Bell – Occupier

87 Darlington Road, Darlington

Cecil Arthur Bennett – Labourer

1946

86 Darlington Road, Darlington

James Bell – Occupier

Molly Bell – Pensioner

Joseph Grant, Painter - Occupier

87 Darlington Road, Darlington

Dulcie Biskett - Occupier

Leslie Bryce Eyles – Occupier

⁷⁶ NSCA City of Sydney Council Archives CRS 53/061 Electoral roll: Phillip Ward and Municipality of Darlington Ward: Darlington Subdivision (Original) Ref No. 32, 1944 and NSCA City of Sydney Council Archives CRS 53/066 Electoral roll: Phillip and Municipality of Darlington Ward - Phillip Subdivision (Supplementary) Ref No. 37, 1945-1946.

5.7 Historic Photographic Records

The following photographs show several visual records of the subject site held by the University of Sydney Archives:



Figure 15: View of 85-90 Darlington Road, including Romla and Frelin.
(Source: University of Sydney Archives, G74/4 Buildings and Grounds Photograph Albums Item 4 - 9 Acres in Darlington, items A1, F1, F2. Undated (c 1970s).)

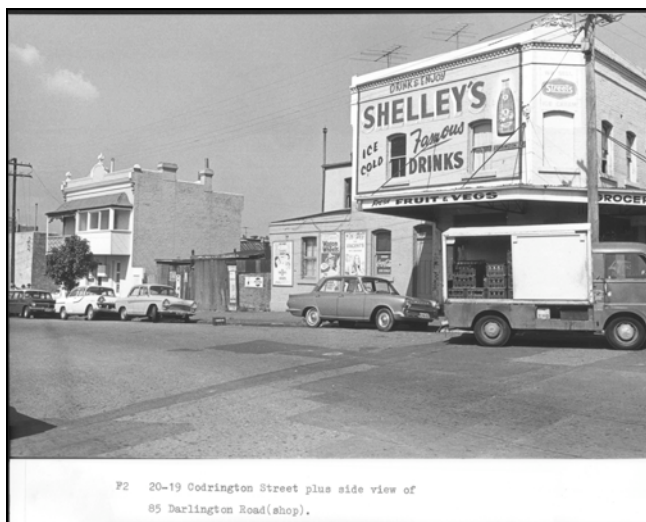


Figure 16: View of 19-20 Codrington Street and 85 Darlington Road. Note the corner shop at No.85.
(Source: University of Sydney Archives, G74/4 Buildings and Grounds Photograph Albums Item 4 - 9 Acres in Darlington, items A1, F1, F2. Undated (c 1970s).)



Figure 17: Photograph showing 86 Darlington Road in 1992 before alterations and additions were undertaken to the rear. (Source: University of Sydney Archives: Buildings/alterations and additions/85 Darlington Road corner Codrington Street, Ref: 062/00240087).



Figure 18: Photograph showing east elevation of 86 Darlington Road in 1992 before alterations and additions were undertaken to the rear. (Source: University of Sydney Archives: Buildings/alterations and additions/85 Darlington Road corner Codrington Street, Ref: 062/00240087).

5.8 Historical Development at 85 Darlington Road and 19-20 Codrington Street

As can be seen above in Figure 16, the land at 85 Darlington Road and 19-20 Codrington Street once contained several structures, including a two storey corner shop and first floor residence, with an awning over the footway and large signage panels at the former address and a terrace building with an ornamental parapet and first floor balcony over the footpath at the latter address. Both buildings, judging from Sands Directory Listings and the Darlington Municipal Council Rates and Valuation Books were used invariably as combined residences and grocery stores and shops.⁷⁷

⁷⁷ Sands Directory 1887, Sands Directory 1888 and NSCA City of Sydney Archives CRS 613 *Darlington Valuation and Rates Books*, 1864-1947.

Judging from aerial photographs viewed at the University of Sydney Archives of the site, the corner shop and residence at 85 Darlington Road was demolished between 1973 and 1974.⁷⁸ The University of Sydney made plans in December 1992 to pursue one of a number of options for the vacant land at 85 Darlington Road, including the construction of a two-storey office building or the demolition of the structures at 19 and 20 Codrington Street, Darlington for loop-road access. The option that was adopted included the demolition of the buildings at No. 19 and 20 Codrington Street, which were the subject of building application 0823/93 and 0824/93 approved 15 October 1993 at a total cost of \$9000 and structural rectification works and alterations and additions to the terrace house at 86 Darlington Road, discussed later in the report.⁷⁹ The area at 85 Darlington Road and 19-20 Codrington Street was left as vacant land, forming a pocket park, used by students of the University of Sydney.

5.9 Historical Residential Use and Occupancy

Several conclusions can be surmised from the information outlined above regarding the construction, ownership and occupancy of Romla and Frelin prior to their acquisition by the University of Sydney. These include that the involvement of Freeman Pepper in the acquisition of the two properties during the 1880s, his involvement in the purchasing of other land in the locality and his employment variably listed as ‘architect’ and ‘builder’ in the Sands Directories and Title Deeds for the subject properties seems to constitute circumstantial evidence that he was involved in the construction of the terrace houses.

Further conclusions drawn from the information above include that it can be clearly seen that the ownership of the properties did not change very frequently between the 1880s and mid 1960s. Romla changed ownership eight times and Frelin five times before being bought by the University. Additionally, Frelin was tenanted for much of its history and perhaps served as a share house or boarding house, particularly given the data collected from the Darlington Municipal Council electoral rolls in the mid 1940s. In marked contrast, it appears that Romla was subject to lengthy periods of owner-occupancy.

The two buildings on the subject site have been in almost continual use as residential dwellings, despite their transfer to University ownership. The present use of Romla and Frelin is for student accommodation.

⁷⁸ University of Sydney Archives, ACC No 1621, G74 series, 1973 photo ref.73/4, 1974 photo ref.74/4.

⁷⁹ University of Sydney Archives property records: Buildings, Alterations / Additions, 85 Darlington Road, 062/0024/00897; Properties, Darlington, 19 Codrington Street 072/0001/00115; and Properties, Darlington, 20 Codrington Street, 072/0001/00089.

6.0 PHYSICAL ANALYSIS

6.1 Physical Description of Romla and Frelin

Romla and Frelin are a pair of two storey rendered masonry terrace houses, built in the Victorian Filigree style with Victorian Italianate qualities. The houses have many cast iron lacework features, including verandah posts, balustrading, brackets and valances. The terraces have elaborately decorative roof parapets and one original chimney remains above the roofline of Frelin, although it is missing its chimney pots (speculation).



Figure 19: Romla and Frelin. (Source: Heather Godfrey, April 2008.)

Between the moulded stuccoed front fence piers which have applied panels of vermiculation facing the street, runs a cast and wrought iron palisade fence with cast iron Fleur-de-Lys finials.



Figure 20: The front fence piers and front gate to the main entrance of Romla. Note that the orb on the left pillar is missing. (Source: Heather Godfrey, April 2008.)

The ground floor windows comprise a double hung sash set into a shallow segmental arch with rounded corners and a flanking pair of double hung sashes to each side with semi-circular heads. The three front windows terminate on a moulded sill with decorative brackets below. The mullions between the windows and the panel above the central sash have incised decoration in the stuccoed render, sitting below a label moulding above the three windows. A label moulding enclosing a panel of incised decoration sits above the front door fanlight. Like the central window, it sits within a shallow segmentally arched opening which is rounded at the corners.



Figure 21: Detail of the ground floor windows to the front elevation of Frelin.
(Source: Heather Godfrey, April 2008.)

Both terrace houses have a pair of glazed timber French doors on the first floor which provide access to the timber verandahs. Around the French doors, raised decorative banding surrounds the door openings. Above the corrugated iron roof of the first floor verandah, the external front wall sits to a heavily bracketed cornice moulding, interspersed with floriated medallions and corbels. This in turn supports a balustraded parapet, in the centre of which is a sunken panel bearing the name of the terraces, surmounted by a cast decorative acroterion.



Figure 22: Detail of Frelin's roof wall parapet.
(Source: Heather Godfrey, April 2008.)



Figure 23: Detail of Romla's roof wall parapet.
(Source: Heather Godfrey, April 2008.)

On the ends of the first floor party walls there are stylised acanthus leaf brackets, which support a half-rounded fluted stucco moulded composite pilaster with raised banding details mid-way up the shaft. Above the capital on the knee of the party wall, terminates a bracketed stylised acanthus leaf, just above the verandah roof. The balcony railing iron lacework design was registered in New South Wales on 16 August 1881 as Design No. 90 by Fletcher & Bennett & Frew.⁸⁰



Figure 24: Detail of the first floor party wall and the decorative cast iron lacework on Romla's verandah. (Source Heather Godfrey, April 2008.)

The eastern elevation of Romla once formed a common wall with the now demolished corner shop and residence at 85 Darlington Road. Rectification work undertaken in the mid 1990s allowed for the removal of external timber shoring that had previously supported the eastern wall (refer to Figure 18 in Section 5.7 of this report).

⁸⁰ E. G. Robertson, *Sydney Lace: Ornamental cast iron in architecture in Sydney*, Georgian House, Melbourne, 1962, p.20 and B. Turner, *Australia's iron lace*, George Allen & Unwin Australia Pty. Limited, Sydney, 1985, p.181.

The new work provided an opportunity for the addition of four window openings in the eastern wall at ground and first floor levels, in order to allow additional light to penetrate the dwelling (refer to Figure 25 below). The works also entailed the addition of label mouldings over each of the window openings which are sympathetic to the front façade.



Figure 25: The eastern elevation of Romla. Note the four window openings with replica label mouldings over. (Source: Luis Abarca- Ibaceta, April 2008.)

The grassed vacant land at 85 Darlington Road serves to extend the heritage curtilage of Romla and acts as ‘green’ space between Codrington Road and the eastern elevation of Romla. The grassed vacant land at 19-20 Codrington Street includes an area providing a number of bicycle racks, a bench seat and two metal rubbish bins which serve to improve the amenity of the area.



Figure 26: Rear wings to Romla and Frelin and vacant land at 19-20 Codrington Street. (Source: Heather Godfrey, April 2008.)

The rear elevation of the subject buildings are characterised by the redeveloped service wing of Romla, which appears to be the original service wing of Frelin, their respective rear yards and the timber paling fence along the side and rear boundaries. These details are shown in Figure 26 above.

6.2 Fabric History, Survey and Condition

A detailed Fabric Condition Report has been provided in Appendix A. This assessment was carried out by Heather Godfrey and Luis Abarca Ibaceta on Sunday 18th May 2008. Access to the subject buildings was limited so the survey is not exhaustive.

6.3 Alterations and Additions

A visual analysis of alterations and additions to the subject terrace houses was made by David Cooper on 14 April 2008. The following tables list the alterations that were observed.

Table 10: Observed alterations and additions to 86 and 87 Darlington Road, Darlington	
86 Darlington Road	87 Darlington Road
New corrugated iron roofing and flashing	New corrugated iron roofing and flashing
Electrical wiring replaced and smoke alarms fitted	Electrical wiring replaced and smoke alarms fitted
Tiles removed on front verandah	Dormer roof changed from curved to gable
Finials missing on roof parapet	Verandah roof line changed from ogee to skillion
Original downpipes replaced with PVC piping	New copper downpipe relocated
Cast iron verandah post replaced with timber post	Cast iron valance missing on balcony
Parapet wall reinforced with steel brace	Tiles removed on front verandah
Whole rear of building demolished and rebuilt with concrete blockwork, rendered and windows fitted on east elevation	Finials missing on roof parapet
Orb on left gate pier is missing	Fibrous cement sheets at rear
Verandah roof line changed from ogee to skillion	

Only one recent development application was made available to the authors of this report through the City of Sydney Council. This application is discussed below.

86 Darlington Road:

In 1993, the University of Sydney made an application to South Sydney City Council to demolish and rebuild part of the dwelling at a cost of \$85,000.⁸¹ Due to the deteriorating state of the building, the University had not leased it to students since 1983. The proposal was to retain the Darlington Road façade and the adjacent walls to

⁸¹ NSCA City of Sydney Archives, U93/00983 Applications - Development Application - Darlington Road 86 Darlington - 18917 - U93/00983 - Demolish & Rebuild Part Dwelling - \$ 85000 - University Of Sydney - CRS 26 10 93 11/08/2003.

approximately 3 metres in height and build a five bedroom residence to the rear. At the time, the terrace was described as follows:

The terrace is a two storey terrace house located at the end of a row of terraces at Darlington Road.

Existing Site Area 134m²

Existing Floor Area 154 m²

Existing Landscape Area 57.7m²

The House Consists of:

Ground Floor: 1 bedroom, lounge and kitchen

First Floor: 3 bedrooms, 1 bathroom

An outside toilet and separate laundry are located outside and to the rear. There are no significant trees or landscaping. The house is of brick construction with timber floors and roof framing and has a metal roof. External finishes are render or paint applied to the brickwork. There are two fireplaces on the ground floor which are not operable and no chimneys exist.⁸²

6.4 Landscape and Setting

The buildings on the site are bounded by bitumen footpath and concrete gutters and kerbing, bitumen roads and palisade wrought and cast-iron fencing braced into cement rendered masonry walls. The side and rear elevations to Codrington Street and Darlington Lane consist of 1.8 metre high timber paling fences. Street tree plantings along Darlington Road and Codrington Street are predominantly *Populus deltoides* (Cottonwood or American Black Poplar).⁸³ The rear yard areas of 86 and 87 Darlington Road have not as yet been assessed however they appear to be devoid of any significant vegetation.

⁸² Insite Design, *Planning Report Prepared for The University of Sydney for 86 Darlington Road*, Sydney, 1993, p.2., in NSCA City of Sydney Archives, U93/00983 Applications - Development Application - Darlington Road 86 Darlington - 18917 - U93/00983 - Demolish & Rebuild Part Dwelling - \$ 85000 - University Of Sydney - CRS 26 10 93 11/08/2003.

⁸³ M. Pearson et. al, 'Landscape and Plantings', in *University of Sydney Grounds Conservation Plan*, 2002, p.A20.

6.5 Views to and from the Site

The setting in which Romla and Frelin are located has changed significantly since the 19th and 20th centuries, with the demolition of the corner shop at 85 Darlington Road and the buildings at 19-20 Codrington Street and the general encroachment of the University of Sydney on the suburb of Darlington as a whole. Existing views to and from the site are shown in the site plan and photographs below.

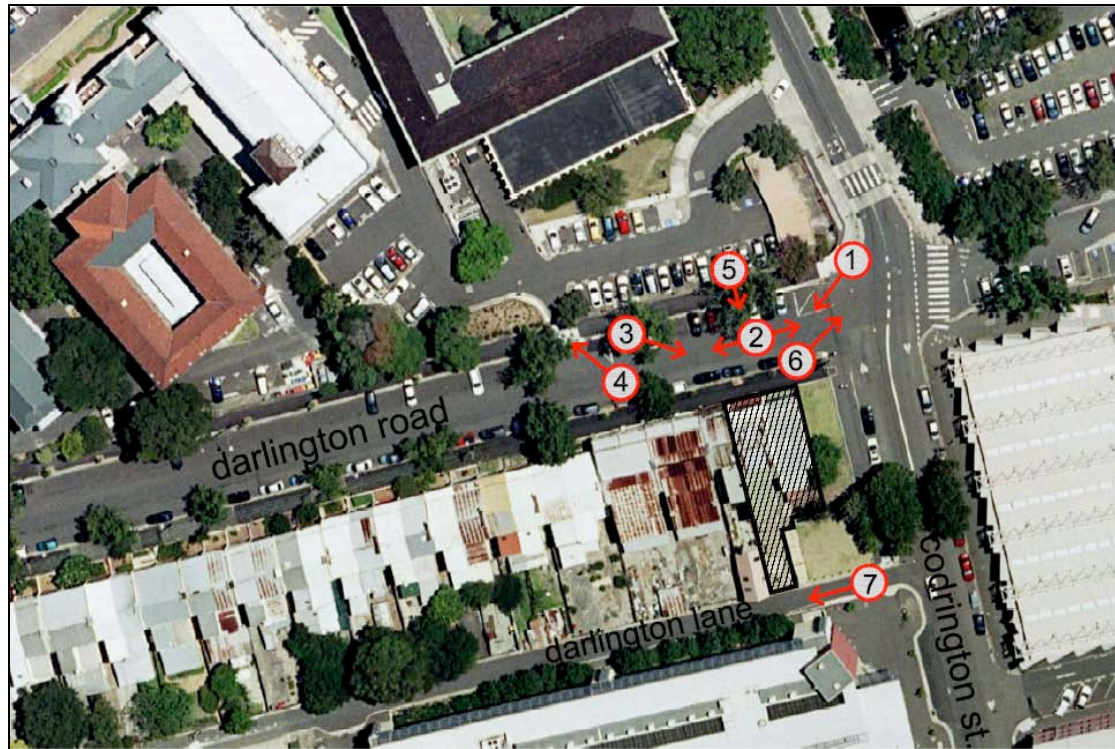


Figure 27: Views to and from the subject site.
(Source: Luis Abarca Ibaceta, June 2008.)

The key to the view lines in Figure 27 above are as follows and reflected by the photographs below:

1. View of the subject from the corner of Darlington Road and Butlin Avenue (Figure 30);
2. Darlington road streetscape view;
3. View of the subject from the northern side of Darlington road (Figure 28);
4. View from the subject to the rear gate of the Merewether and Institute buildings (Figure 29);
5. View of the subject from the raised car parking area to the south of the Merewether building;
6. View from the subject to the Biochemistry and Microbiology building (Figure 31); and
7. View along Darlington Lane (Figure 32).



Figure 28: View of the subject site from the rear gate to the Merewether and Institute buildings on the northern side of Darlington Road. (Source: Heather Godfrey, April 2008.)

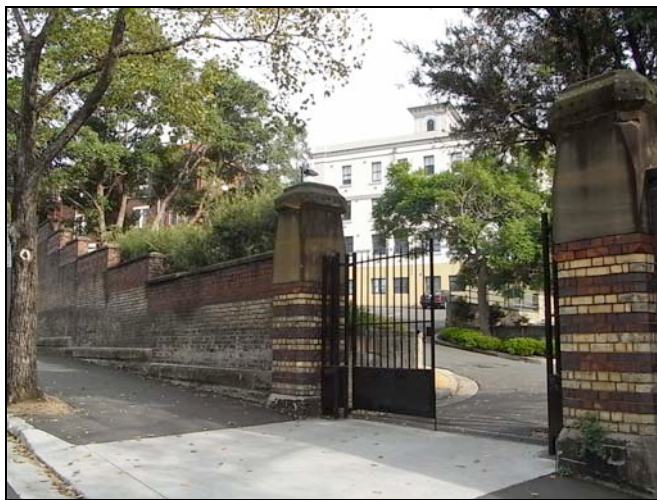


Figure 29: View of the rear gate to the Merewether and Institute buildings on the northern side of Darlington Road from the subject site. (Source: Heather Godfrey, April 2008.)



Figure 30: View of the subject site from the corner of Darlington Road and Butlin Avenue. Note the scale and bulk of the new Economics and Business Faculty building to the rear of the subject site. (Source: Heather Godfrey, April 2008.)



Figure 31: View from the subject site to the Biochemistry and Microbiology Buildings.
(Source: Luis Abarca- Ibaceta, April 2008.)



Figure 32: View from the rear elevation of subject site west along Darlington Lane.
(Source: Luis Abarca- Ibaceta, April 2008.)

7.0 COMPARATIVE ANALYSIS

In completing the assessment of cultural significance for the subject terrace houses, it is necessary to evaluate their comparative significance in the context of the surrounding area of Darlington. The State Heritage assessment criteria implicitly refer to the necessity to undertake a comparison with like items to determine the relative level of the heritage significance of the place i.e. local or state significance. Criterion (f) explicitly requires a comprehensive comparative assessment in order to establish if a place can be classified as being uncommon, rare or endangered. Historical themes discussed in Section 8 of this Conservation Management Plan also help in the evaluation of comparative significance as similar items identified in the same themes can be compared and their rarity and representativeness assessed.

Thus, in order to assess the rarity or representativeness of Romla and Frelin in terms of their architectural style, history and use, a comparison of the buildings with similar characteristics is necessary. The subsequent analysis includes a comparison of the following:

- Victorian Italianate terrace houses;
- Victorian terrace house streetscapes in Darlington; and
- Laneway development in Darlington.

The comparative analysis demonstrates that there are several other examples of such buildings within the vicinity of the subject buildings in Darlington. Please note that all photographs were taken by the authors of this report.

7.1 Victorian Italianate Terrace Houses in Darlington

During the late 1870s the Italian palace style, which had been introduced in England by Sir Charles Barry in the early nineteenth century, began to affect terrace housing styles in Sydney.⁸⁴ The straight lines on the Georgian and Regency styles gradually gave way to a style which preferred round or segmental arch window and door heads and increasingly decorative detailing. Even in the modest terrace houses of the lower classes the style was generally expressed in simplified Italianate detailing (e.g. moulded wall brackets, cast iron detailing, etc).⁸⁵

⁸⁴ R.A.D. Brown and A. Green, *Type Profiles: Terrace Housing in New South Wales*, Yarralumla (ACT): The Australian Heritage Commission, June 1987, p.25.

⁸⁵ R.A.D Brown and A. Green, *Type Profiles: Terrace Housing in New South Wales*, Yarralumla (ACT): The Australian Heritage Commission, June 1987, p.25.






Table 11: Examples of Victorian Italianate Terrace Houses in Darlington		
Address	Description	Photograph
'Langton House', 376 Abercrombie Street, Darlington	This two storey Victorian Italianate terrace has elaborate parapet detail and has retained significant features from the period, such as the iron filigree detail of the ground and first floor verandah, the palisade fence and rendered detailing of the fenestration.	
324 and 326 Wilson Street, Darlington	This pair of terraces has simpler parapet detail and smaller front verandahs. The terraces have rectangular, rather than arched windows.	
52 Lander Street, Darlington	This terrace has very simple parapet detailing and less elaborate detailing in comparison with the subject terraces. It also has rectangular, rather than arched fenestration.	

Table 11: Examples of Victorian Italianate Terrace Houses in Darlington (continued)

Address	Description	Photograph
14 and 16 Lander Street, Darlington.	This pair of terraces has simpler parapet detailing and No. 16 Lander Street has a face brick façade.	
10 Ivy Street	This terrace house has similar lacework on the first floor verandah to the subject terraces. The arched fenestration with Italianate labels above the windows are also very similar to the subject terraces.	

In comparison with other terraces with Italianate detailing in the suburb of Darlington, Romla and Frelin are representative of a pair of fairly elaborately detailed terraces in the suburb. They cannot, however, be considered rare as there are several other intact examples of the style in the local area.

7.2 Victorian Terrace House Streetscapes

The late Victorian era was marked by an explosive growth in the inner-city urban population of Sydney, due to the influx of migrants to the gold fields in New South Wales and Victoria. In order to accommodate the demand for residential housing close to the growing industries surrounding the city, speculative development of vast numbers of terrace houses was undertaken throughout the 1870s and 1880s, resulting in crowded, closely-packed working- and middle-class suburbs characterised by rows of very similar, if not identical, terrace house types. These were often later characterised as slums, as in the case of The Rocks and Paddington, while others, like Darlington, served as sources of labour for the mix of industrial and commercial land uses in and around the suburb, particularly in light of employment needs of the Eveleigh Rail Workshops.





Table 12: Examples of Victorian Terrace House Streetscapes		
Address	Description	Photograph
Calder Street, Darlington	Calder Street was subdivided from Hutchinson's grant. Terraces line both sides of the street. This row has not been subject to the intrusive addition of sleep-outs. Large street trees line the pavement and contribute to the landscaped character of the streetscape.	
Forbes Street, Newtown	Forbes Street, Newtown was part of the Golden Grove subdivision in the 1880s. This street comprises terraces grander in scale and detailing compared to Darlington Road. They are set back further from the pavement and large street trees dominate the streetscape. They tend to have pitched corrugated iron roofs rather than flat roofs behind a parapet.	
Myrtle Street, Chippendale	Myrtle Street, Chippendale was subdivided in the 1880s from Shepherd's Nursery. It is similar to Darlington Road except the terraces are built more closely to the pavement and there is a lack of landscaping to the front of the properties. Iron filigree detailing of the terraces and street trees dominate the character of this row. This row has not been affected by the intrusive addition of sleep outs to the terrace.	


Table 12: Examples of Victorian Terrace House Streetscapes (continued)

Address	Description	Photograph
Shepherd Street, Darlington	Shepherd Street, Darlington was subdivided in the 1880s from Shepherd's Nursery. It is similar to Darlington Road, except the terraces are built more closely to the pavement. There are significant street tree plantings to the front of the properties which dominate the character of the row. Cast iron filigree detailing of the terraces is a common feature of the row.	

7.3 Laneway Development in Darlington



The inner-city areas of Sydney were, and still are to an extent, characterised by the ubiquitous 'dunny' lanes, service ways originally used for the collection of 'night soil' by contractors employed by local municipal councils, before reticulated sewerage was introduced to the city on a broader scale.⁸⁶ Darlington Lane is an example of this type of laneway, built despite the fact that a reticulated sewerage system had been constructed across the municipality of Darlington between 1883 and 1885.⁸⁷

Table 13: Examples of Laneway Development in Darlington

Address	Description	Photograph
Wilson Lane, Darlington	This lane is typical of rear lane development of Victorian suburbs. Garages have provided vehicle access to the terraces.	

⁸⁶ NSCA Mitchell Library, *The Suburbs of Sydney. No. XI – Darlington. A descriptive and Anecdotal Account of its Rise and Progress*, The Echo, 3 July 1896.

⁸⁷ NSCA City of Sydney Archives CRS 1083/22/162 *The City's Growth. Darlington. Smallest Municipality. Interesting History. Specially written for the "Evening News." Grantees. Incorporation. Finances. Workers. Public services .For King and country. (News)*, The Evening News, 3 August 1918.

Table 13: Examples of Laneway Development in Darlington (continued)		
Address	Description	Photograph
Calder Lane, Darlington	This lane is also typical of rear lane development of Victorian suburbs.	
Kepos Lane, Redfern	This lane is typical of rear lanes in late Victorian suburbs and in this case, the rears of the terrace houses have retained their almost homogenous original profiles.	

7.4 Summary of Comparative Analysis

The comparative analysis made above indicates that:

- Within the suburb of Darlington, there are several other examples of two-storey Victorian terraces with Italianate detailing and parapets aligned with the street;
- Romla and Frelin are relatively intact, ornately decorated and excellent representations of the Victorian Italianate terrace in the suburb of Darlington;
- Romla and Frelin are vital contributors to an substantially intact 19th century working class, residential suburban streetscape; and
- Romla and Frelin contribute to the remaining low-scale service character and quality of the rear laneway of Darlington Lane.

8.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

8.1 Basis of Assessment

The analysis of the cultural significance of Romla and Frelin incorporates an assessment of the subject site against the seven New South Wales heritage criteria established by the Heritage Branch of the New South Wales Department of Planning and the historical themes for Australia and New South Wales. A statement of cultural significance follows on from this assessment.

8.2 Historical Themes

Romla and Frelin demonstrate features that correspond with a number of Australian, New South Wales and Local Historical Themes. These are summarised in the following table:

Table 14: Historical Themes		
Australian Themes	New South Wales Themes	Local Themes⁸⁸
Building settlements, towns and cities	Towns, suburbs and villages	High density settlement
Building settlements, towns and cities	Land tenure	Climax of development
Building settlements, towns and cities	Utilities	
Building settlements, towns and cities	Accommodation	Working class settlement
Developing Australia's cultural life	Domestic life	Social pattern
Educating	Education	External impact

The way in which Romla and Frelin meet the criteria of the abovementioned themes is as follows:

⁸⁸ Tropman and Tropman Architects, *South Sydney Heritage Study Vol.1 – The Main Report*, Sydney (NSW): Tropman and Tropman Architects, November 1995, pp.65-67.

Australian Theme: *Building settlements, towns and cities*

NSW Theme: *Towns, suburbs and villages*

Local Theme: *High Density Settlement*

Romla and Frelin form part of the significantly intact streetscape of Darlington Road, which still retains its 19th century subdivision pattern and high density, working class residential suburban character. Although the buildings at 85 Darlington Road and 19-20 Codrington Street have been demolished, the integrity of the original character of the streetscape remains to a substantial degree.

Australian Theme: *Building settlements, towns and cities*

NSW Theme: *Land tenure*

Local Theme: *Climax of development*

The lot boundaries of Romla and Frelin and the low masonry wall surrounding the vacant land at 85 Darlington Road and 19-20 Codrington Street provide clear physical evidence of the pattern of the re-subdivision of the Golden Grove Estate in 1881, indicating the apogee of development in Darlington in the late 19th century, despite the demolition of the buildings that previously occupied the vacant land.

Australian Theme: *Building settlements, towns and cities*

NSW Theme: *Utilities*

Darlington Lane at the rear of the subject site and the presentation of Romla and Frelin to the laneway still retains much of the low-scale service character and quality of the original ‘dunny lane’ utilised by the night soil carts in the 19th century. Several original outside water closets are still in evidence to the west of the subject site along Darlington Lane.

Australian Theme: *Building settlements, towns and cities*

NSW Theme: *Accommodation*

Local Theme: *Working class settlement*

Romla and Frelin are representative of 19th century terrace houses, built as speculative suburban residential accommodation for working- and middle-class members of the local community. The recent internal renovations and refit of the dwellings for student accommodation by the University of Sydney evidences the continued use of the land for residential purposes.

Australian Theme: *Developing Australia’s cultural life*

NSW Theme: *Domestic life*

Local Theme: *Social pattern*

Romla and Frelin demonstrate aspects of living expectations of the Victorian era working- and middle-classes and reflect domestic life, through the arrangement of their interior rooms, facilities and lay out of their rear yards.

Australian Theme: *Educating*

NSW Theme: *Education*

Local Theme: *External impact*

Romla and Frelin, since their purchase by the University of Sydney in the mid 1960s, have been associated with educational facilities and services provided by the University, particularly in relation to student accommodation. This theme also deals with the expansion of the University of Sydney into Darlington and the impact it had on the local community.

8.3 Assessment of Significance against the New South Wales Heritage Assessment Criteria

Part 4 of the *New South Wales Heritage Manual*, “Assessing Heritage Significance” states that:

*An item will be considered to be of State (or local) significance if, in the opinion of the Heritage Council of New South Wales, it meets one or more of the following criteria:*⁸⁹

Criterion (a) Historical Significance

An item is important in the course, or pattern, of New South Wales’ cultural or natural history (or the cultural or natural history of the local area)

Assessment: Romla and Frelin, in terms of their setting and curtilage at the eastern end of Darlington Road, are of importance to the cultural history of the local area of Darlington. They form part of a typical medium density, Victorian-era residential subdivision pattern. They are a contributory element of an illustrative example of a working class, inner-city, terrace house streetscape, which demonstrates a continual pattern of suburban residential use over the course of the past 120 years. It is considered that Romla and Frelin meet this criterion.

Criterion (b) Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales’ cultural or natural history (or the cultural or natural history of the local area).

Assessment: Historical research to date has not identified any strong or special associations of the subject site with important individuals or groups of importance to the cultural history of New South Wales or to the local area of Darlington. Romla and Frelin do not meet this criterion.

Criterion (c) Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales (or the local area).

Assessment: Romla and Frelin are excellent examples of the ‘Victorian Filigree’ architectural style with elaborate ‘Victorian Italianate’ traits and have retained much of their façade design and technical integrity. It is considered that they demonstrate well the aesthetically distinctive characteristics of the architectural style and that Romla and Frelin meet this criterion.

⁸⁹ NSW Heritage Office, *New South Wales Heritage Manual*, Sydney (NSW): NSW Heritage Council, July 2001, p.9.

As an integral part of the overall row of the terrace houses still remaining along Darlington Road, the subject site also makes a strongly significant contribution to the visual elements of the scenic streetscape in the locality, demonstrating the important aesthetic qualities of a relatively intact row of Victoria era residential terrace housing.

Criterion (d) Social, Spiritual and Cultural Significance

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.

Assessment: There is no evidence to suggest that Romla and Frelin has any type of strong or special association with any specific community or cultural group, either in the State of New South Wales or the local area of Darlington. Romla and Frelin do not meet this criterion.

Criterion (e) Scientific Significance

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Assessment: The reports by Casey and Lowe Pty. Ltd., *Archaeological Assessment: Sections of the Darlington Campus, University of Sydney* (1997) and *Non-Indigenous Archaeological Assessment: University of Sydney Campus 2010* (2004) both found that the nature of the archaeological remains in the Darlington locality is only likely to have a low to moderate level of research potential.⁹⁰ Furthermore, any excavation of the rear yards of Romla and Frelin, or of the vacant land at 85 Darlington Road and 19-20 Codrington Street would hold limited potential to add to the already existing body of archaeological knowledge with regard to remains that would only be representative of working-class housing and commerce and late-nineteenth and twentieth century occupation.⁹¹ Romla and Frelin do not meet this criterion.

Criterion (f) Significant Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Assessment: Romla and Frelin do possess an uncommon and previously endangered aspect of the cultural history of the local area of Darlington, as they form a part of the only remaining intact row of residential terrace houses owned by the University of Sydney in the suburb. As such, in this context, they are considered to be rare. It is considered that the resumption of land throughout the latter half of the 20th century and encroachment on and absorption of Darlington into the University and the subsequent loss of over 700 houses from Darlington from the end of the Second

⁹⁰ Lowe, T., *University of Sydney: Archaeological Assessment – Sections of the Darlington Campus*, Marrickville: Casey and Lowe Pty. Ltd, October 1997, p.25.

⁹¹ Lowe, T., *University of Sydney Campus 2010: Non-Indigenous Archaeological Assessment*, Marrickville: Casey and Lowe Pty. Ltd, August 2004, p.30.

World War in 1945 through to the 1970s and 1980s is clearly indicative of these aspects of the cultural history of the suburb.⁹²

Criterion (g) An item is important in demonstrating the principal characteristics of a class of New South Wales'

- **cultural or natural places; or**
- **cultural or natural environments.**

(or a class of the local area's

- **cultural or natural places; or**
- **cultural or natural environments.)**

Assessment: Romla and Frelin are significant in demonstrating the principal characteristics of Darlington's cultural places and environments as they are fine examples of Victorian terrace houses within the context of a 19th century inner-city suburban streetscape. They possess key elements of their type including wrought iron balustrades, palisade fences, columns and gates, and ornately decorative roof parapets and Victorian Italianate detailing. As an important part of the Darlington Road terrace group, they collectively illustrate a representative example of significant size, integrity and setting. It is therefore considered that Romla and Frelin meet this criterion.

8.4 Grading the Significance of the Building Fabric and Landscape Elements

The exterior built fabric and landscape elements have each been assessed and assigned a level of significance, based upon the author's interpretation of the physical appearance and condition of the buildings and site.

The grading of the fabric and site landscaping is briefly detailed in the table below, however a full assessment of the fabric is provided in the Fabric Condition Report contained in Appendix A.

Table 15: Building Fabric and Landscape Elements Grading of Significance	
Level of Significance	Building Element
Exceptional significance Rare or outstanding element directly contributing to an item's local and/or State significance.	Nil.

⁹² Kearney, M., Orr, R. J. and Hawke, K., *A Rental Housing Co-operative: a submission by South Sydney Municipal Council*, Zetland: South Sydney (N.S.W.) Council, 1979, p.25.

Table 15: Building Fabric and Landscape Elements Grading of Significance (continued)

Level of Significance	Building Element
<p>High significance High degree of original fabric, demonstrating a key element of the item's significance and alterations that do not detract from the item's significance.</p>	<p>Decoratively ornate parapets to the front façade of Romla and Frelin. Cast-iron filigree features to the front façade of Romla and Frelin. Rendered masonry façade and Victorian Italianate detailing to the front façade of Romla and Frelin. Intact chimney to Frelin's roof form.</p>
<p>Moderate significance Altered or modified elements or elements with little heritage value, but contribute to the overall significance of the item.</p>	<p>Nil.</p>
<p>Little significance Alterations that detract from the item's significance or are difficult to interpret.</p>	<p>Window openings with replica fringe over to the eastern elevation of Romla. All other recent additions to the roofs, windows and rear wings of Romla and Frelin. Security bars fixed to the inside of the windows to the ground floor front façades. Modern dormer window located behind Frelin's front parapet wall.</p>
<p>Intrusive Elements that are damaging to the item's heritage significance</p>	<p>Antenna mast above Frelin's front parapet wall. Low cement-rendered masonry wall surrounding the vacant land at 85 Darlington Road. Metal security doors to the front doors of Romla and Frelin.</p>

8.5 Summary Statement of Cultural Significance

Romla and Frelin and its curtilage possess local historic significance as a largely intact contributor to the Darlington Road streetscape. The site forms a key component of the eastern visual aspect of the dominant Darlington Road terrace group and is an important remnant of both the 19th century subdivision pattern of the suburb of Darlington and the only intact row of Victorian-era residential housing owned by the University of Sydney on its Darlington Campus.

The large group of terrace houses along the southern elevation of Darlington Road, including Romla and Frelin, are significant to the local cultural history of the suburb of Darlington. This significance is due to the extraordinary loss of residential housing in the locality as a result of the resumption of land and absorption of much of Darlington into the University of Sydney throughout the latter half of the twentieth century.

As Victorian Filigree-style terrace houses with Victorian Italianate features, they are locally significant as fine representatives of these ornately decorated architectural types, and despite extensive internal alterations and remedial structural work, the external fabric to the front façades of the buildings is in a comparatively good condition

9.0 ISSUES, OBLIGATIONS AND OPPORTUNITIES

This section of the Conservation Management Plan for Romla and Frelin provides an overview of the obligations and opportunities that arise out of the cultural significance of the items; the statutory and non-statutory controls; heritage curtilage and views; the built fabric of the terraces; the stakeholders and the client's requirements. This will enable the development of conservation policies for the subject buildings.

9.1 Obligations and Opportunities arising from the Cultural Significance

The following table provides an overview of the obligations and opportunities arising out of the cultural significance of the subject terraces at 86 and 87 Darlington Road, Darlington.

Table 16: Obligations and Opportunities arising from the Cultural Significance			
Criterion	Description	Obligation	Opportunities
(a) Historical Significance	The subject terraces have historical significance as they provide evidence of the early subdivision patterns of the suburb of Darlington from the late nineteenth century. They are also significant as part of one of the last remaining rows of terraces in Darlington after The University of Sydney's post war expansion resumed most of the suburb.	Conserve lot boundary/ composite curtilage to reflect historic subdivision patterns of the suburb.	Interpretation of site/ fabric could be achieved through site markers, photographs or plaques. Interpretation materials could be included on a communications board located in the Darlington Campus of The University of Sydney that provides an overview of the important history of the site. It should include graphic materials and text.
(b) Historical Association	N/A	N/A	N/A

Table 16: Obligations and Opportunities arising from the Cultural Significance (continued)

Criterion	Description	Obligation	Opportunities
(c) Aesthetic	The terraces at 86 and 87 Darlington Road have aesthetic significance as they embody key elements of the late Victorian Terrace house in the Victorian Italianate style. Key features of the style that are evident in the exterior of the subject terraces are the decorative stuccoed masonry finish, the iron filigree verandah, the entablature on the parapet, the curved fenestration and the iron palisade fencing on sandstone foundations.	<p>The external fabric identified in the fabric analysis of this CMP as having high significance is to be conserved.</p> <p>The interior fabric identified as having high significance should be conserved</p> <p>The views from the terraces to the Institute Building and the views west towards the row of terraces to which the pair belongs is to be conserved.</p>	Missing fabric (identified as having high significance in the fabric analysis of this CMP) may be reinstated.
(d) Social	The subject terraces demonstrate little social value. They are however a part of a row of terraces that was marked for redevelopment in the University of Sydney's scheme for expansion into the suburb of Darlington. This was a very unpopular scheme that affected local residents.	N/A	The social significance of the site could be captured through interpretation measures for the site.

Table 16: Obligations and Opportunities arising from the Cultural Significance (continued)			
Criterion	Description	Obligation	Opportunities
(e) Scientific/ Technical	The archaeological reports by Casey and Lowe Pty Ltd, <i>Archaeological Assessment: Sections of the Darlington Campus, The University of Sydney (1997) and Non-Indigenous Archaeological Assessment of the University of Sydney Campus 2010 (2004)</i> , both found that the nature of archaeological remains in the Darlington locality is only likely to have a low to moderate research potential.	Given the low archaeological potential of the site, there are not obligations that arise.	N/A
(f) Rarity	A comparative analysis of the terraces has demonstrated that they are not rare examples of late nineteenth century terrace houses with Italianate detailing in the local area.	N/A	Adaptation, alteration may be permitted to interior non-significant fabric (identified in fabric analysis) and sympathetic modifications are permitted to the exterior but must be relegated to the rear of the terraces.
(g) Representative	The subject terraces are representative of late Victorian terraces in the Victorian Italianate style of architecture.	Significant exterior and interior fabric to be conserved. (Fabric identified as significant in this CMP).	Adaptation and alteration may be permitted so long as any changes are sympathetic to the significant fabric of the terraces (identified in this CMP).

9.2 Obligations arising from Organisations, Statutory and Non-Statutory Controls

There are a number of statutory and non-statutory obligations that relate to the management of the subject terraces. These are described in the table below.

Table 17: Obligations arising from Organisations and Statutory Controls			
Commonwealth			
Act/Code	Explanation/ Description	Obligations	Opportunities
Australian Heritage Council Act 2003	<p>This Act replaces the Heritage Commission Act of 1975.</p> <p>The Act defines the Australian Council and lists places of natural and cultural significance under the Register of the National Estate.</p> <p>This provides limited protection in regard to restricting the activities of Commonwealth bodies on items listed on the Register.</p> <p>The subject terraces are registered on the Register of the National Estate (No. 14083)</p>	Listing on the Register of the National Estate imposes no statutory obligations.	The subject terraces do not possess a level of cultural significance to warrant their inclusion on the National Heritage List.

Table 17: Obligations arising from Organisations and Statutory Controls (continued)

Commonwealth			
Act/Code	Explanation/Description	Obligations	Opportunities
Disability Discrimination Act 1992	This act relates to discrimination on the grounds of disability. The Act through its section 23 requires that public premises must be accessible to persons with a disability.	Currently buildings are 'Class 3'. Access to the first floor would have a negative impact on the significance of the fabric.	Existing heritage buildings use unjustifiable hardship. For example, the costs associated with designing a building to ensure easy access through the entrances will be different from the costs associated with putting in ramps or a lift in existing buildings which were not designed for access. An assessment could be undertaken as part of a plan to address access issues over a period of time. Such an assessment would assist in identifying possible areas of liability, disclose where improvements to access are possible and help establish their feasibility.

Table 17: Obligations arising from Organisations and Statutory Controls (continued)			
State			
Act/Code	Explanation/ Description	Obligations	Opportunities
Heritage Act 1977	<p>This is an Act to preserve the environmental heritage of NSW.</p> <p>Section 4 (1) refers to deposits, objects or material evidence relating to non-Aboriginal settlement in NSW older than 50 years.</p> <p>Section 117 of the Act states that items (place, building, work, relic, movable object or precinct) owned by government bodies identified as being of state significance are automatically listed on the State Heritage Register.</p> <p>Section 118 states the minimum maintenance and repair requirements of heritage items on the register.</p> <p>Section 139 -145 of the Act states that a permit is required for archaeological excavation from the Heritage Council.</p>		<p>The subject terraces are of local significance only. They do not have a high enough level of significance to warrant their listing on the State Heritage Register.</p>

Table 17: Obligations arising from Organisations and Statutory Controls (continued)

State			
Act/Code	Explanation/Description	Obligations	Opportunities
	<p>Section 170 requires state agencies to prepare and maintain a Heritage Conservation Register.</p> <p>Agencies are required to identify and manage items and notify Heritage Council where ownership is transferred.</p>	The subject terraces are not listed on the State Heritage Register.	The subject terrace houses should be included on the Section 170 Register of the University of Sydney.
Environmental Planning and Assessment Act, 1979	<p>The subject terraces are listed as heritage items in the South Sydney Local Environmental Plan 1998. The terraces are also identified as heritage items within the Golden Grove Heritage Conservation Area (CA 25) by the City of Sydney Council.</p> <p>As such, any development must be assessed under Part 4, 79 (c) of the Act.</p>	<p>Any changes to the buildings must be assessed under Part 4, Reg 23 (A) of the plan.</p> <p>Under Part 4 of the South Sydney Local Environmental Plan 1998, any development except that which is classified as being exempt or complying, requires consent from the City of Sydney Council. Proposed development on the subject site requiring consent needs to be accompanied by a Statement of Heritage Impact.</p>	Under Part 4 of the South Sydney Local Environmental Plan 1998, heritage conservation incentives are available which include floor space and car parking provision exemptions.

Table 17: Obligations arising from Organisations and Statutory Controls (continued)			
State			
Act/Code	Explanation/Description	Obligations	Opportunities
Building Code of Australia (BCA)	<p>Building regulations in NSW are dictated by the Commonwealth Government through the Australian Building Codes Board (1994).</p> <p>The BCA contains standards relating to fire, safety, egress, and health and amenity provisions for buildings.</p> <p>The current BCA classification of the terrace houses is 3 (student accommodation)</p>	Any changes must comply with BCA.	BCA assessment is required for any proposed change of use, such as use as commercial office space.

Table 18: Obligations arising from Non-Statutory Controls			
Organisation/Charter	Explanation	Obligations	Opportunities
National Trust of Australia	The National Trust represents the NSW community's interest in places of heritage significance. The subject terraces are both listed on the heritage register of the National Trust (NSW Branch).	None	If a National Trust classified place becomes threatened, the National Trust will take action to preserve it through advocacy and campaigns.

Table 18: Obligations arising from Non-Statutory Controls (continued)			
Organisation/ Charter	Explanation	Obligations	Opportunities
Australia ICOMOS Burra Charter	The Burra Charter provides guidelines for the conservation and management of places of cultural significance by setting a standard of practice.	Maximum amount of identified significant fabric should be preserved and conserved.	Best conservation practice in protection of the fabric and setting.
RAIA 20 th Century Buildings of Significance Register	Includes 649 items of significant Australian architectural heritage, all of which were built in the twentieth century, categorised by style and maintained by the Royal Australian Institute of Architects.	The subject buildings are nineteenth century terraces and therefore do not meet the criteria to be listed on a twentieth century list.	N/A
Institution of Engineers Australia Heritage Register	Lists sites or objects of engineering significance.	Not Listed	N/A

Table 18: Obligations arising from Non-Statutory Controls (continued)			
Organisation/ Charter	Explanation	Obligations	Opportunities
University of Sydney Grounds Conservation Plan	It states policies, which guide the conservation and management of buildings in these grounds.	Policies 1-3 set out the basis of policy development. Policies 4-6, 13, 15-17 and 22 sets guidelines for maintenance and future development to ensure future protection of heritage significance.	The subject terrace houses and recommendations and policies in this CMP should be included in future revisions of the University of Sydney Grounds Conservation Plan Maintenance/enhancement of heritage significance.
City of Sydney Council Heritage Development Control Plan 2006	Provides objectives and provisions for development of heritage significant buildings, either individually or as part of their street or area. Establishes framework for heritage and conservation planning and ensures development applications for heritage items and works within heritage conservation areas and heritage streetscapes are assessed on the basis of heritage significance and desired heritage outcomes.	Address objectives, principles, guidelines, provisions and development controls contained within the Development Control Plan when new work is proposed.	Provides framework within which change can be undertaken, particularly in relation to sympathetic alterations and additions to the buildings.

Table 18: Obligations arising from Non-Statutory Controls (continued)			
Organisation/ Charter	Explanation	Obligations	Opportunities
City of Sydney Guidelines for Alterations and Additions to Terraces	Guidelines to ensure terrace house alterations and additions don't adversely affect heritage significance of individual terraces or character of conservation areas.	Address recommendations contained within the guidelines when proposing new work.	Provides detailed advice and guidelines in relation to undertaking sympathetic alterations and additions to terrace houses.

9.3 Issues and Obligations arising out of Heritage Curtilage and Views

The curtilage and views to and from the subject terraces were identified within the physical analysis provided in this Conservation Management Plan. The following table outlines the obligations, constraints and opportunities that arise from their significance.

Table 19: Issues and Obligations arising out of Heritage Curtilage and Views		
Issues	Obligations/ Constraints	Opportunities
Heritage Curtilage	<p>The heritage curtilage established within this Conservation Management Plan is limited to the lot boundaries of the subject site.</p> <p>In terms of the streetscape setting of the terraces and their contribution to the row, this aspect should be conserved. Additions and alterations to the built form of the subject terraces should be confined to the rear and should be sympathetic to the existing style and scale of the row of terrace housing along Darlington Road generally.</p>	Development that is sympathetic to the cultural significance of the subject terrace houses can be undertaken internally and at the rear of the buildings, so long as the development does not detract from the significance of the front façades.

Table 19: Issues and Obligations arising out of Heritage Curtilage and Views (continued)		
Issues	Obligations/ Constraints	Opportunities
Views	<p>The western view aspects that show the consistent row of terraces along Darlington Road should be conserved.</p> <p>The view north west towards the Institute Building should be conserved.</p>	<p>Potential to open up views to the Institute Building tower which is currently partially blocked by the Merewether Building and mature trees.</p>
Setting	<p>The landscaped character that consists of Poplar (<i>Populus Deltoids</i>) trees along Darlington Road should be conserved. The sandstone kerbing along Darlington Road should also be conserved.</p>	<p>The grassed area to the east of the subject terraces is not part of its historic setting and therefore provides opportunities for development. The grassed area to the east of the subject terraces could be retained as green open space or a pocket park, or alternatively could be utilised for a corner site building of sympathetic design, bulk, scale and massing.</p>

9.4 Issues and Obligations arising from the Condition and Integrity of Built Fabric

The following table provides an outline of the obligations and opportunities arising out of the condition and integrity of the built fabric of the subject terraces at 86 and 87 Darlington Road, Darlington.

Table 20: Issues and Obligations arising from the Condition and Integrity of Built Fabric			
Element	Description	Obligation	Opportunities
Exterior – Front facade	The front façade is in relatively good condition.	Conservation remaining fabric of front façade. Repair or replacement with like materials.	Interpretation Restoration/reconstruction of lost significant fabric Removal of intrusive elements, such as security grille over windows and modern timber front door.
Exterior – other elevations	These elevations are generally in good condition.	Any changes to these elevations should be in keeping with the character of the front of the subject terraces and not detract from the cultural significance of the buildings.	Changes to the building such as rear additions and alterations should be in keeping with the form and scale of the existing buildings and should not detract from the cultural significance of the place.
Interior	An inspection of 87 Darlington Road found several original features including cornices, architraves, ceiling roses, corbels, hall arches and balustrading. The interior of Number 86 Darlington Road was entirely replaced when rebuilt behind the façade in 1993.	Conserve original fabric that was identified in Number 87 as much as possible.	Address rising damp issue between party wall of 86 and 87 Darlington Road.

Table 20: Issues and Obligations arising from the Condition and Integrity of Built Fabric (continued)			
Element	Description	Obligation	Opportunities
Garden/ Yard	The yards of the terraces are in moderate condition.	Nil	Opportunity for adaptive reuse or interpretation.
Verandah	The condition of the front verandah is moderate for Number 87. The verandah of Number 86 is in relatively good condition.	Conserve all original fabric that remains.	Restoration/reconstruction of lost significant fabric.
Front fence/ gate pillars	The front gates of both terraces are missing.	Conserve all original fabric that remains.	Restoration/reconstruction of lost significant fabric.

9.5 Stakeholders

There are several bodies considered to be stakeholders in the future management of Romla and Frelin. They include the University of Sydney, the University of Sydney Campus and Infrastructure Services Department, the student body, the City of Sydney Council, the Heritage Branch of the New South Wales Department of Planning, the residents of Darlington, Redwatch, the Newtown Historical Society and the National Trust of Australia (NSW Branch).

Table 21: Stakeholders	
Stakeholder	Interest
The University of Sydney	Owner
Campus Infrastructure Services	Manager
University students	Current occupants/ users of the site
Student Body	Major client of the University
City of Sydney Council	Consent Authority
Heritage Branch, New South Wales Department of Planning	University of Sydney Heritage Advisory Committee Member
Residents of Darlington	Neighbours
National Trust of Australia (New South Wales Branch)	Interest group
Redwatch – Redfern Resident Action Group	Interest group
Newtown Historical Society	Interest group

9.6 Constraints arising from Stakeholders Interests

The constraints that have been identified in relation to stakeholders' requirements are as follows:

- The stakeholders of Romla and Frelin have the common objective to maintain use and to improve the existing amenity provided by the buildings.
- The vested interests of The University of Sydney (owner), University Campus Infrastructure Services (manager) and the current occupants of the building could constrain the future development of Romla and Frelin in light of available funding and resources, etc.
- The vested interests of the City of Sydney Council and the residents of Darlington, as neighbours, could constrain the future development of Romla and Frelin. Any development of Romla and Frelin, except that defined as exempt and complying will require development consent from City of Sydney Council.
- Requirements for additional space by current or future stakeholders could adversely affect the cultural significance of the building.

9.7 Opportunities arising from Stakeholders Interests

The opportunities that have been identified in relation to stakeholders' requirements are as follows:

- There is opportunity to provide interpretation to assist stakeholder awareness and understanding of the cultural significance of Romla and Frelin.
- There are opportunities for several compatible/adaptive uses of the buildings including commercial office space, administrative and educational space, retail or short or long-term residences, commensurate with the needs of the stakeholders
- There are opportunities to develop the vacant land at 85 Darlington Road and 19-20 Codrington Street so as to meet the requirements of the stakeholders.

9.8 University of Sydney Capital Works Program

The University of Sydney Heritage Branch provides advice on planning and conservation for the heritage listed buildings and grounds. The branch works within the Facilities Planning and Development Unit to coordinate and manage heritage policy and projects on behalf of the Campus Property and Services and University.

The branch maintains close links with architects, engineers, building industry, councils, NSW Heritage Office, university community and the public to ensure that best practice is employed to maintain the University's heritage.

The University of Sydney, Australia's first, is unique in its concentration of heritage listed buildings and campus many of which are of state or national significance. The University is proud of its heritage and committed to the conservation of these buildings and grounds. As part of its Capital Works Program the University has adopted a five (5) year plan for a number of conservation projects.

The branch is the point of contact for all heritage buildings matters and services the University of Sydney Heritage Advisory Committee.⁹³

9.9 Client's Requirements

The University of Sydney intends to redevelop the Darlington Campus over the next ten years in accordance with the Campus 2010+ Building for the Future Program and the newly released masterplan for the University, Campus 2020. This Conservation Management Plan provides the opportunity to present policies, developed in consideration of the assessed significance of the terraces, for the use, development and conservation of Romla and Frelin.

Table 22: Issues and Obligations arising from Client's Requirements		
Requirement	Obligations/ Constraints	Opportunities
Use of the terraces by The University of Sydney for student accommodation or administration purposes.	The significant fabric of the terraces identified in the physical analysis of this report must be conserved. The change of use must respect the cultural significance of the terraces.	Opportunities for change of use. Alterations and additions to the buildings must respect the significant fabric of the buildings and should be kept to the rear.
Access	Disabled access has not been identified as a requirement that needs to be considered for the terraces at this stage, as provision of disabled access would potentially have an unacceptable impact on the significant fabric of the buildings.	N/A
Security	The significant fabric of the terraces must be respected in terms of the provision of security services.	Given the location of the terraces, sufficient security measures should be provided.

⁹³ <http://www.facilities.usyd.edu.au/fmo/pladev/heritage.shtml> accessed 19 April 2008.

Table 22: Issues and Obligations arising from Client's Requirements		
Requirement	Obligations/ Constraints	Opportunities
Maintenance	The terraces must undergo continuous maintenance in order to conserve the significant fabric of the terraces.	The Conservation Policy for Maintenance in this report should be adopted by the University of Sydney to ensure the proper, long term maintenance of the terraces.
Interpretation	The social significance of the terraces should be enhanced so that future users of the terraces are able to learn about their role in the University resumptions of the Post War period.	The interpretation strategy could be achieved through measures such as site markers or plaques. There is an opportunity to develop new interpretation technologies.
Campus 2010+ Building for the Future Program and Campus 2020 Masterplan	The role of the campus master plan needs to be taken into consideration in this Conservation Management Plan.	There is an opportunity to enhance the significance of the subject terraces with the use of an interpretation strategy.

10.0 CONSERVATION POLICIES

10.1 Introduction

This part of the Conservation Management Plan categorises a number of specific policies to be adopted by the University of Sydney in order to conserve Romla and Frelin. It consists of a primary conservation policy which provides the overall objectives of the policies which focus on the method of conservation, use of the site, the heritage fabric of the built structures on the site, the heritage curtilage of the site, its setting and views, management of the place, interpretation strategies and terms setting out the adoption, implementation and review of the document.

10.2 Primary Conservation Policy

The University of Sydney should conserve and manage Romla and Frelin as a functional element of the Darlington Campus with a compatible and sympathetic use. In doing so, the University should ensure that the heritage significance of the building and its curtilage guide future decisions that affect the subject site.

10.3 Policies for the Approach to Conservation

- 10.3.1* The subject terraces should be retained and conserved by the University of Sydney in ways that protect and enhance the features and characteristics that define its cultural significance.
- 10.3.2* Conservation should be undertaken in the context of the on-going use of the buildings and their setting as residences and other compatible uses.
- 10.3.3* The distinctive Victorian Italianate character and the general historic and visual relationship between the subject terraces and the row of terraces along Darlington Road should be retained and enhanced.
- 10.3.4* Retain and enhance the sense of the place as a vital contrast to the buildings of the Darlington Campus of the University of Sydney.
- 10.3.5* The conservation, adaptation and maintenance of the terraces and their associated landscaping should be approached with the general principle of changing “as much as necessary but as little as possible” in accordance with the articles of *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*, 1999.

10.4 General Policy for Use

- 10.4.1* Future uses should take into account the identified cultural significance of the terraces and their setting without requiring extensive alterations.

- 10.4.2 Alternate uses (such as offices) that require excessive servicing or other special features may not be appropriate if the design of the service equipment places excessive stress on the character and significance of the building fabric.

10.5 Compatible Future Uses

- 10.5.1 Compatible future uses for the terraces could include commercial office space, administrative and educational space, retail or short or long-term residences.

10.6 General Policies for Fabric

- 10.6.1 The overall form, scale and character of the terraces should be maintained essentially in their current form. This means that there should be no extension beyond the present shape and building envelope (with the exception of rear extensions to No. 87), mass and forms of the buildings, upward or outward. No additional floors should be added to the buildings.

- 10.6.2 Extant building fabric of the exterior and interior of the buildings, which survives from the Victorian period, shall be conserved in accordance with the relative levels of contribution to the overall significance of the place.

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

- 10.6.4 Intervention into the building fabric for non-conservation purposes should generally be restricted to programs of research, adaptive re-use or upgrading of service areas and facilities.

10.7 Conservation of Walls

- 10.7.1 The original external fabric of the buildings, including the rendered masonry, should generally be retained and conserved.

- 10.7.2 External detailing, such as the Italianate parapet decoration, cast iron filigree veranda and arched window labels should be retained and conserved. Missing or damaged sections should be repaired or reconstructed to match the original.

- 10.7.3 A colour scheme should be adopted in accordance with the colour schemes provided by the *University of Sydney Colour Scheme* by Conybeare Morrison International Pty Ltd, 1998.

10.8 Conservation of Roofing

10.8.1 The existing roof forms and corrugated iron roofing should be retained and conserved.

10.8.2 Existing chimneys should be retained and conserved.

10.9 Conservation of Windows and Doors

10.9.1 Existing window and door joinery identified as being of high significance should be retained and conserved. Joinery should be repaired and maintained.

10.9.2 Where natural light through windows needs to be controlled, this should be achieved by traditional means, such as internal blinds. If complete light exclusion is required, this should be achieved without damaging the original fabric and having minimal effect on the external appearance.

10.10 Conservation of Finishes and Fixtures

10.10.1 Materials, such as timber and metal work, which were originally painted, and for which an effective paint system is an integral part of their preservation, should remain painted.

10.10.2 All decorative wrought-iron filigree detailing to the verandahs should be preserved.

10.11 Internal Spaces

10.11.1 The spatial characteristics of individual buildings shall generally be retained or interpreted.

10.11.2 Any changes to significant internal spaces should be reversible, with minimal impact on the fabric of the building. It is recommended that nibs of no less than 900mm be retained to reflect the original layout of the interior.

10.12 External Spaces

10.12.1 Changes to the rear yards of the subject site should ensure that the original subdivision is clearly distinguishable in light of any future development.

10.12.2 The open space area adjacent to 86 Darlington Road, Darlington has a potential for further development. Any future development should ensure that the significant fabric of the subject buildings is not disturbed and be sympathetic in terms of design, bulk, scale and massing in relation to the built form of Romla and Frelin.

10.13 Curtilage, Setting and Views

- 10.13.1* The open spaces surrounding the heritage curtilage of the site should be retained to ensure the retention of the significant views to and from the built form of Romla and Frelin, as discussed in Sections 6.5 and 9.3 of this Conservation Management Plan.
- 10.13.2* The curtilage of Romla and Frelin and the open spaces surrounding the buildings should be considered and managed in accordance with the provisions of the University of Sydney's Campus 2020 master plan.
- 10.13.3* Landscaping should respond to the intent of this policy section, including materials, surfaces, plantings and landform.

10.14 Building Code of Australia Compliance

- 10.14.1* Approaches to compliance with the *Building Code of Australia* (BCA), as the operative building ordinance in New South Wales for the conservation and reuse of heritage buildings, should focus on the spirit and intent of the requirements or standards, where strict compliance would adversely affect the significance.
- 10.14.2* The key issues relating to compliance are fire resistance and egress provisions. It is essential that buildings and their significant fabric are not degraded by inappropriate responses to the BCA;
- 10.14.3* Compliance strategies for easy access requirements and public safety shall be carefully considered and integrated into individual buildings or other site features to minimise impact on significance. Alternative interpretation or re-use proposals shall be considered where compliance would adversely affect significant fabric or feature.

10.15 Photographic Archival Recording

- 10.15.1* Any changes to the buildings should be preceded by photographic archival recording in accordance with the most updated guidelines of the Heritage Branch of the Department of Planning guidelines.
- 10.15.2* A survey of the buildings is to be provided by a registered surveyor at the time of photographic archival recording.
- 10.15.3* When photographic archival recording is undertaken, a full set of architectural plans, including a site plan, floor plans and elevations should be provided.

10.16 Maintenance and Repair

- 10.16.1* The University of Sydney should prepare a Maintenance Schedule which addresses both the short and long term maintenance issues of the terraces.
- 10.16.2* The primary objectives of maintenance programs should be to “do as little as possible, but all that is necessary”, to retain and stabilise the existing building fabric, retard deterioration and avoid the need for extensive repair.
- 10.16.3* Maintenance inspections and activities should meet the minimum standards for maintenance and repair established by the Heritage Branch of the New South Wales Department of Planning with regard to weatherproofing, fire protection, security and essential maintenance.
- 10.16.4* Maintenance of the building fabric should be undertaken on a planned cyclic basis (every two years), with each item on a cyclical timetable according to its potential rate of deterioration.
- 10.16.5* Maintenance of the building fabric should be undertaken on a planned cyclic basis, with each item on a cyclical timetable according to its potential rate of deterioration.
- 10.16.6* Maintenance activities should generally replace like with like, or ensure that the item is cleaned and maintained in its original condition.
- 10.16.7* It is essential that maintenance work does not involve a slow process of degradation or irreversible change or replacement with non-matching materials.
- 10.16.8* All tradesmen and craftsmen undertaking work on the building must be selected on the basis of their skills and experience in conservation techniques and understanding of traditional building materials and methods.

10.17 Cyclical Maintenance Plans

- 10.17.1* A structural assessment of the buildings is to be undertaken by suitably qualified structural engineers appointed by the University of Sydney. Any structural issues encountered are to be rectified in accordance with the policies of this Conservation Management Plan.
- 10.17.2* An external and interior fabric survey is to be completed every ten years. Any issues regarding damage to fabric are to be rectified in accordance with the policies of this Conservation Management Plan.

10.18 Keeping of Maintenance Records

- 10.18.1* Complete reports from the 10-year structural and conditions assessment are to be archived with Campus Infrastructure Services at the University of Sydney.

10.19 New Work

- 10.19.1* Appropriate conservation skills and experience should be employed in the documentation and supervision of conservation, maintenance and adaptive re-use programmes.
- 10.19.2* Multi-disciplined work teams should be established for each individual project, with appropriate experience provided in all fields relating to the proposed works.
- 10.19.3* Contractors, project managers and tradespersons should be able to demonstrate their experience in projects of a similar scale and complexity for each programme of work relating to Romla and Frelin.

10.20 Integration of New Work

- 10.20.1* The introduction of new fabric should be undertaken in such a way that it will not be detrimental to the cultural significance of the place. New work should be identifiable as such and should be reversible where possible, without damaging significant fabric in the process.
- 10.20.2* New work should be guided by the policies set out and cultural significance identified in this Conservation Management Plan.

10.21 Integration of New Services

- 10.21.1* The extension or alteration of existing services in Romla and Frelin is acceptable in the context of re-use of the buildings but should not have a detrimental impact on their cultural significance.
- 10.21.2* Any proposed upgrading of services should be meticulously planned so that significant fabric is not damaged.
- 10.21.3* Existing or former service chases or conduits should be re-used in preference to installation of new chases. Alternately, new surface mounted services should be detailed. Services should be rationalised, grouped and treated to minimise intrusion.
- 10.21.4* New service chases should be surface mounted with fixings of vertical routes limited to mortar joints of brickwork. Horizontal routes should be rationalised and cable trays provided to maximise the capacity for new services while limiting the number of fixings.

- 10.21.5 Areas which have been previously modified for services should be re-used in preference to altering existing fabric.
- 10.21.6 Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled and be limited to that required by the proposed works.
- 10.21.7 Brackets or fixings for services should not damage significant fabric.
- 10.21.8 No externally mounted air-conditioning, ventilation equipment, water heaters or service components should be visible from the street or impact negatively on the front façades of the buildings.

10.22 Funding

- 10.22.1 Any work undertaken on the subject properties is to be funded by the University of Sydney.

10.23 Further Research

- 10.23.1 Any changes to the buildings should be preceded by photographic archival recording in accordance with the most updated guidelines of the Heritage Branch of the Department of Planning guidelines.
- 10.23.2 Further investigation into records relating to details of the construction of the buildings, the builders or architects involved in the design and construction is recommended to be undertaken.
- 10.23.3 Further investigation into records relating to past development on the site at 85 Darlington Road kept by the University of Sydney Archives and the City of Sydney Council Archives is recommended.
- 10.23.4 An investigation into the provenance of the name of the Golden Grove Estate is recommended.
- 10.23.5 Community consultation and interviews with University of Sydney staff and local residents of Darlington are recommended in order to further investigate the oral history and cultural significance of the subject buildings.

10.24 Interpretation

- 10.24.1 An Interpretation Strategy for the site, based upon the Historical Themes identified in Section 8.2 of this CMP, should be undertaken to present the multi-layered history of the suburb of Darlington and its resumption during the period of Sydney University's expansion.

10.24.2 An effective Interpretation Strategy could be achieved in the form of plaques, site markers or enlarged photographs of what Darlington looked like before most of the suburb was resumed by the University of Sydney. The objective of this policy is to educate future users of the site about the cultural significance of the places.

10.24.3 Research that should be undertaken to develop the interpretation strategy should include interviews from staff members at Sydney University and Darlington who were present during the resumption of Darlington.

10.25 Policies for Adoption, Implementation, Distribution and Review

10.25.1 Adoption

This Conservation Management Plan is intended for adoption by the University of Sydney in June 2008.

10.25.2 Implementation

This Conservation Management Plan is to be implemented following adoption by the University of Sydney in June 2008.

10.25.3 Distribution of Conservation Management Plan

A copy of this Conservation Management Plan is to be distributed in bound, printed and digital format to the following organisations:

- Campus Infrastructure Services at the University of Sydney.
- The Architecture Library at the University of Sydney

10.25.4 Review

The Conservation Management Plan is to be reviewed by the University of Sydney every ten years.

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APPENDICES

Appendix A - Fabric Condition Report

This report has been prepared by Heather Godfrey and Luis Abarca (May 2008) following analysis of external fabric on Sunday 18th May 2008.
This report does not include the analysis of the internal fabric of the terraces.
Item Numbers on this report refer to **Appendix B** (cont.) - North Elevation, High Fabric Significance

Romla Terrace House, 86 Darlington Road
House Exterior - North Elevation

Item Number	Element		Alterations and Adaptations	Conditions/ Comments	Age/ Assessment of originality	Fabric Significance (High, moderate, little or intrusive)	Essential maintenance	Conservation Policy
1	Generally	The northern facade of a two storey terrace house.	Minor alterations.	Good.	Mostly original (1885).	High.	See for each item.	The front façade is highly intact and should be conserved.
2	Roof cladding	Skillion corrugated iron roof (hidden by front parapet).	The whole extent of the roof structure and cladding has been replaced.	Good.	Recent Addition (1993).	Little.	Maintenance to be carried out every 10 years in conjunction with the rest of recently added fabric.	Refer to Conservation Policies for Maintenance (10.16).
3	Verandah roof	Timber structure corrugated zinc.	Original ogee profile has been replaced by skillion profile.	Good.	Recent Addition (1993).	Little.		The roof should be conserved
4	Parapet	Masonry wall with <i>Neoclassic</i> balustrade, mouldings and stuccoed enrichments. The wall has a heavily bracketed cornice moulding interspersed with floriated medallions and corbels which in turn supports a balustraded parapet in the centre of which is a moulded sunken panel bearing the name "Romla" surmounted by a cast decorative acroterion.	2 urn finials are missing from the top of the parapet wall corners.	Good.	Original (1885).	High.	Inspection and repainting to be carried out every 10 years.	Missing urn finials should be replaced and parapet detail should be conserved.
5	External Walls	Rendered brick masonry walls with ashlar. Mouldings and enrichments around the doors and windows. The face of the party walls are decorated with pilasters, acanthus leaves and applied panels of vermiculation.	Minor alterations.	Good.	Original (1885).	High.	Inspection and repainting to be carried out every 10 years.	The walls of the front façade should be conserved.
6	Verandahs	Timber structure and floor (upper level) with cast iron post railing, balustrade and lacework. The design motifs are typical of the late Victorian Italianate style. Balcony Railing Design No 90 registered in NSW on 16-08-1881 by Fletcher & Bennett & Frew.	The original cast iron verandah post on the lower level has been replaced with a timber post. The tiles on lower level has been removed.	Generally good with the exception of lower floor concrete slab.	Mostly original (1885).	High	Tiles to lower verandah should be reinstated with tiles germane to the period.	The verandah detail should be conserved.

Item Number	Element	Fabric and Finish	Alterations and Adaptations	Conditions/ Comments	Age/ Assessment of originality	Fabric Significance (High, moderate, little or intrusive)	Essential maintenance	Conservation Policy
7	Doors	Timber <i>French Doors</i> to upper verandah. Timber <i>4 panel inlay</i> doors to main entry with metal security door in front. An arched label mould enclosing a panel of incised decoration sits above the front door fanlight, like the central window.	Original timber entry door has been replaced.	Good.	Original upper floor <i>French doors</i> . Entry door is a recent addition (1993).	High for upper floor French door, Little for entry door, Intrusive for security door.	Future replacement should consider a more sympathetic option to front door. The decorative stucco arch above doors should be retained.	The original French doors should be conserved. The replacement of the existing front door with a four panel door of the Victorian style should be considered to enhance the significance of the place.
8	Windows	Double hung timber sash windows. The three front windows on the ground floor terminate on a moulded sill with decorative brackets below. The mullions between the windows and panel above central sash have incised decoration in the stuccoed rendered sitting below a arched label moulding.	No significant alterations besides the addition of security bars on the inside of window.	Good.	Original (1885).	High with the exception of security bars (little)	Future replacement should consider a more sympathetic option to security bars.	The windows should be conserved. Unsympathetic additions should be considered for removal.
9	Gutters and downpipes	Metal guttering and PVC downpipes.	Original gutters and downpipes have been replaced.	Good.	Recent addition (1993).	Little	Future replacement should consider a more sympathetic option to downpipes (metal only recommended). Gutters should be of a curved profile and be kept clean and inspected for replacement every 5 years.	Gutters should be replaced with guttering more sympathetic to the Victorian style.
10	Front Fence	Wrought iron palisade fencing set into cement rendered masonry kerb walling and rendered brick piers with applied panels of vermiculation to the front faces.	<i>Orb</i> missing from one pillar.	Good.	Original (1885).	High	Missing orb should be reinstated replicating existing ones.	Reinstate missing elements. Conserve front fence.
11	Fixtures	Electrical PVC conduit fixed above windows.		Good.	Later addition (1990s).	Intrusive	Electrical conduit should be internalised or reposition to a less intrusive location.	Internalise electrical services.
12	Others	External coatings.		Good.	(1990s).	Moderate	Existing colour scheme should be kept or done in a similar traditional palette in keeping with the existing terraces. The front facade should be repainted every 10 years.	Colour Scheme for the University of Sydney by Conybeare Morrison International (1998) should be adopted.

House Exterior - East Elevation

Item Number	Element	Fabric and Finish	Alterations and Adaptations	Conditions/ Comments	Age/ Assessment of originality	Fabric Significance (High, moderate, little or intrusive)	Essential maintenance	Conservation Policy
13	Generally	The eastern facade of a two storey terrace house.	Major alterations. Only original facade remains. The original house behind the facade was demolished and reconstructed in 1993.	Good.	Recent Addition (1993).	Mostly little except for front facade which is high.	See for each item.	Conserve east elevation.
14	External Wall	Cement rendered concrete blockwork.		Good.	Recent reconstruction (1993).	Mostly little except for the side of the facade wall which is high	Inspection and repainting to be carried out every 10 years.	Conserve external walls.
15	Windows	Double hung timber sash windows in newer sections of the wall and rear volume with security bars behind.	Windows are not typically found on the side walls of terrace houses. The proportions of the existing windows do not reflect those of the Victorian era. The cement mouldings above windows are sympathetic with the front facade.	Good.	Recent reconstruction (1993).	Little	Future replacement should consider a more sympathetic option to security bars.	Conserve or option for adaptive re use.
16	Gutters and downpipes	Metal gutter on rear volume.		Good.	Recent Addition (1993).	Little	Gutters should be of a curved profile and be kept clean and inspected for replacement every 5 years.	Maintain and conserve.
17	Fence	Timber paling fence.		Fair.	Recent Addition (1993).	little	New fencing should be of timber construction.	Maintain and conserve.
18	Others	External coatings.		Good.	(1990s).	Moderate	Existing colour scheme should be kept or done in a similar traditional palette in keeping with the existing terraces. The front facade should be repainted every 10 years.	Maintain and conserve.
19		Galvanized steel brace.	Original facade has been reinforced with a galvanized steel brace to the newly constructed wall.	Poor.	Recent structural repair (1990s).	Little	The brace should be painted of the same colour as the wall.	Maintain and conserve.

House Exterior - Rear Elevation

Item Number	Element	Fabric and Finish	Alterations and Adaptations	Conditions/ Comments	Age/ Assessment of originality	Fabric Significance (High, moderate, little or intrusive)	Essential maintenance	Conservation Policy
20	Generally	The rear facade of a two storey terrace house.	Major alterations. Only original facade remains. The original house behind the facade was demolished and reconstructed in 1993.	Good.	Recent Addition (1993).	Little	See for each item.	
21	External Wall	Cement rendered concrete blockwork.		Good.	Recent reconstruction(1993).	Little	Inspection and repainting to be carried out every 10 years.	Retain, remove or adapt as necessary for the ongoing use of the building.
22	Doors	Timber <i>French Doors</i> to ground floor with glaze panel above.	Doors designed to show they are a new addition.	Good.	Recent addition (1993).	Little	Future replacement should consider a more sympathetic option to front door. The decorative stucco arch above doors should be retained.	Retain, remove or adapt as necessary for the ongoing use of the building.
23	Windows	Double hung timber sash windows.	The proportions of the existing windows do not reflect those of the Victorian era.	Good.	Recent reconstruction (1993).	Little	Future replacement should consider a more sympathetic option to security bars.	Retain, remove or adapt as necessary for the ongoing use of the building.
24	Downpipes	PVC downpipes.		Good.	Recent addition (1993).	Little	Downpipes should be kept clean and inspected every 5 years.	Retain and conserve.
25	Fence	Timber paling fence.		Fair.	Recent addition(1993).	Little	New fencing should be of timber construction.	Retain, remove or adapt as necessary for the ongoing use of the building.
26	Others	External coatings.		Good.	(1990s).	Moderate	Existing colour scheme should be kept or done in a similar traditional palette in keeping with the existing terraces. The facade should be repainted every 10 years.	Retain and ensure new coats of paint are in accordance with the colour scheme for The University of Sydney prepared by Conybeare Morrison (1998).
27		External timber deck.		Good.	Recent addition (1990s).	Moderate		Retain, remove or adapt as necessary for the ongoing use of the building.

Frelin Terrace House, 87 Darlington Road
House Exterior - North Elevation

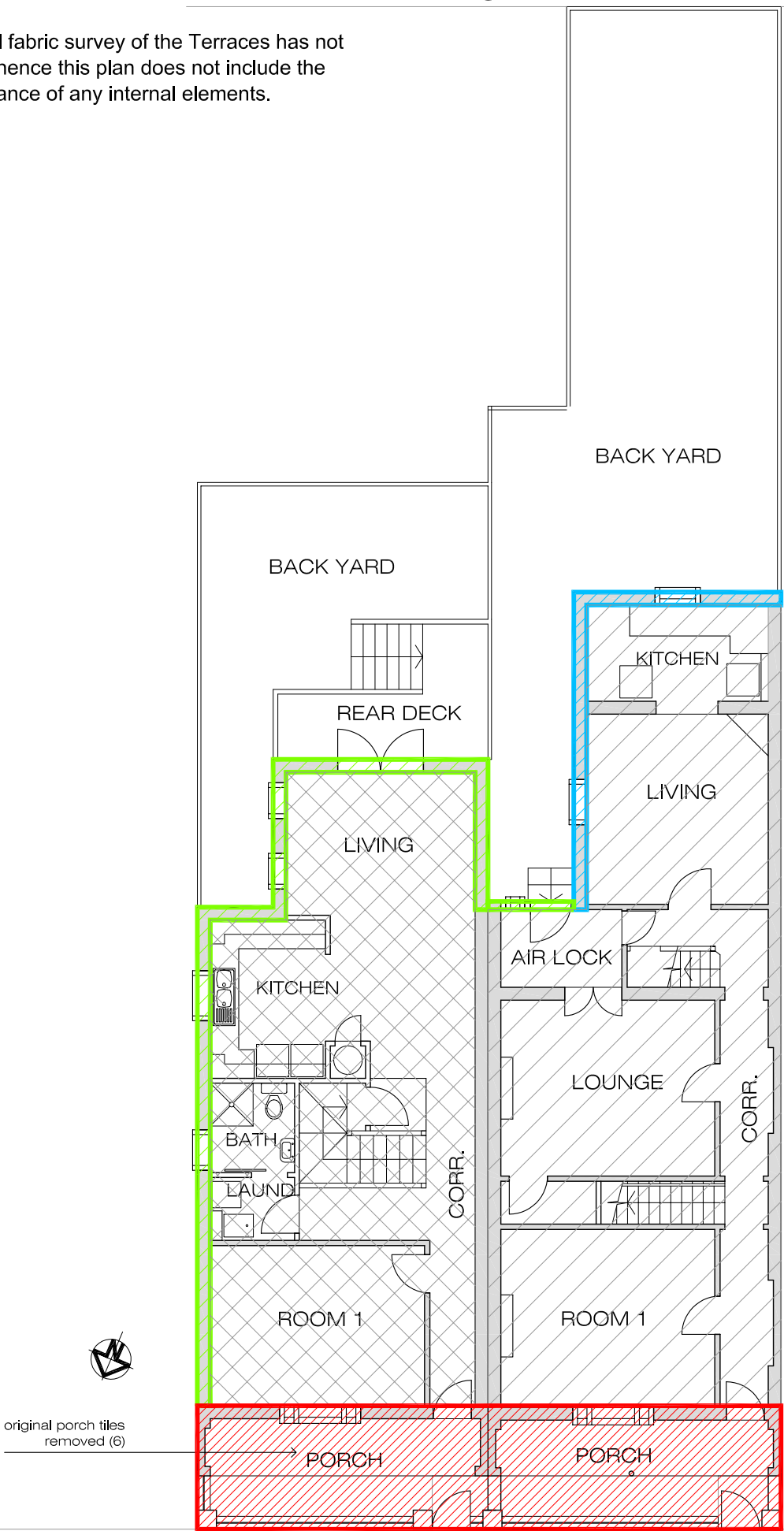
Item Number	Element	Fabric and Finish	Alterations and Adaptations	Conditions/ Comments	Age/ Assessment of originality	Fabric Significance (High, moderate, little or intrusive)	Essential maintenance	Conservation Policy
28	Generally	The northern facade of a two storey terrace house.	Minor alterations.	Good.	Mostly original (1885).	High	See for each item.	Retain and conserve.
29	Roof cladding	Gable corrugated iron roof with dormer window.	Minor alterations. Part of corbel missing in upper left hand side party wall.	Good.	Original roof structure. Roof sheeting recent addition (1990s).	High	Maintenance to be carried out every 10 years in conjunction with the rest of the fabric.	Retain and conserve.
30	Verandah roof	Timber structure corrugated zinc.	Original ogee profile has been replaced by skillion profile.	Good.	Recent Addition (1990s).	Little		Retain and conserve.
31	Parapet	Masonry wall with <i>Neoclassic</i> balustrade, mouldings and stuccoed enrichments. The Wall has a heavily bracketed cornice moulding interspersed with floriated medallions and corbels which in turn supports a balustraded parapet in the centre of which is a moulded sunken panel bearing the name "Frelin" surmounted by a cast decorative acroterion.	2 urn finials are missing from the top of the parapet wall corners.	Good.	Original (1885).	High	Inspection and repainting to be carried out every 10 years.	Retain and conserve.
32	External Walls	Rendered brick masonry walls with ashlar. Mouldings and enrichments around the doors and windows. The face of the party walls are decorated with pilasters, acanthus leaves and applied panels of vermiculation.	Minor alterations. Part of corbel missing in upper left hand side party wall.	Good.	Original (1885).	High	Inspection and repainting to be carried out every 10 years.	Retain and conserve.
33	Verandahs	Timber structure and floor (upper level) with cast iron post railing, balustrade and lacework. The design motifs are typical of the late Victorian Italianate style.	The original cast iron lace on the upper level has been removed and sarking has been used under roof sheeting. The tiles on lower level have been removed.	Generally good with the exception of lower floor concrete slab.	Mostly original (1885).	High	Tiles to lower verandah should be reinstated with tiles german to the period.	Retain and conserve.
34	Doors	Timber <i>French Doors</i> to upper verandah. Timber <i>4 panel inlay</i> doors to main entry with metal security door in front. An arched label mould enclosing a panel of incised decoration sits above the front door fanlight, like the central window.	Original timber entry door has been replaced.	Good.	Original upper floor <i>French doors</i> . Entry door is a recent addition (1993).	High for upper floor French door, Little for entry door, Intrusive for security door.	Future replacement should consider a more sympathetic option to front door. The decorative stucco arch above doors should be retained.	Retain and conserve.

Item Number	Element	Fabric and Finish	Alterations and Adaptations	Conditions/ Comments	Age/ Assessment of originality	Fabric Significance (High, moderate, little or intrusive)	Essential maintenance	Conservation Policy
35	Windows	Double hung timber sash windows. The three front windows on the ground floor terminate on a moulded sill with decorative brackets below. The mullions between the windows and panel above central sash have incised decoration in the stuccoed rendered sitting below a arched label moulding. Dormer window to gable roof.	No significant alterations besides the addition of security bars on the inside of window.	Good.	Original with the exception of dormer window (1885).	High with the exception of security bars (little).	Future replacement should consider a more sympathetic option to security bars.	Retain and conserve and remove security grille if possible.
36	Gutters and downpipes	Metal guttering and copper downpipes.	Original gutters and downpipes have been replaced. The downpipe has been removed from its original location and replaced with a copper box gutter/ downpipe which has been repositioned to the inside of the verandah.	Good.	Recent Addition (1990s).	Little for gutters and intrusive for copper downpipe.	Future replacement should consider a more sympathetic option to copper downpipe and reposition on external face of party wall. Gutters should be of a curved profile and be kept clean and inspected for replacement every 5 years.	Retain and conserve.
37	Front Fence	Wrought iron palisade fencing set into cement rendered masonry kerb walling and rendered brick piers with applied panels of vermiculation to the front faces.		Good.	Original (1885).	High		Retain and conserve.
38	Fixtures	Electrical PVC conduit fixed above windows.		Good.	Later addition (1990s).	Intrusive	Electrical conduit should be internalised where possible otherwise relocated in a less intrusive place.	Replace with internalised services.
39	Others	External coatings.		Good.	(1990s).	Moderate	Existing colour scheme should be kept or done in a similar traditional palette in keeping with the existing terraces. The front facade should be repainted every 10 years.	Colour scheme should be maintained in accordance with the University of Sydney Colour Scheme provided by Conybeare Morrison International 1998.

House Exterior - Rear Elevation

Item Number	Element	Fabric and Finish	Alterations and Adaptations	Conditions/ Comments	Age/ Assessment of originality	Fabric Significance (High, moderate, little or intrusive)	Essential maintenance	Conservation Policy
40	Generally	The rear facade of a two storey terrace house.		Fair.	Mostly original (1885).	Moderate.	See for each item.	Generally retain, remove or adapt as necessary for the ongoing use of the building.
41	External Wall	Painted brickwork.		Fair.	Mostly original (1885).	Moderate.	Inspection and repainting to be carried out every 10 years.	Generally retain, remove or adapt as necessary for the ongoing use of the building.
42	Doors	Timber back door with metal security door in front.		Fair.	Mostly original (1885).	Little.	Future replacement should consider a more sympathetic option to front door. The decorative stucco arch above doors should be retained.	Generally retain, remove or adapt as necessary for the ongoing use of the building.
43	Windows	Aluminium windows.	Original windows have been replaced with aluminium windows.	Fair.	Later Addition (1990s).	Little.	Future replacement should consider a more sympathetic option to security bars.	Generally retain, remove or adapt as necessary for the ongoing use of the building.
44	Downpipes/Sewer	PVC pipes.		Fair.	Later Addition (1990s).	Little.	Downpipes should be kept clean and inspected every 5 years.	Generally retain, remove or adapt as necessary for the ongoing use of the building.
45	Fence	Timber paling fence.		Fair.	Later Addition (1990s).	Little.	New fencing should be of timber construction.	Generally retain, remove or adapt as necessary for the ongoing use of the building.
38	Fixtures	Gas hot water system.		Fair.	Later Addition (1990s).	Little.		Generally retain, remove or adapt as necessary for the ongoing use of the building.
46	Others	External coatings.		Poor.	Mostly original (1885).	Little.	Existing walls should be generally repainted every 10 years.	Future colour schemes should be kept in accordance with the color scheme for The University of Sydney provided by Conybeare Morrison International (1998).

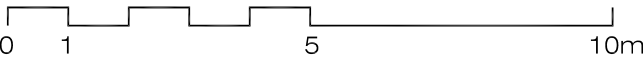
NOTE: An internal fabric survey of the Terraces has not been undertaken hence this plan does not include the grading of significance of any internal elements.



KEY

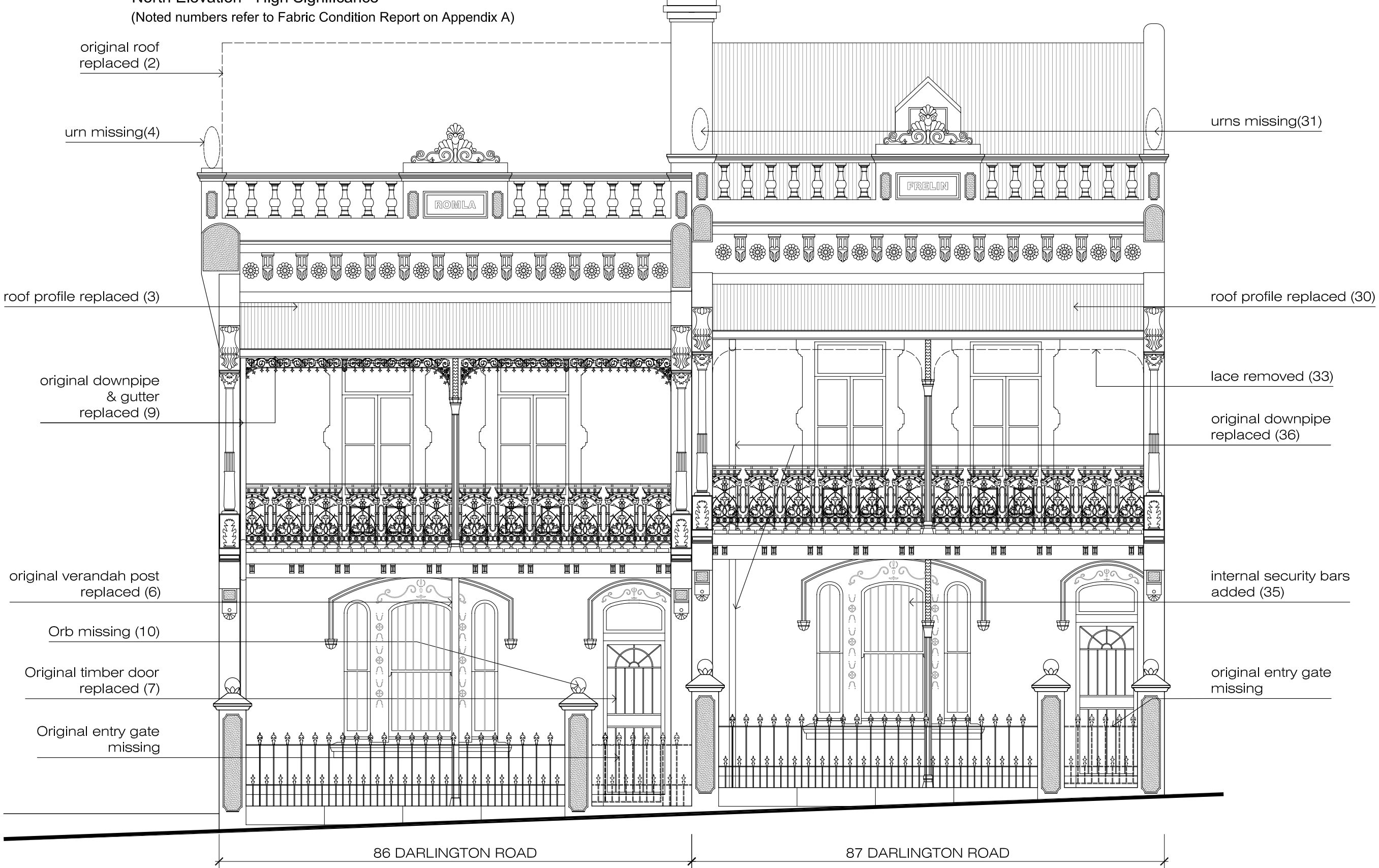
- ORIGINAL FACADE - HIGH SIGNIFICANCE
(refer to north facade on the next page)
- MODERATE SIGNIFICANCE
- LITTLE SIGNIFICANCE
- AREA RECONSTRUCTED IN 1993
- ORIGINAL FABRIC

GROUND FLOOR PLAN

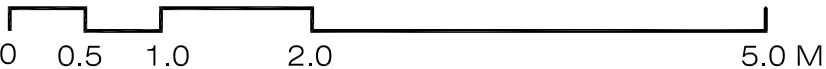


Appendix B- Fabric Significance (continuation)
North Elevation - High Significance
 (Noted numbers refer to Fabric Condition Report on Appendix A)

Romla and Frelin, University of Sydney
 Conservation Management Plan

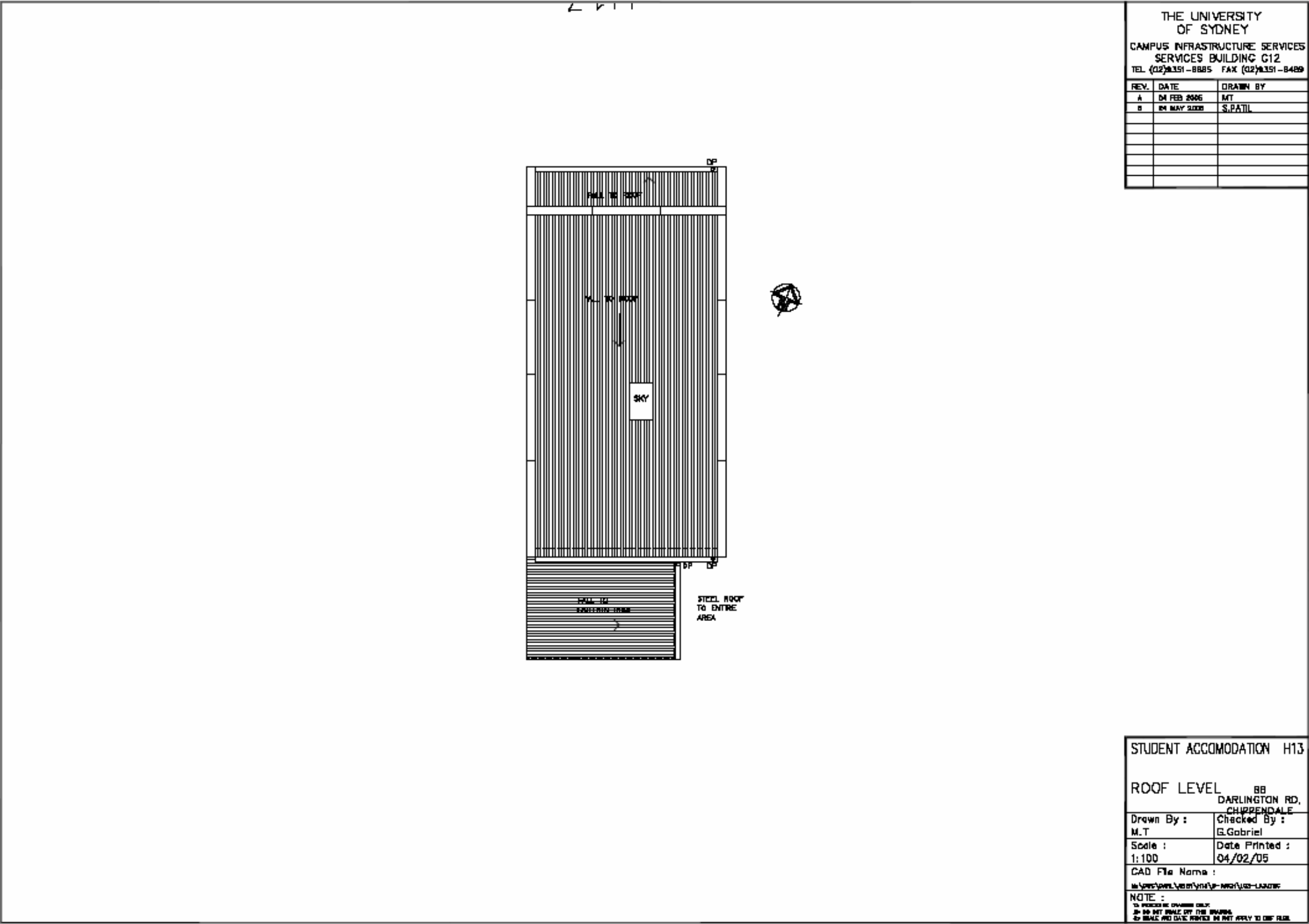


EXISTING NORTH ELEVATION



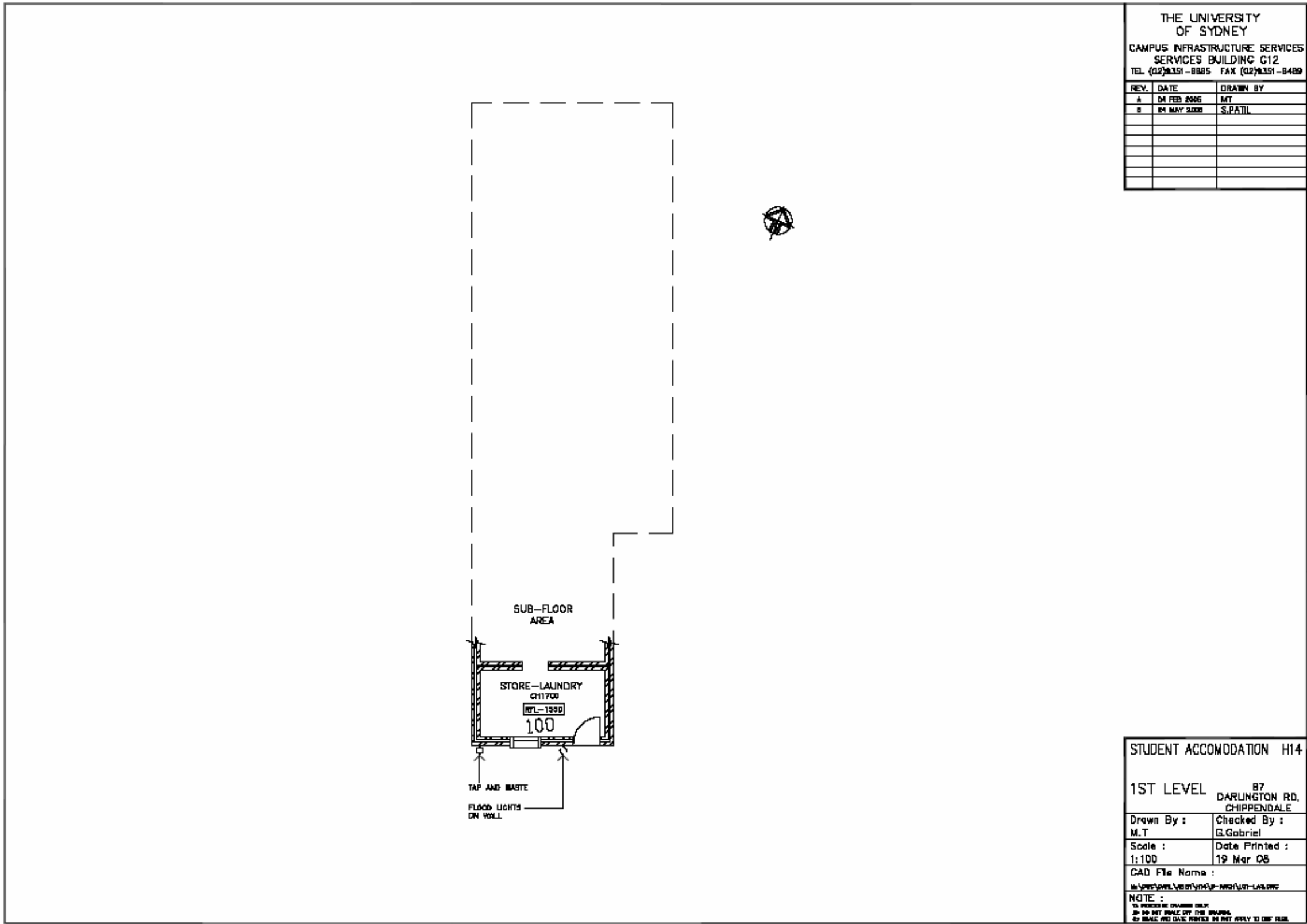


Appendix C – Plans for 86 Darlington Road. (Continuation)



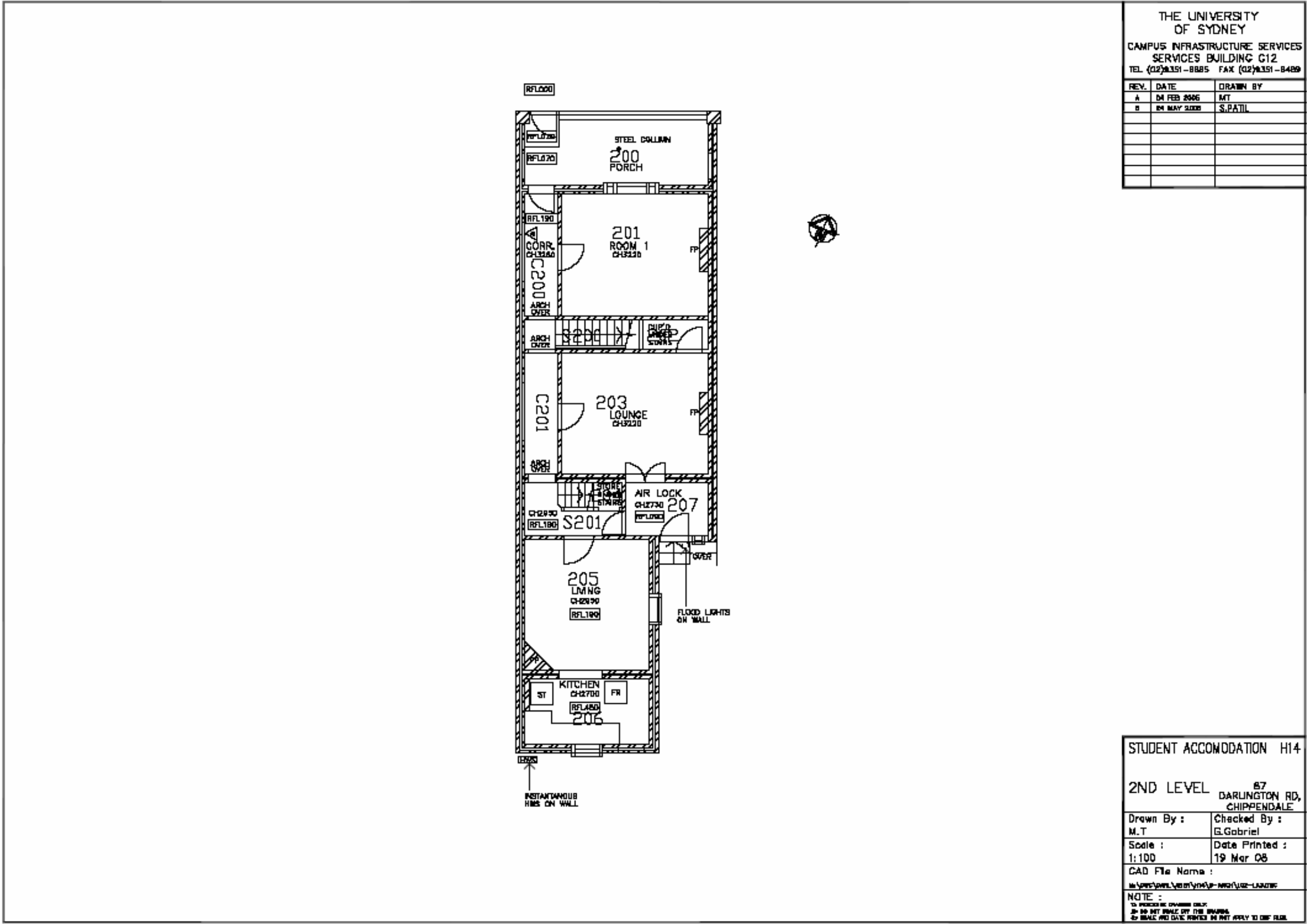
Roof Plan

Appendix D – Plans for 87 Darlington Road. (Source: The University of Sydney, Campus Infrastructure Services)



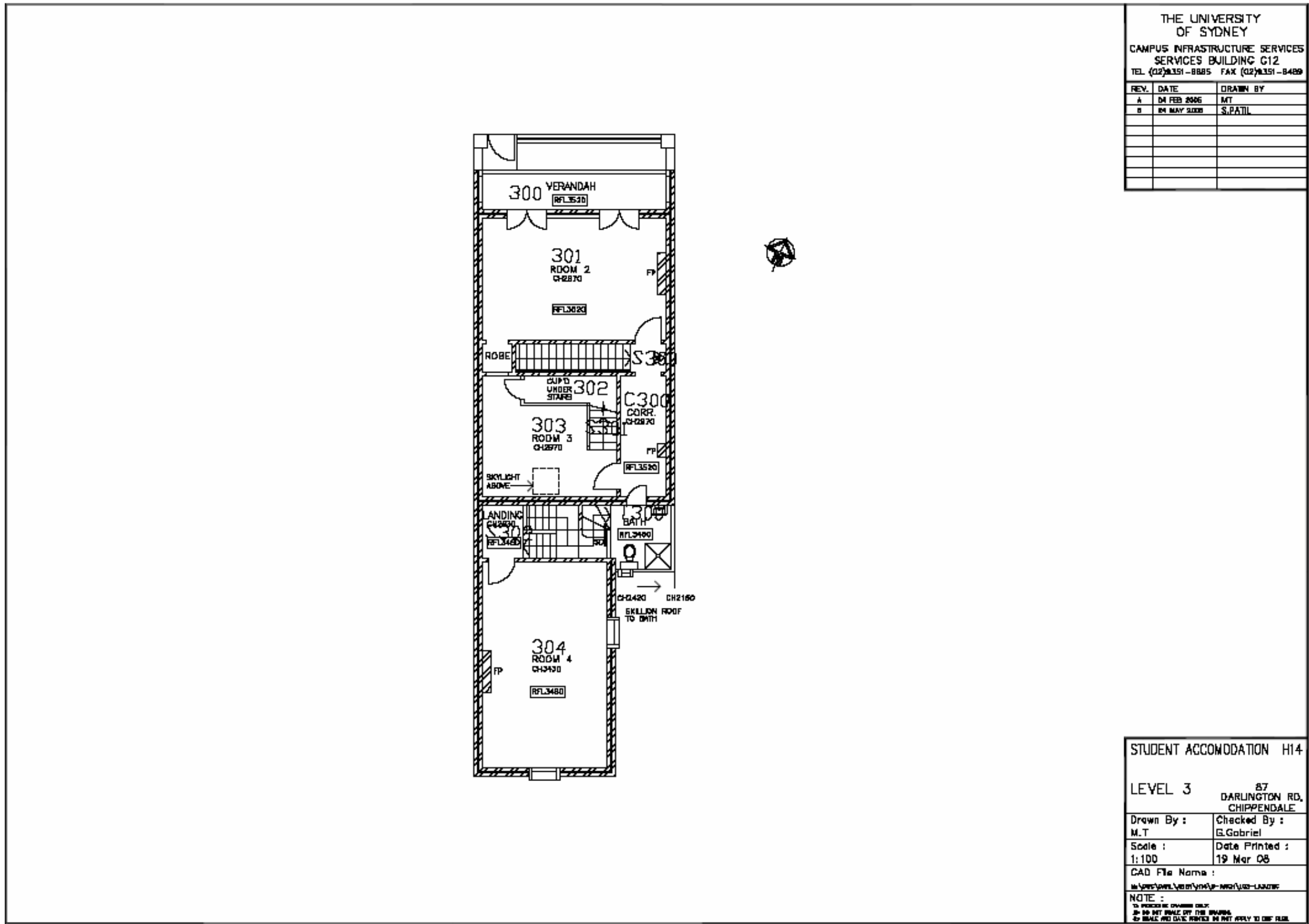
Lower Ground Floor Plan

Appendix D - Plans for 87 Darlington Road (Continuation)



Ground Floor Plan

Appendix D - Plans for 87 Darlington Road (Continuation)



First Floor Plan

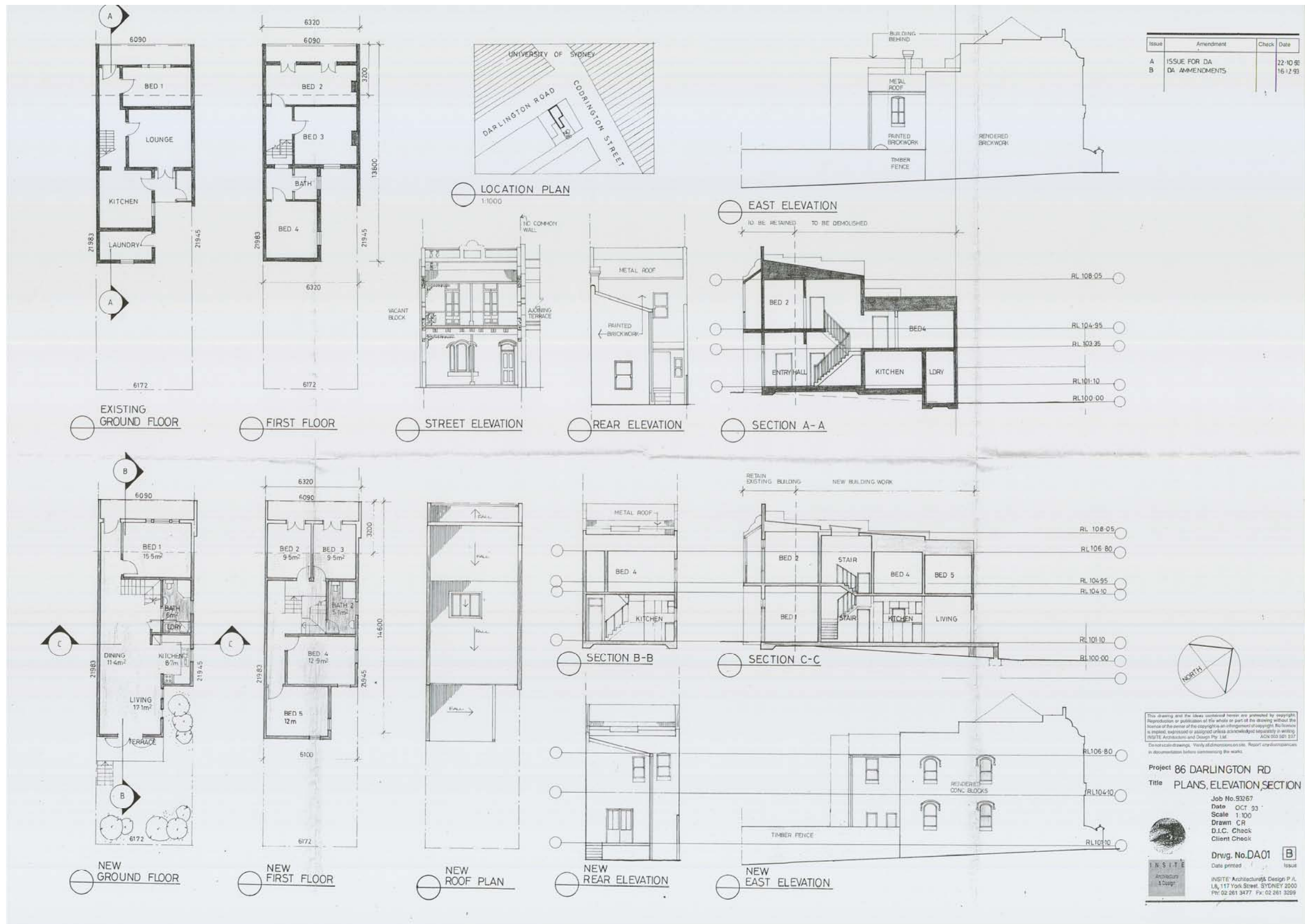


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87 DARLINGTON RD, CHIPPENDALE	
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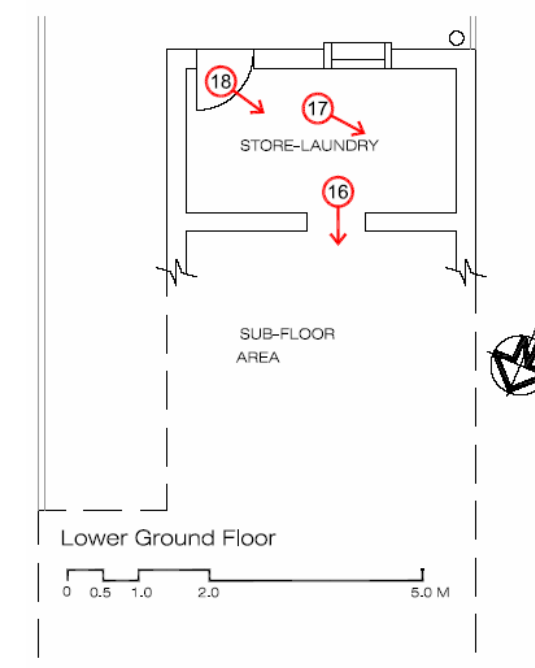
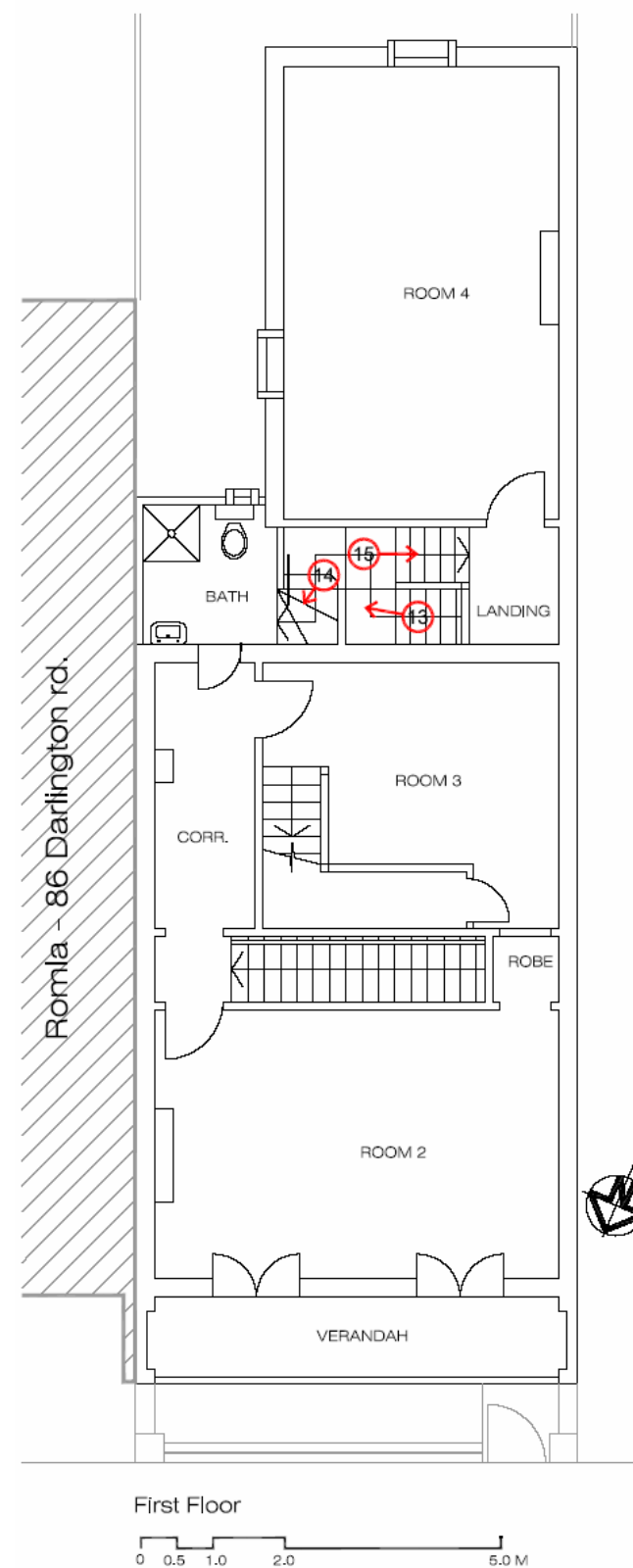
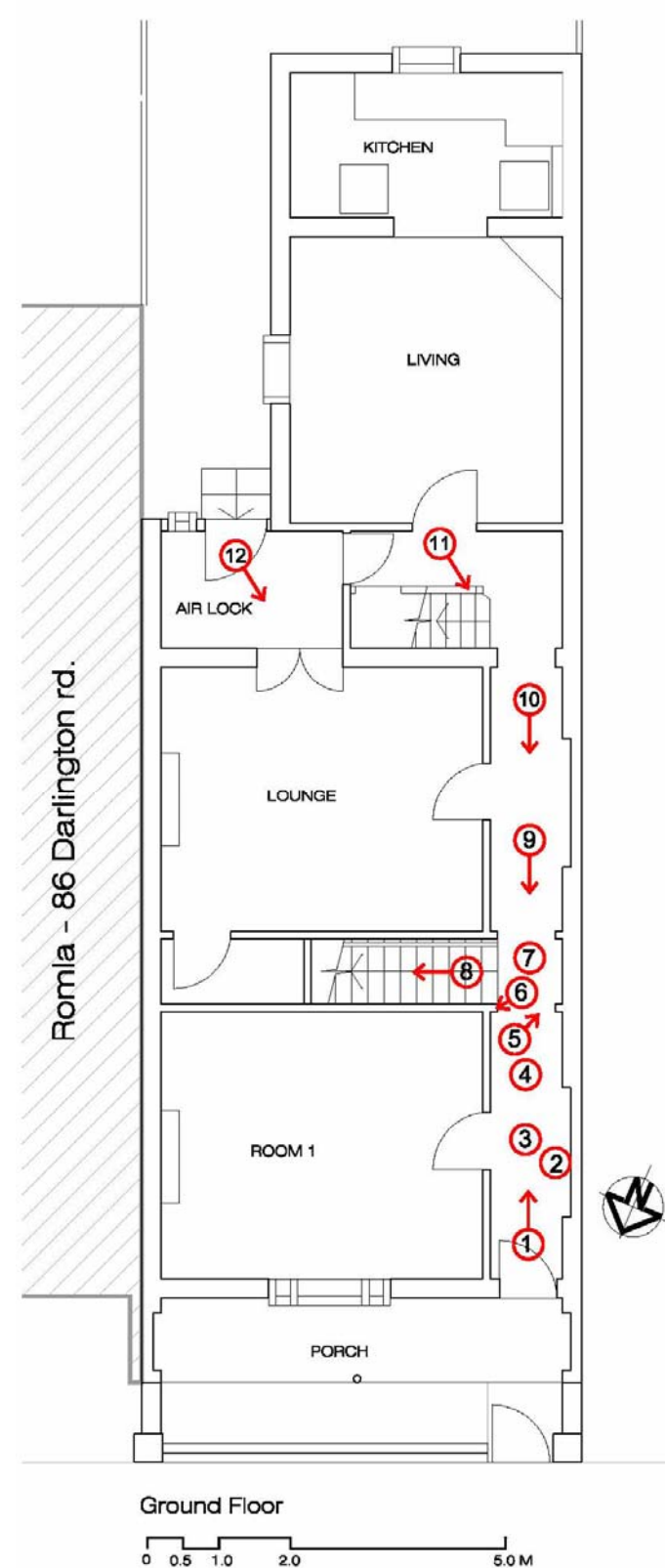
HEATHER GODFREY, LUIS ABARCA IBACETA, DAVID COOPER and DAVID REYNOLDS
Conservation Methods and Practices (ARCH 9028)
Faculty of Architecture, Planning and Design, University of Sydney
June 2008
Page D4



Appendix E – Plans for alterations to 86 Darlington Road - Development Application 1993 by INSITE Architecture & Design P/L (Source: City of Sydney.)



Appendix F - Interior Photographic Record for 87 Darlington Road - Key plans.



15 Photograph number
(refer to photographs on next pages)

Appendix F - Photographic Record for 87 Darlington Road – Photographs.
(All of the pictures were taken by David Cooper on 14th April 2008)



1. Hallway



2. Arch in party wall



3. Hallway ceiling



4. Smoke alarm in hall



5. Hall arches



6. Corbel in hallway

Appendix F - Photographic Record for 87 Darlington Road – Photographs.



7. Small ceiling rose



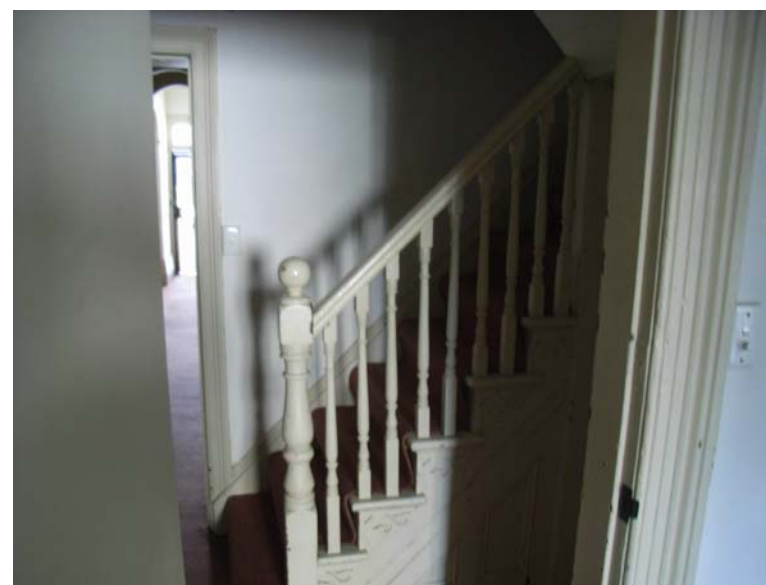
8. Front staircase



9. Hallway to front door



10. Hallway to front door



11. Rear Staircase



12. Under rear staircase

Appendix F - Photographic Record for 87 Darlington Road – Photographs.



13. Rear staircase from first floor



14. Rear staircase from second floor



15. Rear staircase balustrade



16. Under house area



17. Rear Laundry (rising damp)



18. New ceiling to rear laundry